

Cromwell Masterplan

LET'S TALK OPTIONS





A Once in a Generation Opportunity

Welcome to *Let's Talk Options*, our snapshot of progress on the Cromwell Masterplan and a presentation of options for the future of the Cromwell Basin.

Thanks to all of you who've provided feedback to date during the Masterplan process. We're excited to now share the work that has been done.

"We need to stop and think about our place and how we want it to develop over the next 30 years. How can we best shape its growth? What does the future look like – for ourselves, our children and our grandchildren?"

Looking around here, we know that change is happening fast. More houses are being built, new businesses are setting up and school rolls are rising. Our local wine and horticultural industries are expanding. We need more housing for people who want to live here permanently and more short-term accommodation for seasonal workers and visitors to our beautiful place.

Make no mistake, this is a critical point in the life of the Cromwell Basin. Our population is set to almost double within the next 30 years and we are already seeing significant growth pressures affect our town.

Although there have been recent upgrades to The Mall and the surrounding areas, The Mall is not attracting people to visit and spend time there as much as we would like. Our Civic buildings also need to meet our growing and diverse needs. We are developing in an ad-hoc way and this is impacting on our landscapes and the way the town functions. We don't have the range of housing types that we need to make sure Cromwell is affordable and a good place to live for everyone. We also aren't always working together to harness the economic opportunities available to us. This is why we need a plan for our future and it most certainly needs your input.

We are now faced with some important decisions. The 30-year Masterplan will help guide this process and help us to retain the things we value about where we live, work and play.

We have listened to you and captured many of the challenges and opportunities that exist. We may have not been able to address all of these aspects in this document but they have not been forgotten.

"Planning for our future really comes down to balancing priorities and recognising trade-offs."

Understanding where and how we want our residential areas to grow is the most significant issue and we are keen to hear your thoughts on the options that are being put forward. We can't control everything and we can't just stop growing. But as a Council and community, we want to control and influence the things we can so that Cromwell and the Cromwell Basin settlements develop in the best possible way.

It's about embracing the opportunities which protect, enhance and share Central Otago's 'A World of Difference' —the things we value now and into the future.

The most important part of the Masterplan process is getting your thoughts on the options we have developed. We can always improve our thinking and this is the best opportunity to do that. Please get involved and have your say about your place and its future.



Neil Gillespie
Cromwell Community Board Chair

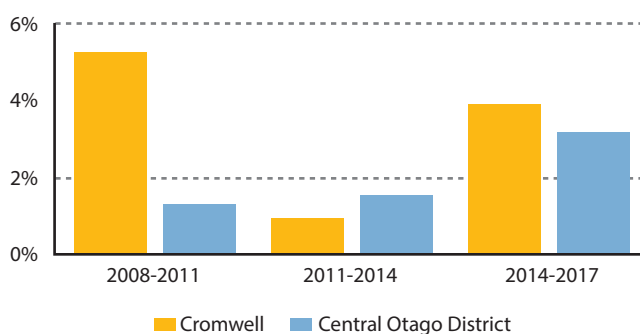
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What's Driving Change?

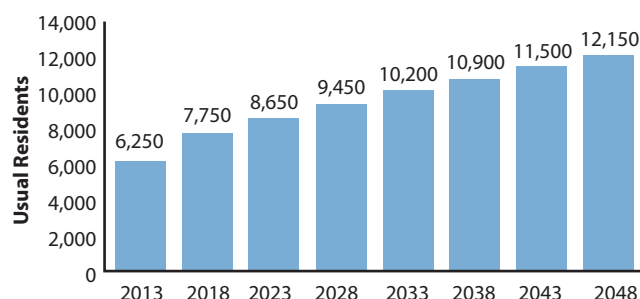
The Cromwell Masterplan is responding to pressures that are driving the need for change.

Employment Growth over Various Time Periods



(Source: Infometrics)

Cromwell Ward Resident Population Forecast



(Source: Rationale)



Growth is changing the way our town functions. As the graph above shows, Cromwell's population is set to almost double over the next 30 years. This is having an impact on many different services and organisations.



Cromwell lacks a heart that attracts visitors and locals. Locals are not inspired to visit the existing Town Centre, office businesses set up in other locations and Cromwell captures a smaller share of visitors compared with nearby towns.



Rapid growth and housing demand are hot topics in Cromwell. Despite recent subdivisions that have enabled more housing development, the Cromwell Basin is struggling to keep up with demand. This challenge, coupled with a lack of choice in housing types, means affordability is becoming an issue. Housing supply and affordability have a flow-on effect on our economy, as we struggle to retain workers and families look for housing elsewhere. We're not far from Queenstown where growth and affordability are big challenges. As activity in the Queenstown Lakes area intensifies, there's a ripple effect that's driving growth in the Cromwell Basin. A recent study found that Cromwell is nearing a threshold in housing affordability. Typically, when housing costs exceed a threshold of 30% of household income, they become unaffordable. Currently the cost of housing in Cromwell sits at around 28%.



Our Civic and cultural facilities are no longer meeting our needs. The Memorial Hall has been earmarked for improvement for a long time and Cromwell is missing out on the opportunities that a fit-for-purpose events, arts and cultural facility could bring.



Our horticultural and viticultural industries are predicted to keep expanding. This is increasing the demand for productive land, and for workers' accommodation and services. Predictions state that New Zealand's cherry production will double over the next few years. Eighty-five percent of the national crop is grown in Central Otago and the largest proportion of this is produced in the Cromwell Basin (Investment Opportunities in the New Zealand Cherry Industry, March 2018).

How We Are Building the Masterplan

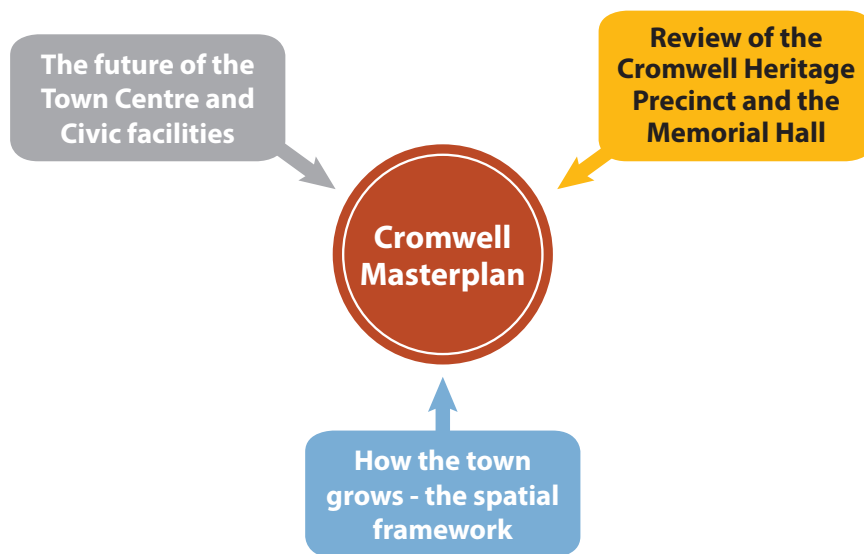
The Masterplan is being developed to:

- Understand what the future (from now until 2050) holds for Cromwell and its surrounding areas.
- Integrate strategies, plans and projects to enable us to sequence priorities.
- Enable Cromwell to get ahead of growth, identify the key spatial moves needed and establish how and when these moves would be made.

The Masterplan is using what's called a Better Business Case approach. This is an approach recommended by New Zealand Treasury, which is used to manage and justify large and complex projects. The core projects (shown below) are being combined to form an overall Masterplan Programme Business Case.

This Masterplan is focused on three key areas for Cromwell as shown below.

THE MASTERPLAN WORKSTREAMS



THE MASTERPLAN VISION

The Masterplan vision links to what we value about Central Otago.

THE MASTERPLAN VISION

Embracing opportunities that protect, share and enhance our 'A World of Difference' values now and in the future.

Central Otago's regional identity defines who we are and what we value about our place: our landscape, our rich history, our communities and our sense of belonging. A World of Difference is a single expression chosen to capture the essence of Central Otago—in a landscape sense our place is without comparison and in a community sense we're fiercely different and proud of our place. And for the visitor, Central Otago is a place that must be experienced to be believed. Our unique story and identity position us as a region and define the kind of place we want Central Otago to be now and in the future. Together we can build on its uniqueness and make it a better place for those who follow.

A SENSE
OF
BELONGING

OUR
LANDSCAPE



**CENTRAL
OTAGO**
A WORLD OF DIFFERENCE

COMMUNITY

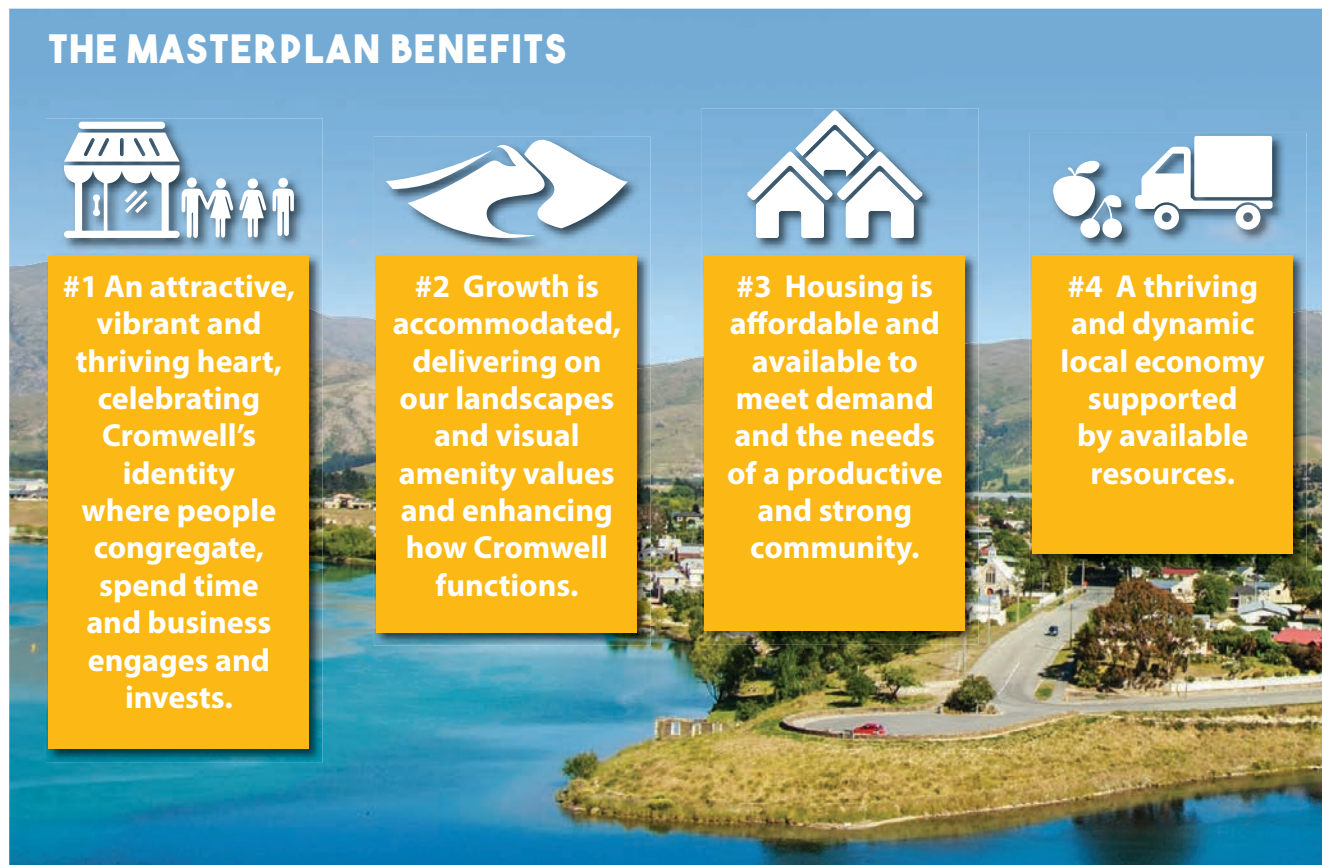
RICH
HISTORY

DEVELOPING THE MASTERPLAN

In creating the Masterplan we're working with the community to find the best way through the big issues Cromwell is facing—where and how the town could grow, where facilities could be located, and how the town could function better.

From May to July we held workshops and information sessions with elected members, business and community representatives to clearly define the challenges Cromwell is facing, the outcomes required (the benefits) and the options available to achieve them. The benefits are shown below.

THE MASTERPLAN BENEFITS



The image shows an aerial view of Cromwell, New Zealand, featuring a large blue lake in the foreground and a residential area with houses and roads in the background. Overlaid on this image are four yellow callout boxes, each with a white icon and a numbered benefit statement.

- #1 An attractive, vibrant and thriving heart, celebrating Cromwell's identity where people congregate, spend time and business engages and invests.** (Icon: Shop and people)
- #2 Growth is accommodated, delivering on our landscapes and visual amenity values and enhancing how Cromwell functions.** (Icon: Two hands holding a landscape)
- #3 Housing is affordable and available to meet demand and the needs of a productive and strong community.** (Icon: Two houses)
- #4 A thriving and dynamic local economy supported by available resources.** (Icon: Fruit and truck)

KEY PRINCIPLES

The key principles of the Masterplan reflect the Masterplan's vision statement and benefits, and are focused on creating good urban design outcomes.

- Protect and celebrate the valued landscape, conservation and heritage setting.
- Celebrate the horticultural, viticultural and agricultural environment.
- Foster increased diversity in housing choices.
- Reinforce an authentic local character and identity.
- Support a healthy, diverse and welcoming community.
- Create a compact walking, cycling and accessible town.
- Connect the town and community to the lakefront.
- Revitalise the town centre to be attractive and lively.
- Support an increased sport and recreational focus.
- Establish Cromwell as a creative town.
- Embed a 'Smart Cromwell' approach to town growth and renewal.
- Grow Cromwell as a quality tourism destination.
- Foster a resilient and balanced local economy.

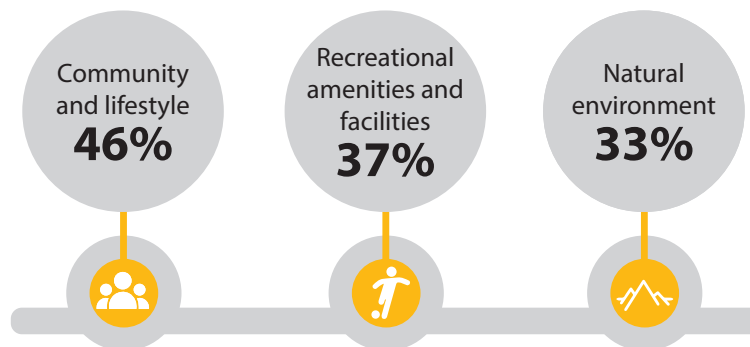
COMMUNITY FEEDBACK

From feedback gathered at drop-in sessions, a community survey and through other channels, we've gained a good understanding of what locals think and value about their place, of what's happening now in the Cromwell Basin and of what the future might hold. At the drop-in sessions people told us how they love the town's greenways and its friendly, community feel. They also said they wanted a better shopping area, more indoor and outdoor recreational facilities and proactive planning and design in developments. They wanted Cromwell to primarily be known in the future for its horticulture and viticulture, and being able to offer a range of outdoor activities.

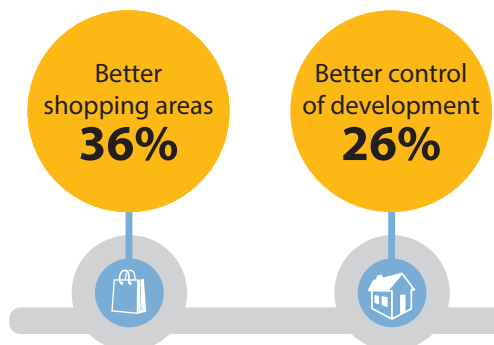
WHAT YOU SAID

The community survey of Cromwell Basin residents and property owners told us what you liked about your place and wanted for its future. The survey was conducted by Connect Cromwell and 461 people took part.

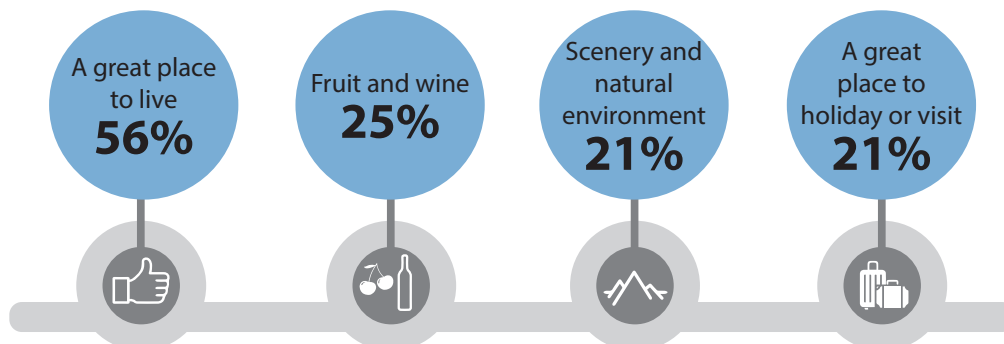
"What is the ONE thing that you like about the Cromwell area?"



"What is the ONE thing you would like to change about the Cromwell area?"



"What is the ONE thing you would like Cromwell to be known for in the future?"



We've listened and taken this feedback on board in the development of the Masterplan. We now want your feedback on the options that have been shortlisted.



We're Going To Grow ... But How?

Over the next 30 years our population is expected to almost double.

The big question is: how do we plan for growth in a way that retains and protects what we love and value now? We need to understand how we want to live in the future while supporting our strong economy, diverse community and looking after our spectacular landscapes.

THE CHALLENGES WE ARE FACING

Lack of appropriately-zoned land to accommodate growth

Cromwell's growth is driving strong demand for housing to meet the needs of new residents and seasonal workers. Consistent growth has reduced the supply of appropriately-zoned land. This has reduced affordability and placed pressure on rural land and valued landscapes. Without a change, continued growth at current levels will result in urban sprawl into potentially productive land.

Lack of variety in housing types

Most of Cromwell's housing options are stand-alone houses on sections between 400-1000m². While this has been attractive in the past when land prices were low, stand-alone homes are now becoming unaffordable for many people. As a result we may struggle to retain the families and seasonal workers who support our economy. As we grow we need more options for people with varied budgets and this may include different types of housing choices that allow people to live closer to the town centre, services and amenities. We anticipate significant tourism growth will bring more demand for accommodation.

Public and green spaces

The Cromwell community places a high value on its public and green spaces. With limited design guidelines for developers, the design of new housing developments doesn't always reflect these community values. As more people live in Cromwell, the open space reserves, greenways and lakefront could be enhanced and better utilised.

WHAT WE ARE AIMING FOR

By managing growth proactively, we want to deliver:

- A built and natural environment that meets our community needs and reflects our values.
- A thriving local economy supported by a readily available workforce.
- Housing is available and affordable meeting the needs of a strong community.
- Improved public spaces and facilities.

USING A SPATIAL FRAMEWORK TO COORDINATE OUR GROWTH

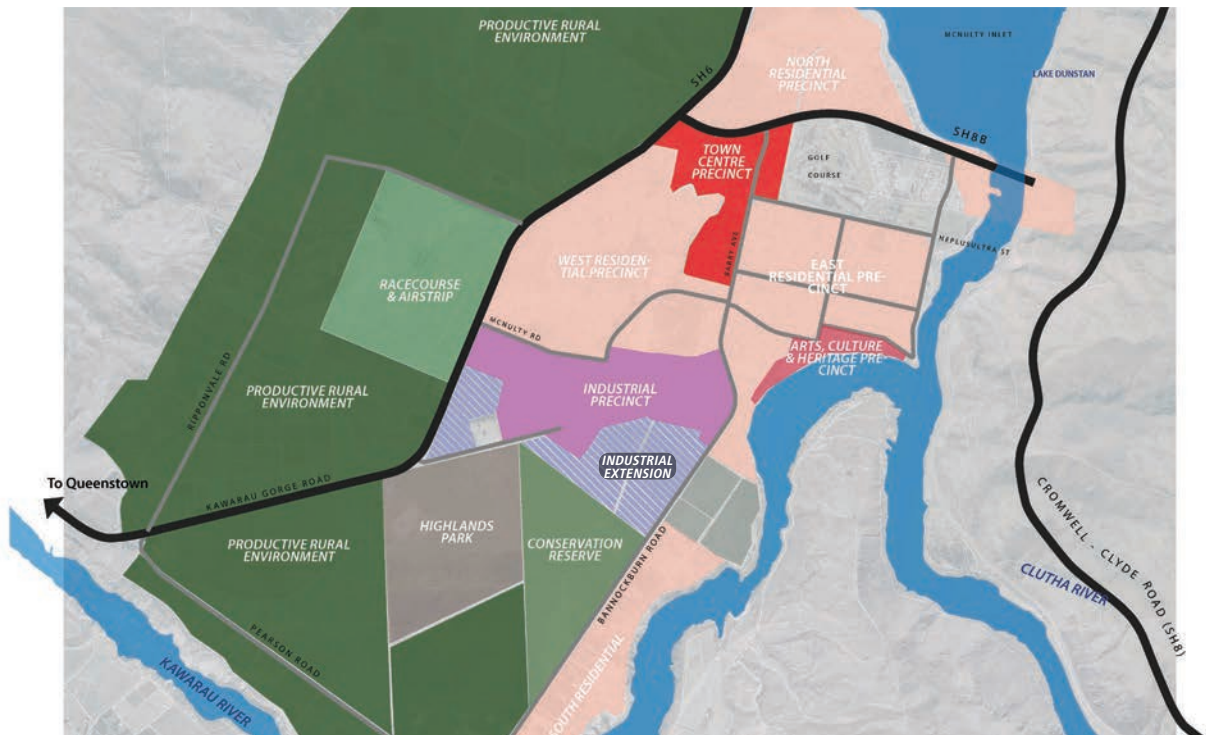
We are using a spatial framework to understand and proactively plan for growth. Essentially, a spatial framework is used to define how a place is 'organised' and to determine what goes where to achieve long-term goals. In this context, it aims to determine how growth could be accommodated in a way that creates pleasant and functional living, working and open spaces, while protecting productive land and supporting community values.

TAKING A PRECINCT-BASED APPROACH

A precinct-based approach aims to group areas based around character, buildings, open spaces and the role they play. This helps us to plan objectively for the future of these precincts. Using this thinking, Cromwell can be organised into the Town Centre, an Arts, Culture and Heritage Precinct, industrial precinct, designated recreational areas, and various residential precincts, as shown in the map below.

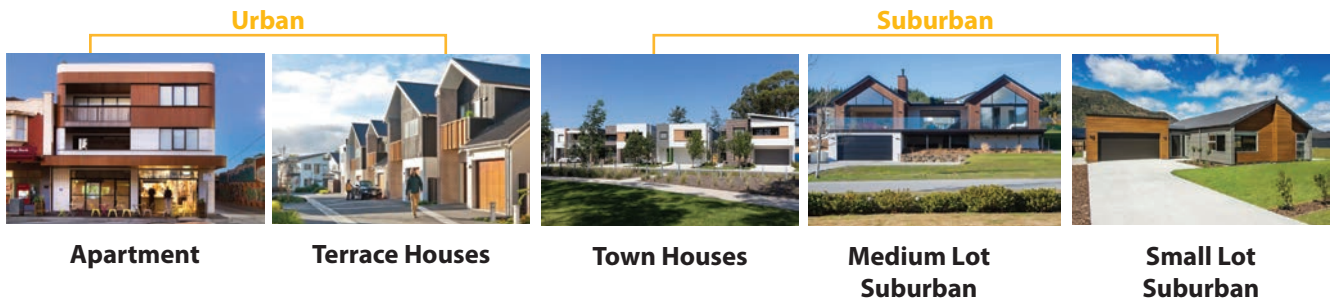
EXTENDING OUR INDUSTRIAL AREA

We need to allow enough land for new businesses and employment opportunities to support our industry and service sectors. We are investigating extending the industrial-zoned land to the east and west, as shown in the map below. This proposed extension is included in all of the spatial framework options.



TYPES OF HOUSING

Our housing in the Cromwell Basin tends to be traditional and stand-alone. We are used to larger sections, larger types of houses and plenty of space. With social, demographic, financial and environmental changes, there is likely to be greater demand for more urban-style accommodation such as semi-detached houses, townhouses, duplexes or apartments, with good access to open space and facilities. The graphic below shows a range of housing choices that we may consider for the future. These are also included as examples in the section on growth options that follows.



OPTIONS FOR GROWTH

We've shortlisted three growth options for you to consider. Each shows a different way to plan for and manage future growth in the Cromwell Basin. Each of the options has a different emphasis on where future population growth could happen.

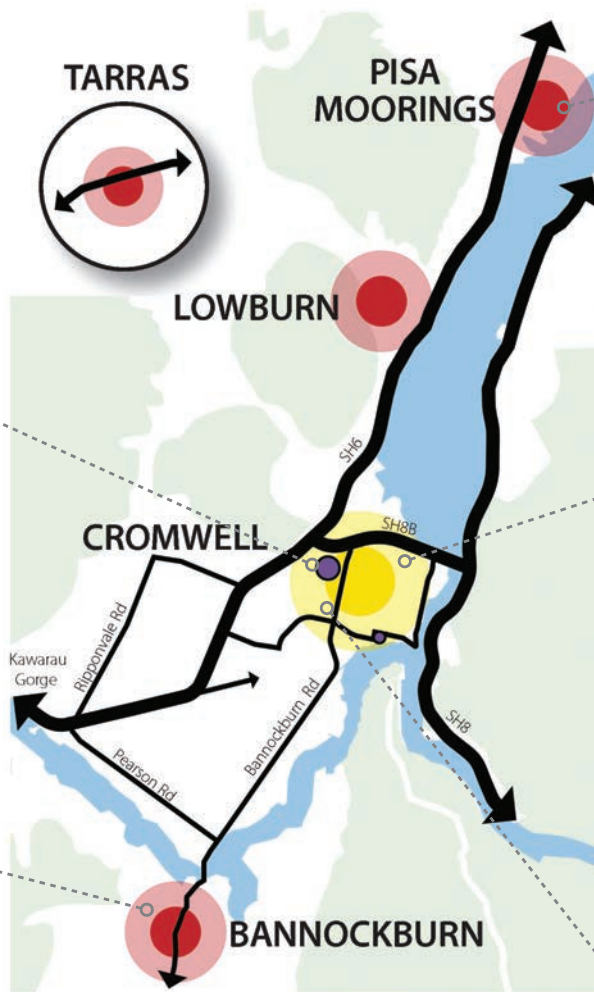
Change Focused in the Basin

This option is based on residential growth being spread across the Cromwell Basin's smaller settlements and in Cromwell's existing residential areas over the next 30 years.



Providing for greenways and green spaces in any new developments.

Settlement boundaries would grow and allow for smaller section sizes in Pisa Moorings, Lowburn, Bannockburn and Tarras.



Legend

- SIGNIFICANT CHANGE
- INCREMENTAL CHANGE
- MINIMAL CHANGE
- ➔ STATE HIGHWAY OR MAIN ROAD



Growth would be accommodated by extending the boundaries of Lowburn, Pisa Moorings, Bannockburn and Tarras. Over time existing densities in these areas, and within the Cromwell township would gradually increase.



Land available for development in existing areas of Cromwell will generally continue to develop as it has done in the past. Larger sections may be subdivided to accommodate growth.



A mix of both single family and multi-unit housing is envisaged in areas of change in response to a predicted increase in single and two-person households.

TELL US WHAT YOU THINK OF THIS OPTION HERE:
www.codc.govt.nz/futurecromwell

**GROWTH
OPTION** **2.**

Balanced Town Renewal and Growth

This option would see increased concentrations of houses and residential growth incrementally expanding to the south of Cromwell over the next 30 years.



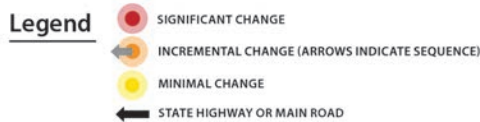
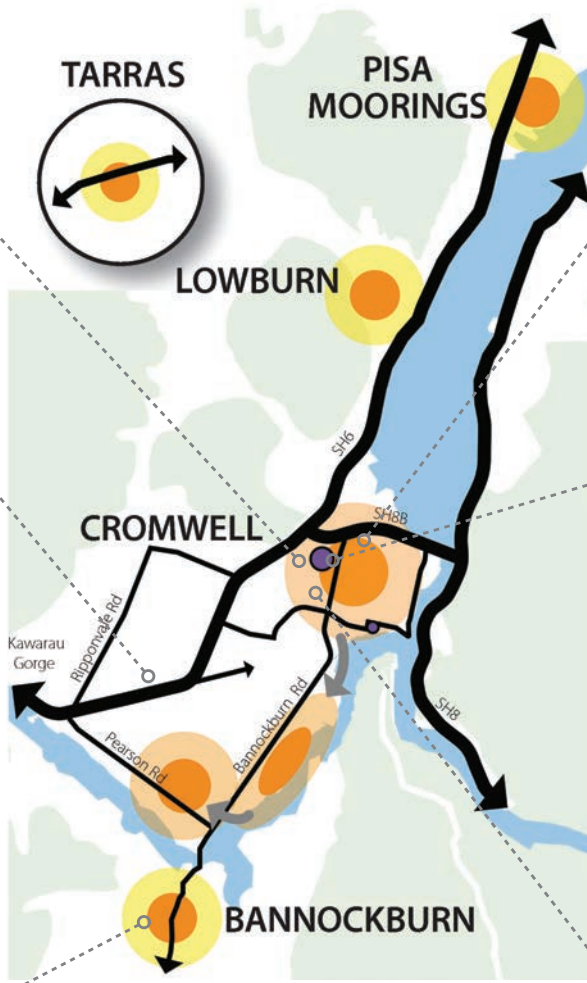
Different housing choices to promote better use of land and increased town centre living.



Increased District Plan protection for productive land, reducing urban sprawl into horticulture and viticulture areas.



Smaller section sizes in Pisa Moorings, Lowburn, Bannockburn and Tarras but no extension to these settlements' boundaries.



More people would live in and around the Town Centre and its surrounding area, with a greater variety of housing choices to accommodate changing lifestyles and demographics.



Increased concentration of multi-storey and mixed-use residential/commercial buildings around the Cromwell Town Centre to create a vibrant area that is well-used by residents.



Increased focus on enhancing the greenways, open spaces and connecting cycleways.

TELL US WHAT YOU THINK OF THIS OPTION HERE:
www.codc.govt.nz/futurecromwell

**GROWTH
OPTION
3.**

Growth Focused Within Existing Cromwell

This option would enable a greater concentration of housing in Cromwell over the next 30 years.



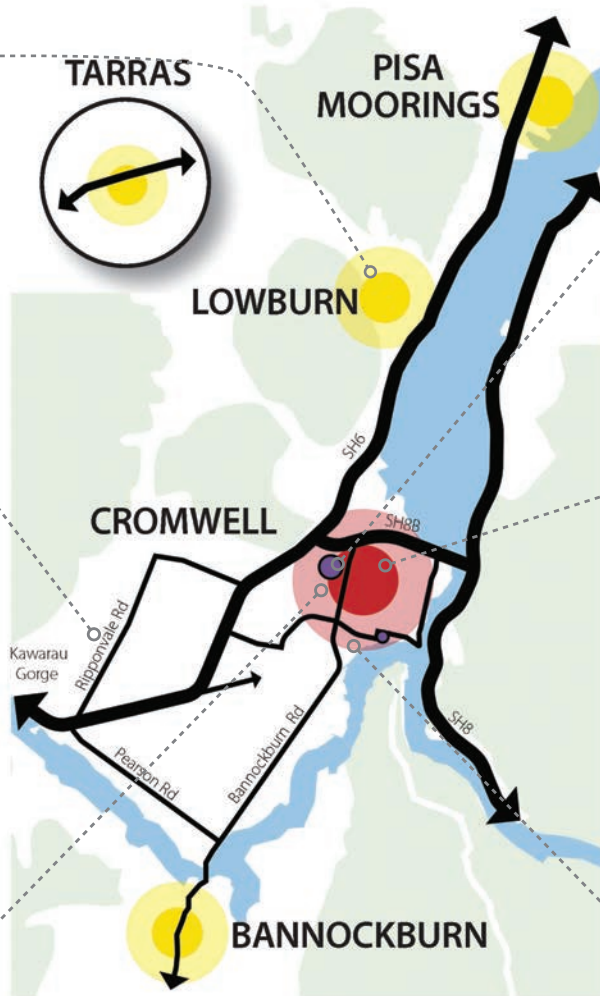
Minimal change to the zoning or boundaries of Pisa Moorings, Lowburn, Bannockburn and Tarras settlements.



Productive land would be protected by District Plan rules, reducing urban sprawl into horticulture and viticulture areas.



Encourage and enable concentrated residential development such as apartment buildings in the Town Centre, parts of the Heritage Precinct and on parts of the existing golf course land near the Town Centre.



Within the existing and immediate township there would be significant change and growth over time with the development of new and infill housing at two and possibly three storeys.



Increased residential concentration with improved open spaces, greenways and a more cyclable, vibrant Town Centre.



Intensification of arts, cultural and complementary commercial development around the Heritage Precinct.

TELL US WHAT YOU THINK OF THIS OPTION HERE:
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Renewing our Town Centre

THE CHALLENGES WE ARE FACING

Despite recent upgrades in The Mall and the surrounding areas, it is not attracting people to visit and spend time there. The Mall layout and visibility through the area is also a major challenge. This situation prevents business and developers from investing more in this area in a coordinated way.

Future plans for the Town Centre need to consider more than only The Mall.

We know that few people live close to the Town Centre and that several office-based businesses have located in the industrial area. This means that fewer people are within easy walking distance (10 minutes) of the Town Centre and fewer businesses are supporting each other in the area.

In addition, development of large retail outlets in the last decade to the west is not well integrated and does not encourage walking between this area and The Mall.

WHAT WE ARE AIMING FOR

Our discussions to date have confirmed that people want these things from our Town Centre:

- A vibrant atmosphere that encourages people to visit and stay longer.
- Attractive places that locals are proud of, delivered through coordinated public and private investment.
- More businesses are attracted to the Town Centre, bringing greater commercial diversity and more economic activity.

BRINGING IT ALL TOGETHER

We know that improving our Town Centre has been a priority for a long time.

The most important thing we need to understand about our Town Centre is how ambitious you want us to be. This will help us to decide how much effort and investment the Community Board and the Council need to apply.

Our Town Centre needs to play a key role as a community gathering place, in attracting visitors, and in meeting our commercial and civic needs. An assessment of the existing location of the Town Centre indicates that this continues to be the best location, given its proximity to recreational and Civic facilities, existing commercial activities and access to the state highway.

As the town grows we need to attract and develop more commercial, retail, residential and Civic facilities to meet our changing needs. There is an opportunity to create a vibrant Town Centre that acts as a heart for the town and stimulates more economic and community activity.

Upgrade existing Mall

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

Review of parking arrangements, including a strategy for future parking.

Within The Mall encourage retail/commercial tenancies to redevelop over time.



Coordinated work with property owners to encourage more activity in The Mall, including promotions and introducing more events.



Improved walking and cycling access to the greenways network including additional pedestrian crossings.

Improved signage and wayfinding.



Delivery of paving and minor public space improvements inside and around The Mall.

An upgrade and extension of the Civic buildings that house the library, museum and service centre.



 TELL US WHAT YOU THINK OF THIS OPTION HERE:
www.codc.govt.nz/futurecromwell

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.

Increased height limits up to 14m to allow for four-storey developments in some locations and parts of the outer Mall.



Improved pedestrian connections across Murray Terrace, Waenga Drive, Barry Avenue and Sargood Road.



Create opportunities for mixed-use (retail/commercial/residential) development in the existing commercial areas in the Town Centre.



- Legend**
- EXISTING BUILDINGS
 - PROPOSED EXISTING BUILDINGS REMOVED/MODIFIED
 - PROPOSED NEW CIVIC BUILDINGS
 - PUBLIC SPACE IMPROVEMENTS TO THE MALL
 - PROPOSED PEDESTRIAN CROSSINGS
 - PUBLIC REALM LANDSCAPE WORKS
 - EXISTING WATER FEATURE



Development of a new central Civic Square with public realm upgrades to the internal parts of The Mall.

Remove existing buildings as shown to improve sight lines and enlarge the public realm areas within The Mall.

Develop a new, larger Civic building that houses a new library, service centre and resource centre over two storeys. Create a new carpark to accommodate increased use as part of a wider parking strategy.



TELL US WHAT YOU THINK OF THIS OPTION HERE:
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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.



Complete a street upgrade and consider possible future retail development.



Encourage three to four-storey development and accommodation for residents, seasonal workers and visitors within areas close to The Mall.



Broader public space improvements, including on The Mall edges, and safer pedestrian and cycle connections to the Anderson Park recreation space.

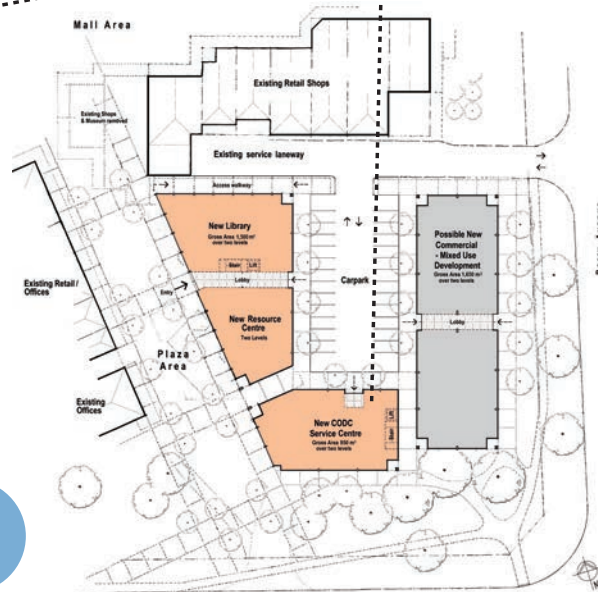
Remove existing buildings as shown to improve sight lines and enlarge the public realm areas within The Mall.



Develop a new central Civic Square with public realm upgrades to internal parts of The Mall.



Include a future mixed-use development site with office space as the primary activity.



Construct a new Civic building that includes a new integrated library, resource centre and expanded administration spaces, as well as commercial tenancies (cafe, retail).

 TELL US WHAT YOU THINK OF THIS OPTION HERE:
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A Precinct for Arts, Culture and Heritage

THE CHALLENGES

A growing community needs a suitable place to hold events, performances and art exhibitions. It also needs a place where it can continue to celebrate its history and heritage in a way that promotes local pride and visitor interest.

You've said you want to make the Cromwell Heritage Precinct more of a destination for locals and visitors, and confirmed the desire for multi-functional facilities that meet the community's needs.

We have looked at wider options and included the existing plans for the Memorial Hall refurbishment as one of these options.

We also know that the Memorial Hall is not well connected to the lake and the Cromwell Heritage Precinct, and this limits its appeal. These factors have prompted us to look at options not only for the Memorial Hall but also the land surrounding it, and ways to better link the areas, given that this is a significant lakefront, visitor and heritage location.

WHAT WE ARE AIMING FOR

By addressing these challenges, we aim to achieve:

- Increased choices for events, shows and conferences.
- Increased use of these facilities through improved functionality.
- A vibrant area that attracts more people and activity.
- Celebration of our heritage and landscapes.

BRINGING IT ALL TOGETHER

There's an opportunity to create a much more connected space to link the Memorial Hall with the Cromwell Heritage Precinct, and develop a unified Arts, Culture and Heritage Centre.

We need to breathe new life into the Cromwell Heritage Precinct so that it's well-known as a visitor destination and celebrated more by locals. We also need to think about the kind of facility the community requires to host arts and cultural events, and community or conference gatherings.

Much of the land surrounding the Memorial Hall is owned by the Council or LINZ and this provides excellent opportunities for creating a unique precinct that meets the community's needs, while putting Cromwell firmly on the map for visitors, conferences and cultural events. The intention is to consider and plan for this in partnership with current landowners and potential private investors.

We're putting forward three options for you to think about when we consider the future of the area adjacent to the Cromwell Heritage Precinct, and a solution for the Memorial Hall.

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 Hall is upgraded to include a new kitchen, toilets, an accessibility upgrade and new meeting rooms. It is also seismically strengthened to meet building code standards.



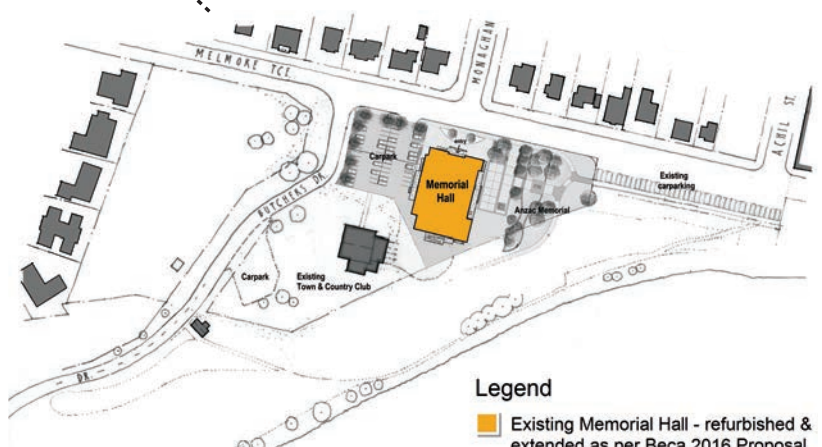
Improvements to the Cromwell Heritage Precinct based on heritage design guidelines to better inform new building developments.



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



The Memorial Hall is refurbished so that existing and new activities can be accommodated, including small conferences and functions.



Legend

Existing Memorial Hall - refurbished & extended as per Beca 2016 Proposal

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

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



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



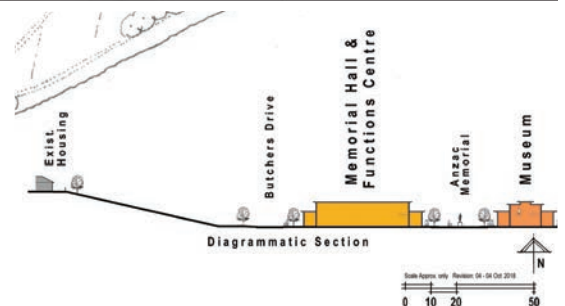
To the eastern side of the functions centre along Melmore Terrace, food or small retail spaces could create a connection to the existing Heritage Precinct.



There is improved pedestrian access to the lakeshore with attractive native planting and picnic areas. Car parking areas are upgraded and there is bus dropoff and parking.



- Legend**
- Proposed Museum + Cafe
 - Proposed Memorial Hall + Functions Centre
 - Proposed Tenancies



TELL US WHAT YOU THINK OF THIS OPTION HERE:
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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 lakefront area.



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

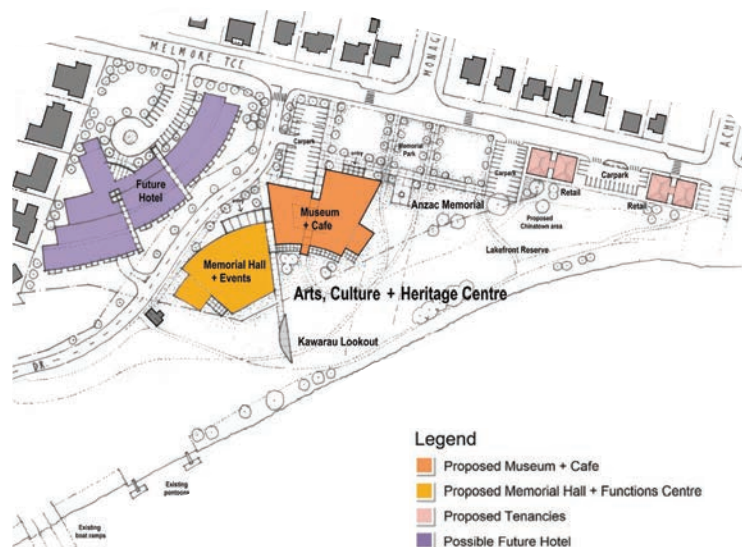
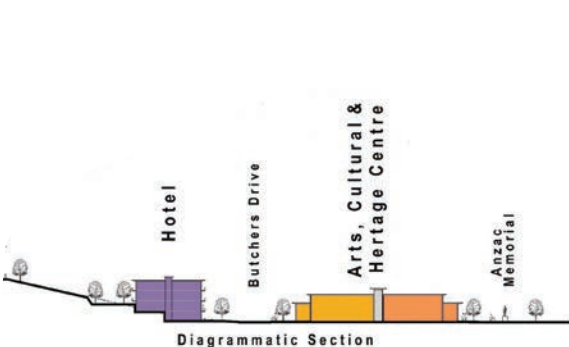
The Town & Country Club could be accommodated within the new Arts, Culture and Heritage Centre.



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



The lakefront area is upgraded with safer, better pedestrian and cycle connections to the wider town and space for buses and water taxis.



- Legend**
- Proposed Museum + Cafe
 - Proposed Memorial Hall + Functions Centre
 - Proposed Tenancies
 - Possible Future Hotel

TELL US WHAT YOU THINK OF THIS OPTION HERE:
www.codc.govt.nz/futurecromwell



Funding the Masterplan

Planning for a future town equivalent to the size of Oamaru today requires vision, strong leadership and robust decision-making. Success relies on the community providing direction on where it's best to invest over the next 30 years.

It is critical for us to keep focusing on value-for-money solutions. This includes understanding what is most important to you and how you think the Community Board and Council should invest to achieve the best outcomes.

We can't say what the total costs will be until we identify the preferred solutions, at which time full costings will be done.

It is important to recognise that much can be achieved over a 30-year timeframe, where investments can be spread to manage big financial impacts.

Community Board-owned land sales, land exchanges, central government grants, private investments and leveraging the increasing value of our assets base will all play a role in funding.

Community Board and Council investment will be a catalyst, and strategic investments can pave the way for private investment to grow using the Cromwell Masterplan for direction.

We need to be clear about the kinds of benefits we want for our community now and in the future. When we fully understand what we want to gain and are able to make the best possible financial investment based on this information, we can then maximise the social and economic opportunities for Cromwell.

That's why we need to know what you think about the options and which ones you prefer. Your feedback will help shape Cromwell's future.



Next Steps

Once we have compiled and analysed your feedback, we'll evaluate the shortlisted options and confirm the preferred options for each workstream.

We will then combine this into a Masterplan programme of activities that will be tested across strategic, economic, commercial, financial and management criteria. This testing will make sure that the Masterplan's proposed programme of activities provides the identified benefits while being affordable and achievable.

This will be summed up in a Programme Business Case that will be discussed with the Community Board in December and early next year.

Once the agreed Masterplan is approved, the proposed activities and investments will be tabled as amendments to the 10 Year Plan. The community will have a further opportunity to provide feedback on the approved Masterplan as part of the 10 Year Plan process.

As a result of the outcomes of the Cromwell Masterplan programme there will be Council-initiated changes to the District Plan. The community will have the opportunity to contribute to any proposed changes through the usual formal submission process that is part of a District Plan change process. Alternatively, changes may be incorporated in a review of the District Plan.





Tell Us What You Think

WE REALLY WANT YOUR FEEDBACK ON THE PROPOSED OPTIONS.

1. Come along to one of our information sessions at 48 The Mall (around the corner from Amigos Restaurant, beside the Cromwell Museum).

- Sunday 21 October 9-4pm
- Wednesday 24 October 5-8pm
- Tuesday 30 October 5-8pm

We'll also be at the Farmers Market, Cromwell Heritage Precinct, on Sunday 4 November from 9am-12pm.

Join us on Facebook for an online drop-in event on Thursday 8 November 5-7pm.

2. Complete the survey online at www.codc.govt.nz/futurecromwell or pick up a copy at the Cromwell Service Centre.

3. Email us at eyetothefuture@codc.govt.nz

