

BEFORE THE CENTRAL OTAGO DISTRICT COUNCIL

IN THE MATTER OF Proposed Private Plan Change 13 to the Central
Otago Operative District Plan

REQUESTOR RIVER TERRACES DEVELOPMENTS LTD

The Cromwell Masterplan: Spatial Framework – Stage 1: Spatial Plan

SUPPLEMENTARY EVIDENCE of Marilyn Hight Brown for

The Central Otago District Council (Further Submitter #506)

and

Greg and Vivienne Wilkinson (Submitter # 396)

Dated: 21 June, 2019.

Introduction and Qualifications.

1. My name is Marilyn Hight Brown.
2. My qualifications and experience are as detailed in my primary evidence prepared for this Hearing and dated 20 May, 2019. I have complied with the Code of Conduct for Expert Witnesses contained in the Environment Court Consolidated Practice Note 2014. This evidence is within my area of expertise, except where I state that I am relying on another person, and I have not omitted to consider any material facts known to me that might alter or detract from the opinions I express.
3. This evidence addresses the main points of the Cromwell 'Eye to the Future' Masterplan: Spatial Plan and as it relates to PPC13.
4. A full copy of the Spatial Plan document was provided to the Hearing Panel and the Requestor on Friday, 14 June, 2019. I explained the Cromwell 'Eye to the Future' masterplan process in my primary evidence.
5. The attached figures are principally taken from the Spatial Plan document and are provided hereto to assist the Hearing Panel in its reading of this evidence.

The Cromwell Masterplan: Spatial Plan.

6. The Spatial Plan was adopted by the Cromwell Community Board as Stage 1 of the Spatial Framework to the Cromwell Masterplan on 29 May, 2019 with release to the public via the CODC website and other publicity on 7 June, 2019.
7. I can therefore now confirm the Key Moves for the Spatial Framework addressing Cromwell as a whole, and for a mixed use commercial Town Centre, and Arts and Culture Precinct.
8. The Spatial Plan was prepared by NMA Tract within the urban planning and design workstream of the Cromwell Masterplanning Programme ('CMP') essentially focusing on the following matters:
 - a) providing direction for future land use and development through recognised urban planning and design principles
 - b) showing the spatial moves needed to deliver community aspirations and Vision for the town centre precinct and other locations within the CMP Area of Focus and Area of Study
 - c) providing a focus in enabling a range of residential choice to address housing affordability and preference, an increased density of development and a range of dwelling typologies amongst the currently predominant single-family housing stock
 - d) recognising and celebrating the distinctive sub-precincts within the town centre, enabling quality spaces and priority for walking and cycling

- e) encapsulating high level concepts for future aspirations of key civic spaces and assets..
- 9. The NMA Tract multi-disciplinary team was made up of urban designers and architects, a landscape architect and myself as addressing growth management and implementation matters, and acting as team lead.
- 10. The Spatial Plan, does not, at this stage, include some of the more detailed mechanisms to implement the Cromwell Masterplan. Examples of intended work streams include further analysis of housing affordability and preference factors, and the commencement of detailed evaluations for District Plan Review and/or Council-initiated Plan Changes addressing residential, business and rural environments.
- 11. The Spatial Plan as adopted reflects the overarching processes undertaken by Rationale Ltd in the context of the Better Business case, Investment Logic analysis and the community's preference for 'growth focused within existing Cromwell' ¹ and as inter-related to:
 - a) a mixed use, commercial town centre ² and
 - b) an arts, culture and heritage precinct with potential visitor accommodation.³

These options are collectively shown as **Supplementary Figures 1, 2 and 3** and are attached. The figures relate to the Short List options in the second stage consultation process.

- 12. The community feedback received during the Short List engagement period ⁴ showed that the Option 3 preference was on the basis of an integrated 'bundle of benefits'.⁵
- 13. Thus a consolidated urban form for a future Cromwell also enables a more vibrant and diverse retail/office/living town centre environment and development of a significant arts/culture/visitor/recreation node to complement the 'Old Cromwell' area.
- 14. The expressed preference for Option 3 also acknowledged the significance of Cromwell's rural frame, the use, development and protection of the rural environment, and

¹ Spatial Framework Shortlist Option 3.

² Shortlist Option 3: a commercial town centre

³ Shortlist Option 3: an arts culture and heritage centre with potential visitor accommodation (also referred to as the Memorial Hall options. The Short List Options were assessed by the Cromwell community in the context of the "Let's Talk Options" document (October 2018) with the results published as "Let's Talk Options- Survey Analysis" November 2108. The summary 'Community Engagement Outcomes' comprises Appendix 2 to the Spatial Plan.

⁴ 19 October to 19 November, 2018

⁵ i.e. respondents appreciated that the development options shown were interrelated one to another, and were thus the frame for strategic objectives as to future implementing actions.

associated productive, amenity and visual values. To paraphrase: to enable rural development to be managed as assertively as urban development.

15. Some 38% of respondents who supported 'growth within existing Cromwell' made reference to these matters as:
 - a) *'protects productive land [being] ...what Cromwell is known for' [and] 'it's the essence of Cromwell'*
 - b) *'discourages urban sprawl..... [enabling a community heart by] 'keeping people close to infrastructure and amenities' and*
 - c) *"protects unique landscapes [including the surrounding natural environment from development and] 'retain[ing] [the] essence of the unique surrounding landscape'.*
16. In regard to the outer settlements of Lowburn, Pisa Moorings, Bannockburn and wider Tarras community feedback within Option 3 showed a desire *'to retain their open space, rural feel and larger section sizes.....in contrast to the more built up township'*⁶
17. In respect of other growth options a desire to *'keep smaller settlements small as that's what makes them special'*⁷ and *'as providing lifestyle choice'*⁸.
18. A key factor of the adopted Spatial Plan is that it addresses both rural and urban environments; recognising the significance of both to the local and regional economy (and beyond), to sense of place and to 'A World of Difference values'.

The CMP Spatial Plan overall

19. The key elements of the Spatial Plan are essentially the same as that described in Section 4.6 of my primary evidence.
20. Before confirming the principal elements and Key Moves of the Spatial Plan I note also that the Plan is based on the CMP Vision. This was developed in a series of workshops with the Cromwell community during May last year as *'embracing opportunities that protect, share and enhance our World of Difference values now and in the future'*.
21. Aspirations within the Vision are set out in the Spatial Plan at page 17 and refer to:
 - a) an attractive, vibrant and thriving heart for Cromwell
 - b) accommodating growth in a way that delivers on Cromwell's landscapes and amenity values and enhancing how Cromwell functions
 - c) housing is affordable, available to meet demand, and meets the needs of a productive and strong community

⁶ 20% of Option 3 respondents page 6 Cromwell Masterplan 'Let's talk Options Survey Analysis', 2018

⁷ ibid page 8

⁸ ibid page 9

- d) a thriving and competitive economy is supported by available resources to meet the challenge of future growth.
22. The Principles underlying the Vision are shown in **Supplementary Figure 4**. I consider Principles 1-6, 8, 12 and 13 are the most significant in the context of this Hearing.
23. In my view the CMP Vision, aspirations and principles clearly link to Sections 5, 7 and 31 RMA matters not only as to sustainable management of natural and physical resources but also as to integrated management.
24. Mr. Whitney comments on these matters in relation to PPC13 at pages 71 - 72, 83- 86 of the Section 42A Report. I concur with his conclusions in Sections 9.1 and 9.4 of the Report: pages 72, 84 and 86.

Spatial Plan – Key Moves

25. The Cromwell Spatial Framework: Spatial Plan delineates an urban environment that lies to the north of the Chaffer Beetle Reserve and to the northwest of Cemetery Rd, and to the east of SH6. The northern and eastern boundaries of the township are the Kawarau and Clutha Arms to Lake Dunstan.
26. The Spatial Plan - Future Land Use is attached as **Supplementary Figure 5** and is also shown at page 37 of the Spatial Plan document⁹.
27. Residential growth is accommodated within the areas to the north of the McNulty industrial area with medium to high densities generally occurring within 5-10 min walking distance of key facilities (including the Town Centre and Arts and Culture Precincts).
28. Current greenfield sites within the urban environment are included at an indicative 10-15 and 15-20 dwellings/ha by virtue of their proximity and connectivity to key nodes, including commercial, recreation and education facilities.
29. These sites include the Freeway Orchard area, the Sew Hoy Estate and areas north of Neplusultra St and east of Barry Ave (the latter including part of the Golf Course and associated recreation reserve however with a reconfigured area of open space suitable for instance as a botanic gardens with connectivity to the Big Fruit Reserve and A World of Difference park, the laneways through the town centre and further afield).
30. It is my understanding that a private Plan Change is in preparation for the Freeway Orchard site, and that the Sew Hoy Estate is presently considering development proposals at the indicative town centre densities (this providing more yield than the concept plan presently lodged for subdivision consent). Other potential new projects include a new office building with apartments at upper floor levels for a site within the town centre itself.

⁹ The notations to the Plan follow the draft National Planning Standards

31. The Spatial Plan also shows the Wooing Tree/PC 12 area as suitable for medium to high density¹⁰. If developed at these densities this would result in a higher yield than the approved 210 allotments (predicated on the further evaluation of allotment configurations as presently approved, and the applicable permitting regime).
32. The Spatial Plan Future Land Use also shows medium to high densities in the Waenga Drive locale west of Anderson Park and south of the town centre Big Box area i.e. east of the Sew Hoy Estate and to the south east of the recently completed Golden Lifestyle retirement villas.
33. Further infill development and new development is anticipated over time within other areas of Cromwell East and West and Cromwell North. In **Supplementary Figure 5** these residential areas are shown as a lighter shade of gold.
34. **Supplementary Figure 5** also shows an area of low density residential development south of the Cromwell Polytech horticultural campus and waste water treatment station to the east of Bannockburn Rd. This recognises the inherent pattern of development existing in this location, presently zoned in a combination of Rural Residential (at the northern end) and Residential Resource Area 2 (at the southern end). The somewhat complicated existing zoning pattern in the Bannockburn Rd vicinity is seen in ODP Map 44 and as also illustrated with reference to **Supplementary Figure 6**.
35. As mentioned at para 4.2.2 of my primary evidence I do not consider this area part of Cromwell's urban extent by virtue of its location and the overall rural/rural lifestyle setting. The Spatial Plan acknowledges current development but proposes no 'up-zoning' in this location.
36. Returning to **Supplementary Figure 5** a proposed future golf course is shown to the south of Highlands Park and Cromwell Speedway, on the eastern side of Sandflat Rd. In the longer term this is also a possible location for stadium-type covered recreation facilities and is thus denoted 'civic purposes'.
37. Cromwell's rural frame is shown to the south of the McNulty Rd industrial area, east and west of SH 6 (including the immediate vicinity to Cemetery Rd, which includes the cemetery), and the wider environs being the Highlands Park and Cromwell Speedway, horticultural and rural residential areas in the wider Ripponvale area, Pearson Rd, areas to the south of Lowburn and so on.

Other elements of the Spatial Plan

38. The Spatial Plan should be read across the three other graphics depicting Key Moves. i.e. '*Key Node, Activity Centres and Connectivity Features*', '*Key Landscape and Open Space Features*', and '*Key Places for People*': **Supplementary Figures 7, 8 and 9** (also at pages 38, 39 and 40 of the Spatial Plan document). I advise that **Figure 10** to my principal evidence of 20 May predates **Supplementary Figure 9**, the latter showing a more extensive industrial area.

¹⁰ In this scenario at approx., 40-90% increase over that currently enabled: refer Spatial Plan, page 27.

39. The principal features of **Supplementary Figures 7, 8 and 9** include:
- a) the town approaches in the west extend beyond the Jones Orchard in the vicinity of the PPC13 and orcharding frontages through to a point north of McNulty Rd, in the east within the Cromwell Gorge in the vicinity of the Cromwell Bridge/intersection of SH8B, and in the northwest about and beyond the intersection of SH6 and 8B. The significance of these entries as a Cromwell welcome, and to visitor values, is discussed at 5.16, 7.3.5 and 7.36 of my primary evidence
 - b) connectivity elements existing within Cromwell's current morphology, roading hierarchy, pedestrian and cycle routes, and foreshore links together with envisaged future nodes at McNulty Inlet and vicinity are shown in **Supplementary Figure 8**. Principal open space nodes include the Arts and Culture Precinct and Alpha St Reserve, linking to recreation and open space areas within the town centre and to Anderson Park. The key moves shown also assist connectivity to the water's edge and associated recreational opportunities
 - c) the other feature of the landscape and open space network shown in **Supplementary Figure 8**, is that of the horticulture and rural frame to the south and west of Cromwell and the inter-relationship of these areas to the wider Bannockburn and Cairnmuir Peninsula locale. These localities generally correspond to Growing Degree Days (favourable climate and thermal gradients) shown in Appendix 4 to the evidence presented by James Dicey, and as referenced to the growOTAGO project mentioned by Ms. McClung at para 22 of her evidence.
 - d) The Spatial Plan 'Key Places for People' mapping shown in **Supplementary Figure 9** reiterates centralized activities, facilities and linkages complementing 'growth within existing Cromwell' and show the interconnectedness and connectivity within the urban environment achieved at 200m-400m-800m radii and walking catchments.
 - e) In **Supplementary Figure 9** the Motorsport Park is colour-coded in the same way as the McNulty industrial area. This denotes only that both locations are significant employment centres within Cromwell: the Motorsport Park being a commercial recreation facility within the rural frame and by its nature not an urban land use/activity.

Outer settlements

40. The outer settlements are noted as a distinctive feature of Cromwell's spatial framework and valued by the community for their rural setting within the wider Cromwell Basin. Most have their origins in the small localised settlements of Central Otago's early farming and mining history.¹¹

¹¹ NMA Tract Cromwell Eye to the Future Masterplan Spatial Framework; Stage 1 Spatial Plan, page 42

41. The Spatial Plan retains the existing pattern of development for these localities, supports small local convenience offering or amenity nodes consistent with community services: amongst other matters *'creating development objectives for each settlement to support containment of urban development, and protection and support for the rural production environment and uses'*¹² (i.e. associated activities).
42. The extent of the outer settlements is constrained by the existing zonings. Within these areas some further development is anticipated as associated with residential lifestyle preference and in anticipation of additional visitor and tourism facilities associated for instance with conservation and heritage values, horticulture and viticulture activities.
43. As referred in para 4.2.6 of my primary evidence I do not consider there to be parallels between the outer settlements and PPC13 (as an outlying 'urban' locations with co-dependencies to Cromwell). The outer settlements each had some 'start up' factor such that they have grown organically over time, and identify with their rural surrounds.
44. In the case of Bannockburn in the context of early gold mining, heritage and landscape conservation, Lowburn as a transport/visitor/country hotel hub associated with the Lowburn ferry, and Pisa Moorings as a lakeshore mitigation outcome of the Clyde Dam development.
45. So far as I'm aware there are no similar rural historic associations or character values associated with the PPC 13 site. In contrast to the outer settlements PPC 13 proposals would create a significant urban development within a rural frame location at distance from Cromwell's amenities and services, at a density of development considerably greater than that of the outer settlements, and at a yield normally associated with close proximity to town centre locations.
46. In the 2013 Census the number of occupied private dwellings was recorded as follows: Bannockburn 105, Pisa Moorings 189, Lowburn 51 and the wider Tarras area 69. While these figures are likely to have increased since the Census the outer settlement communities have a much lower level of development than that of PPC13 (at either 900 dwellings, or more if approved by discretionary activity consent).
- 47.. For these reasons I do not agree with Ms. Hampton's suggestions that the outer settlements and PPC 13 are somewhat similar and could or should be considered part of the Cromwell urban environment.

Conclusions as to the relationship of PPC 13 to the Spatial Plan

48. The contextual relationship of PPC 13 to the Spatial Plan (here denoted as the Spatial Framework) is shown in **Supplementary Figure 10**.
49. The Spatial Plan consolidates and intensifies Cromwell's urban environment to the north of the Cemetery Rd area and the Chaffer Beetle Reserve.

¹² Ibid

50. Residential growth is accommodated at an increased density of development with varying typologies enabling a wider range of housing types and an indicative yield corresponding to anticipated household growth.
51. There is an emphasis on good connectivity within the urban environment, with conveniently inter-linked residential, business, civic facilities, recreational and visitor precincts to prioritise a walkable town.
52. While some neighbourhood and localised open space is provided by PPC 13 the zone provisions do not, and cannot in my view, provide adequate physical and social connectivity to Cromwell by virtue of;
- a) the distance from schools, sports grounds, the town centre and associated community services
 - b) intervening land use including Highlands, Speedway, and the industrial area locale
 - c) the immediate proximity to legitimate rural activities and associated reverse sensitivity effects.
53. PPC 13 would provide additional housing units/housing supply at differing typologies which are one of the objectives of the Spatial Plan. These objectives include to:
- “Address current and future housing needs for all sectors of the community*
- “Provide sufficient residential capacity to meet demand and housing choice as it arises including visitor and seasonal worker accommodation*
- ‘Provide a wider range of housing types and sizes (‘typologies’) in order to ensure a greater choice of accommodation and livability for all sectors of the Cromwell community.....*
- ‘Identify the design outcomes sought and where appropriate, create precinct based design guidelines to promote considered development and a high quality of amenity....*
- ‘Enable greenfield development and/or infill opportunities where consistent with a consolidated urban form and higher density objectives, in location contiguous with existing subdivision and development and existing infrastructure*
- ‘Retain the productive capacity of rural areas, protecting rural land around the town and within the Basin in a considered and strategic manner , acknowledging the significance of climatic and other factors to localised growing environments, allied productivity outputs and GDP.....*
- ‘Manage reverse sensitivity impacts by segregating polluting or noisy industrial and commercial recreation uses, farming activities and strategic infrastructure from residential and commercial environments” .¹³*

¹³ Ibid pages 21, 22, 24

54. These objectives need to be read in the context of the Spatial Plan strategic direction for containment and intensification of the urban environment, a compact walking and cycling town, consolidation of urban growth/preventing urban sprawl, the effective and efficient functioning of rural areas within the Cromwell Basin, and the CMP principles and aspirations (including a World of Difference values).
55. The Spatial Plan provides for intensified development at increased densities within a walkable catchment convenient to numerous community facilities and services. This correlates to recognised principles for urban planning and design and is a methodology that substitutes for accessibility/connectivity based on extensive vehicle usage for work, education, services and other travel.
56. I concur with Mr. Mead at para 93 of his evidence that the effects of PPC 13 on the urban form of Cromwell would be profound.
57. The unique history and morphology of Cromwell is such that there is a high degree of coherence and connectivity throughout the township. The adopted Spatial Plan builds upon Cromwell's attributes including the existing street and greenways pattern, lakeshore and open space areas, and the availability of proximitious infrastructure services to promote the effective and efficient use of existing urban resources, in addition to the sustainable management of natural and physical resources within both rural and urban environments.
58. The Spatial Plan also recognises that rural environments have specific operational needs and as intimated at para 48 (c) these activities are often associated with reverse sensitivity effects which are difficult to internalize on a site by site basis. The Spatial Plan therefore looks to consolidate residential development so far as possible in contiguous urban locations for:
- a) enhanced amenity, wellbeing and social fabric
 - b) an appropriate management regime and operating environment to rural locations.
59. In this regard Strategic Objective 7 (page 24) to the Spatial Plan, covering rural productive, landscape and amenity values includes to:
"provide for the efficient and effective functioning of rural areas within the Cromwell Basin

*"manage the subdivision, use and development of rural land cognisant with the productive environment, and its associated operational and investment profile..."*¹⁴
- 60.. Thus I also concur with Mr. Mead at para 84 where he states that *"where there is the option to avoid long term harmful effects to residential amenity by appropriate location of activities then separating incompatible activities should be taken. The mitigation measures [such as acoustic measures addressing internal living areas] may be*

¹⁴ Ibid, page 24

appropriate in a situation where there are no other options but that is not the case in Cromwell'.

61. The Spatial Plan accords with the Cromwell community's preference for containment of the urban environment as a 'town with the Basin'.
62. The Spatial Plan does not contemplate a 'southern settlement'.
63. PPC 13 would significantly impact upon the development strategy and urban design precepts of the Spatial Plan and in my view if approved would likely create precedent for further applications for satellite development within the rural frame.
64. It is also my view that a River Terraces satellite/suburb would over time create attendant pressure to redevelop nearby areas to the north and south of SH 6, and loss of valued rural productive environments. This correlates with the issue of loss of social licence and/or expectation of a more stringent operational regime for rural activities, whether or not such activities are appropriately zoned, managed and/or consented.
65. The development of such a suburb would also seem likely to affect confidence to move forward with intensification and renewal investment within urban Cromwell since the PPC13 development roughly equates with the yield anticipated 'in town' and within the likely demand envelope for the next 10 -20 years. In turn this may also affect development and redevelopment opportunities for a mixed use commercial town centre and possibly also for investment within the Arts and Culture Precinct.

21 June, 2109.

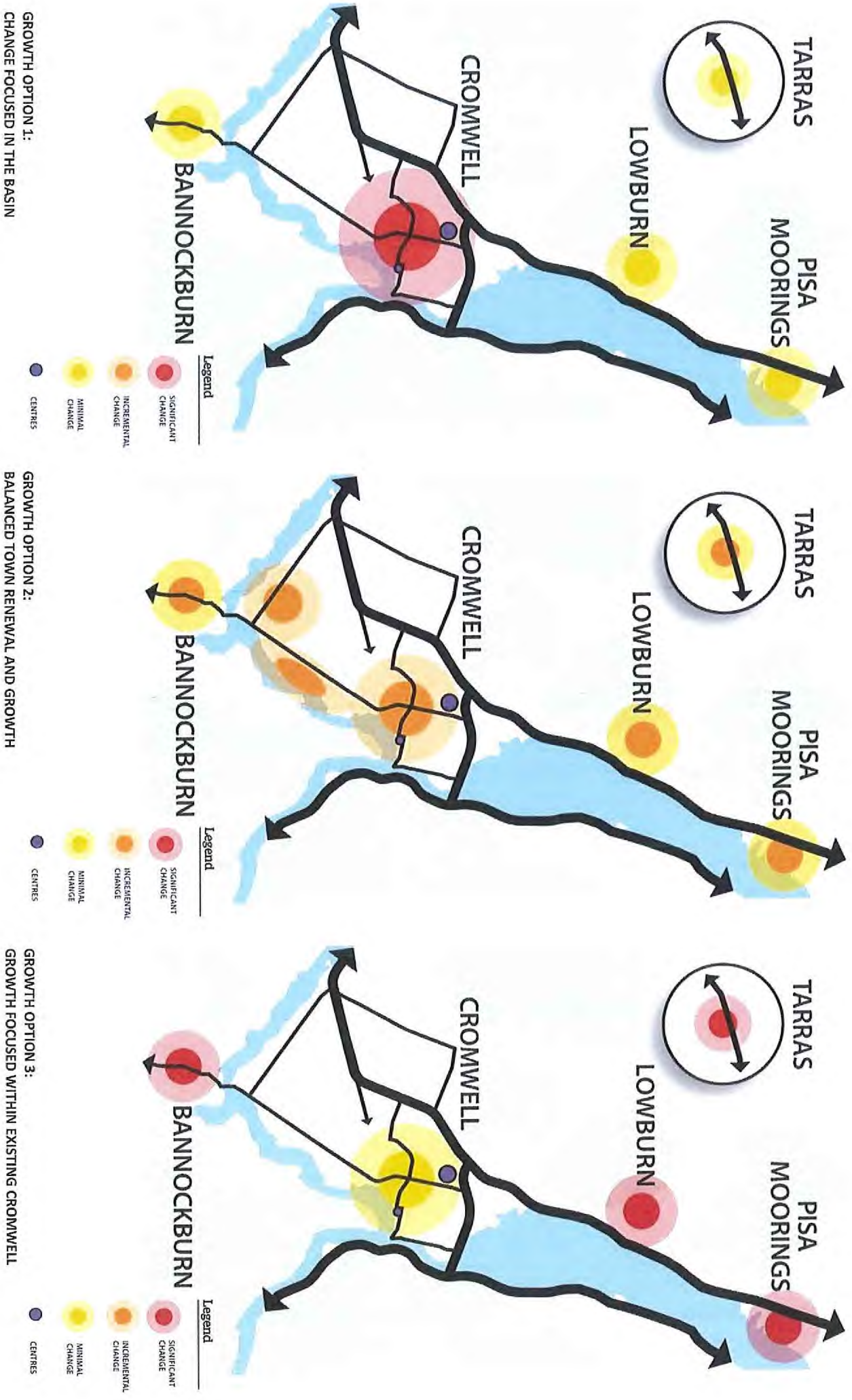
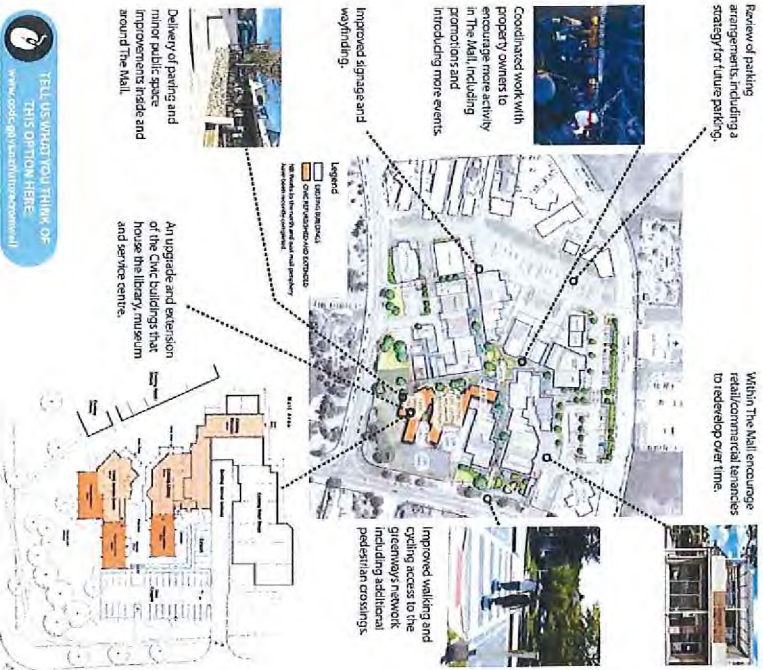


FIGURE 1: CROMWELL MASTERPLAN – GROWTH OPTIONS COMPARISON

TOWN CENTRE
OPTION 1

Upgrade existing Mall

This option's primary focus is on continuing the streetscape upgrade programme and working more closely with Town Centre landlords to collectively manage and promote more activity in the Town Centre.



TOWN CENTRE
OPTION 2

Mixed-Use Town Centre

This option aims to change the layout of The Mall to encourage retail, office and residential mixed-use development using the Council's new Civic buildings as a catalyst. It includes removing some buildings.



TOWN CENTRE
OPTION 3

Commercial Town Centre

This option also aims to change The Mall layout and proposes larger, more ambitious Civic buildings that would bring increased retail and office capacity. It also includes upgrades to public areas. This could enable further private mixed-use development using Council land and support.

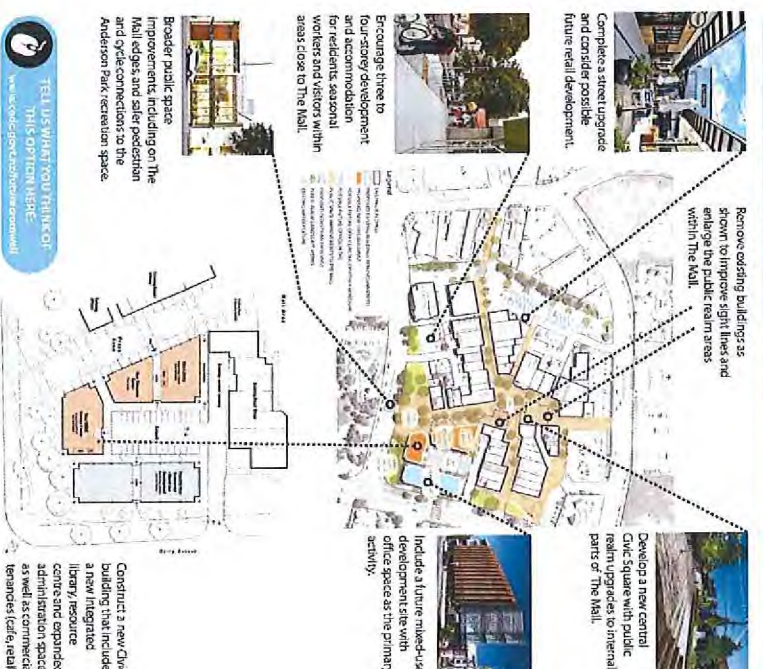


FIGURE 2: CROMWELL MASTERPLAN – TOWN CENTRE OPTIONS COMPARISON

MEMORIAL HALL

OPTION 1

Upgrade the Memorial Hall and Improve the Access to the Heritage Precinct

This option would continue with the existing upgrade plans for the Memorial Hall and include better access to the Heritage Precinct.



All improvements include better parking as well as links to the local and extended regional cycle trail.

The Memorial Halls upgraded to include a new kitchen, toilets, an accessibility upgrade and new meeting rooms. It is also re-sited to meet building code standards.

Improvements to the Memorial Hall are based on Heritage Design Guidelines to better inform new building developments.

The entranceway is improved and a paved courtyard to the east creates a more formalised space around the War Memorial.



The Memorial Halls re-sited so the existing and new services can be accommodated, including small conferences and functions.



TELL US WHAT YOU THINK OF THIS OPTION HERE

www.cromwell.govt.nz/heritageprecinct

Legend
 Existing Memorial Hall - re-sited & extended as per March 2016 Proposal



Legend
 Proposed Entrance - Cycle
 Proposed Shared Use + Function Centre
 Proposed Services

Legend
 Proposed Entrance - Cycle
 Proposed Shared Use + Function Centre
 Proposed Services

Legend
 Proposed Entrance - Cycle
 Proposed Shared Use + Function Centre
 Proposed Services

MEMORIAL HALL

OPTION 2

Create a Memorial Hall and Functions Centre More Connected to the Lakerefront

This option would create a new multi-functional centre with improved lakerefront amenities and a new site for the Cromwell Museum.



A new Memorial Hall and Functions Centre is built to accommodate large events, conferences, temporary art installations and community uses.

To the eastern side of the Functions Centre along Melrose Terrace, food or small retail spaces could create a connection to the existing Heritage Precinct.

There is improved pedestrian access to the lakerefront with attractive native planting and picnic areas. Car parking areas are upgraded and there is bus drop-off and parking.



Legend
 Proposed Entrance - Cycle
 Proposed Shared Use + Function Centre
 Proposed Services

MEMORIAL HALL

OPTION 3

Create an Arts, Culture and Heritage Centre with Potential Visitor Accommodation

This option envisions an Arts, Culture and Heritage Centre comprising multiple functions and attractions for residents and visitors. It also places greater emphasis on upgrades to the lakerefront area.



There is the potential for a landmark structure and private investment is encouraged in visitor hotel accommodation.

The Town & Country Club could be accommodated within the new Arts, Culture and Heritage Centre.

A new Arts, Culture and Heritage Centre is built. The Centre comprises a hall and gallery, theatre and meeting spaces.

The lakerefront area is upgraded with scenic, better pedestrian cycle connections to the lakerefront and space for buses and water taxis.

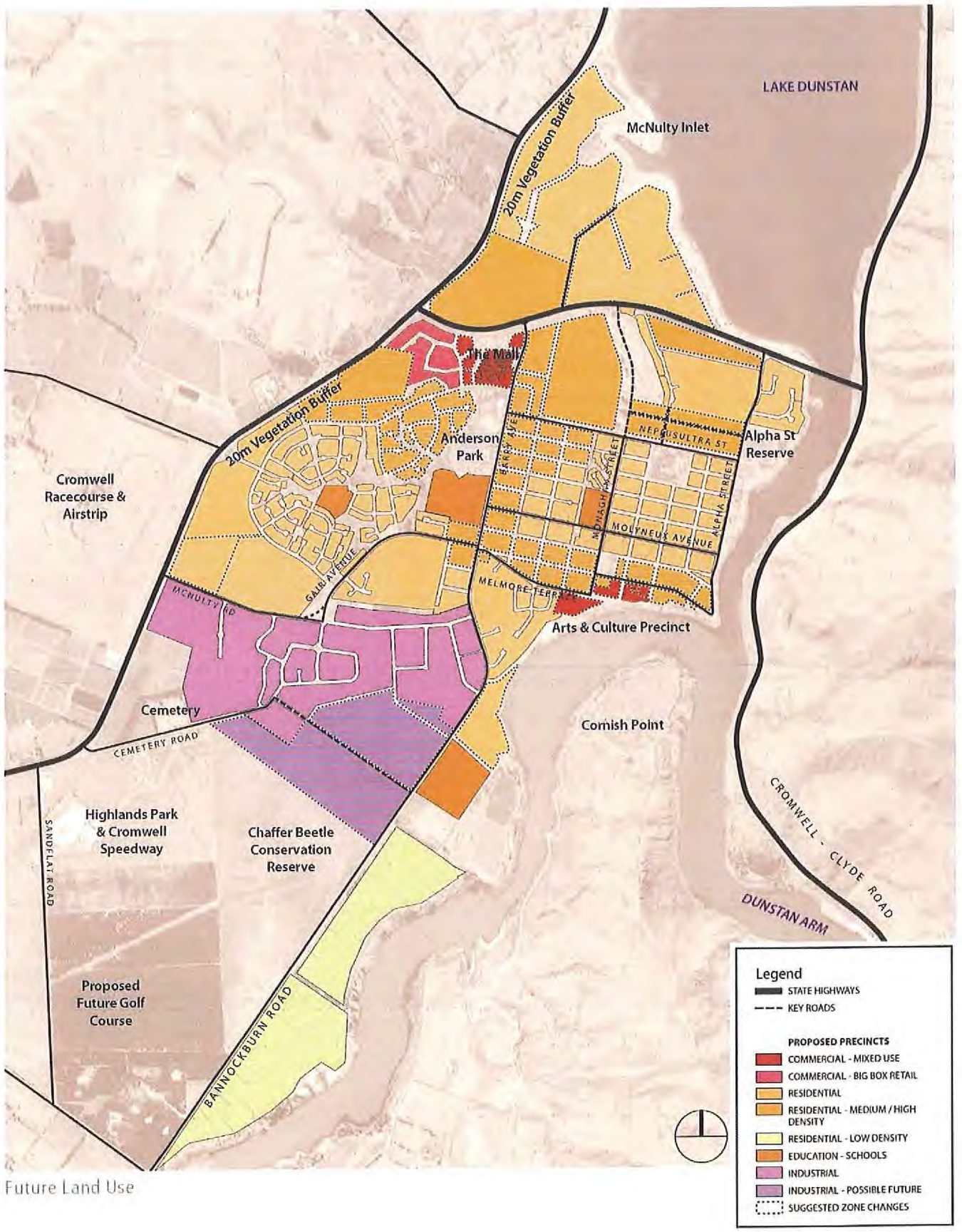


Legend
 Proposed Entrance - Cycle
 Proposed Shared Use + Function Centre
 Proposed Services

FIGURE 3: CROMWELL MASTERPLAN – MEMORIAL HALL OPTIONS COMPARISON (SUBSEQUENTLY ARTS AND CULTURE PRECINCT)

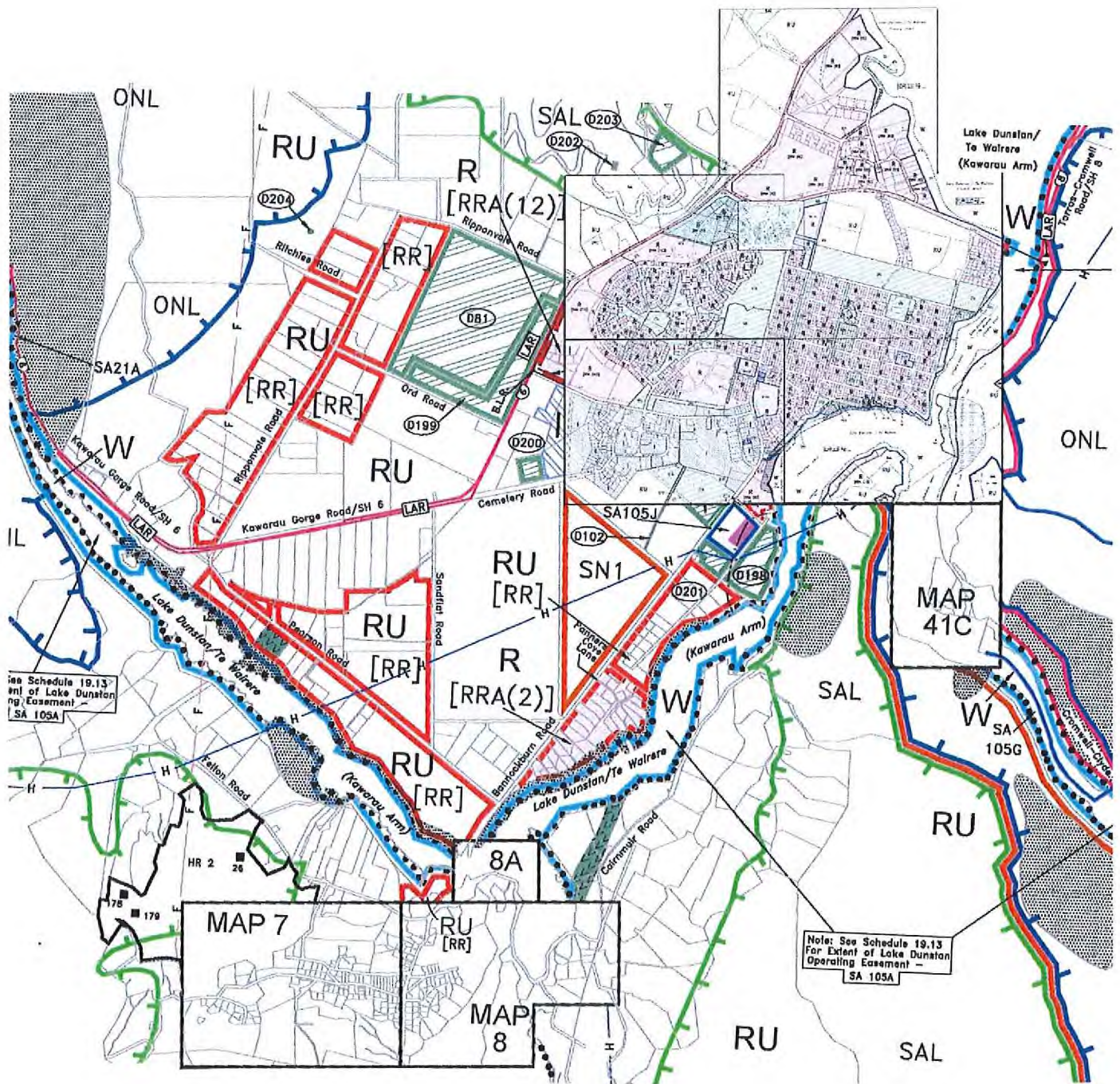


FIGURE 4: CROMWELL MASTERPLAN – THE PRINCIPLES



Future Land Use

FIGURE 5: CROMWELL MASTERPLAN – FUTURE LAND USE



Central Otago District Plan Map 44 with Maps 13, 13A, 14, 15 & 16 inserted

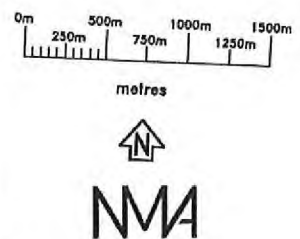
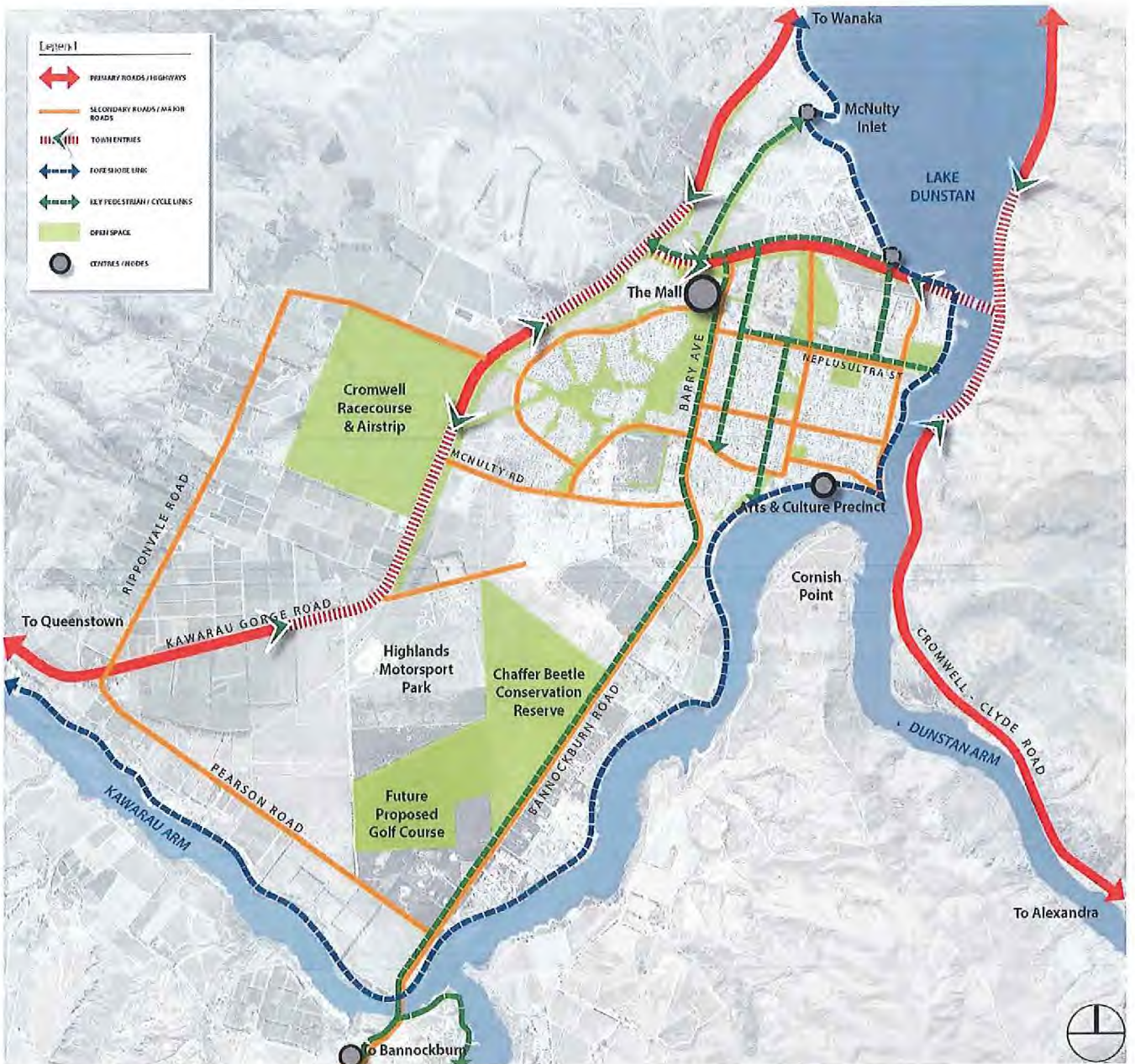
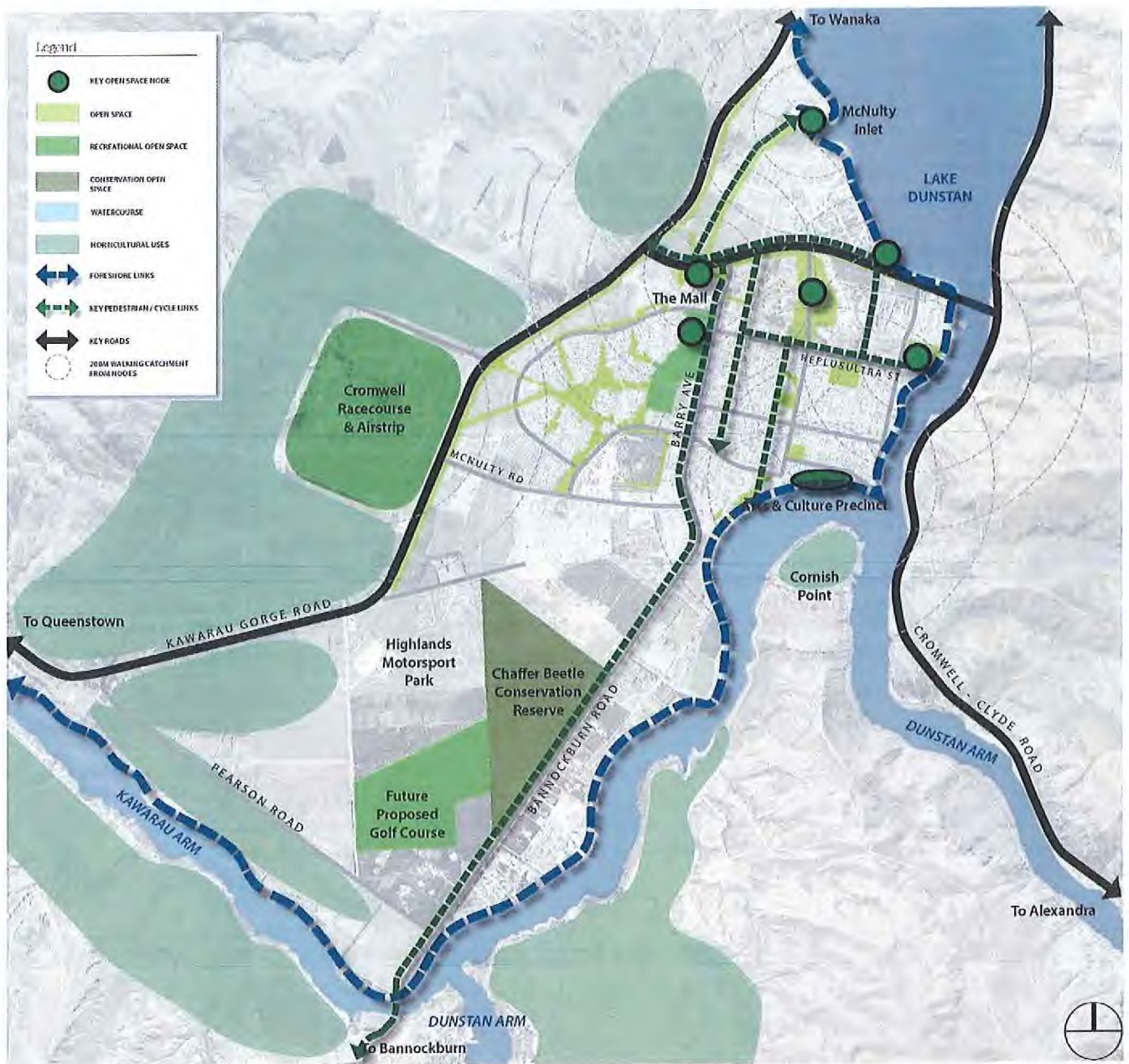


FIGURE 6: CODC DISTRICT PLAN MAPS COMBINED - CROMWELL AREA



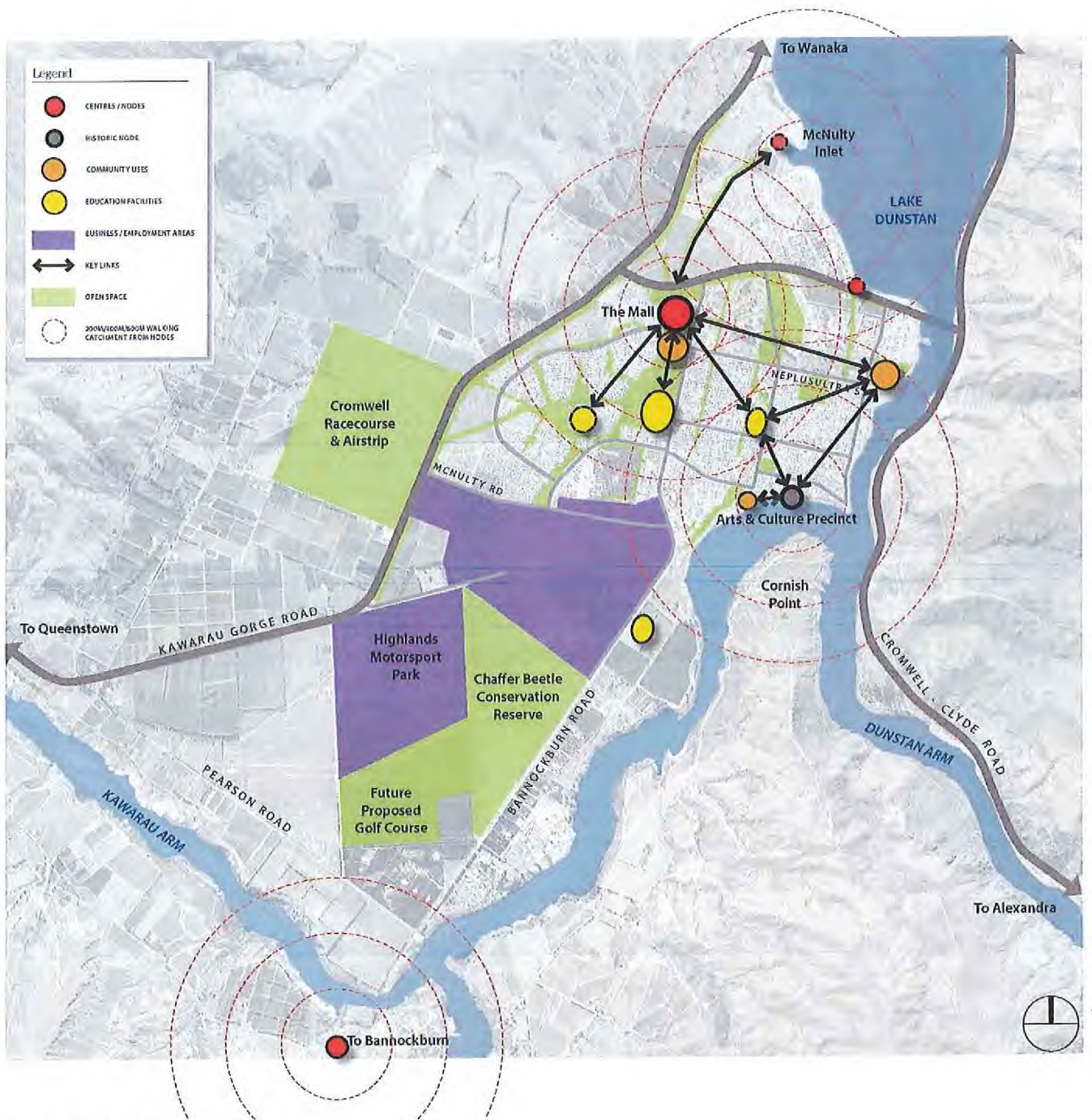
Key Node, Activity Centre and Connectivity Features

FIGURE 7: CROMWELL MASTERPLAN – KEY NODES, ACTIVITY CENTRES AND CONNECTIVITY FEATURES



Key Landscape and Open Space Features

FIGURE 8: CROMWELL MASTERPLAN – KEY LANDSCAPE AND OPEN SPACE FEATURES



Key Places for People Features

FIGURE 9: CROMWELL MASTERPLAN – KEY PLACES FOR PEOPLE FEATURES

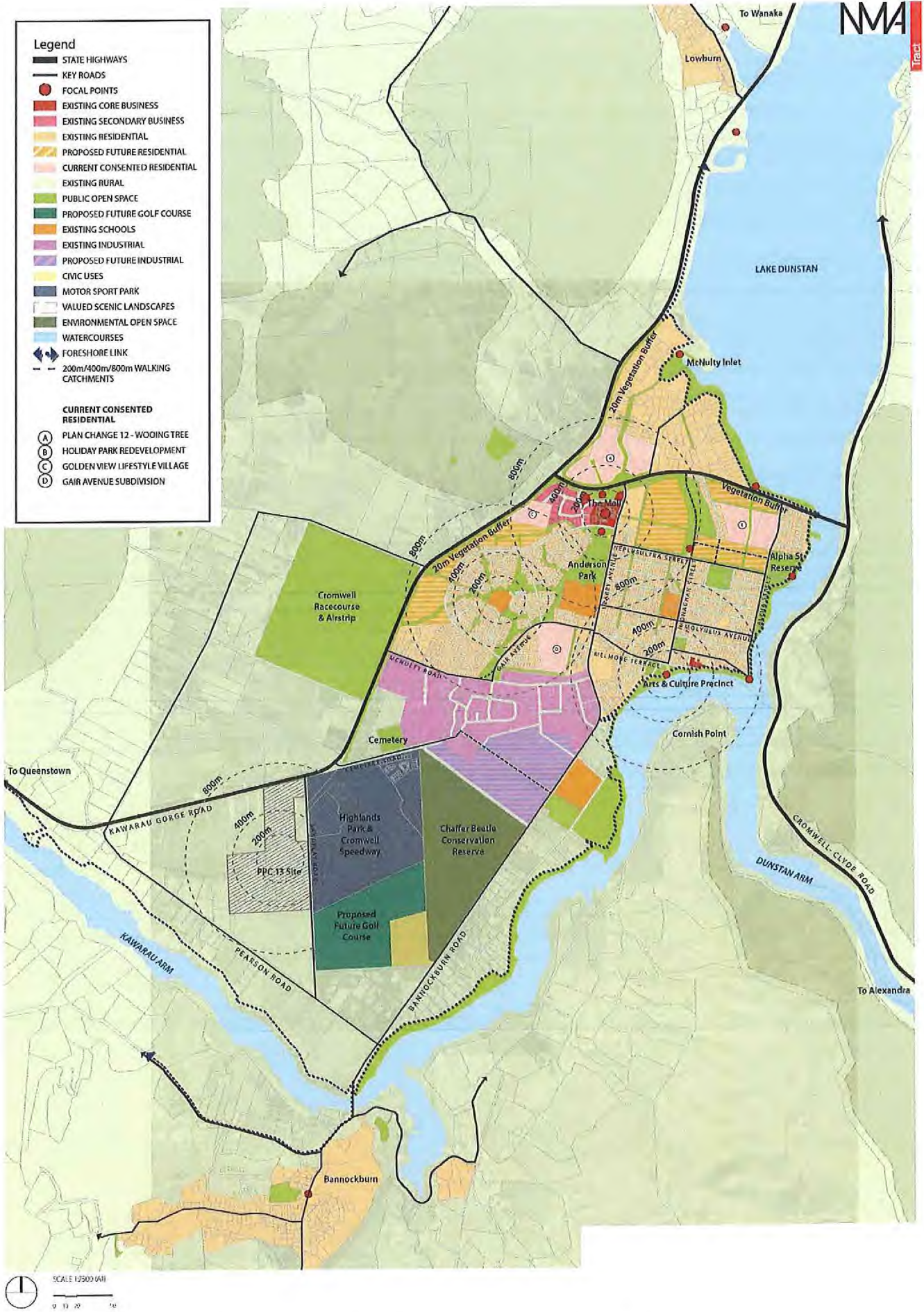


FIGURE 10: CROMWELL MASTERPLAN SPATIAL PLAN – RELATIONSHIP WITH PPC 13 SITE LOCATION