



urban design report 2020

CROMWELL | CENTRAL OTAGO



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INTRODUCTION

PROJECT TEAM

Baxter Design (BD)

Wooing Tree Estate Master Planning, Urban Design & Landscape

Baxter Design is team of landscape architects involved with many high profile projects throughout the Southern Lakes region, Central Otago and other main centres throughout New Zealand. Our extensive portfolio of work covers urban and rural landscape masterplanning, resort development, public streetscape and parks, rural subdivision, residential design and landscape assessment.

Paterson Pitts Group (PPG):

Wooing Tree Estate Surveying, Engineering & Consenting

Paterson Pitts offers a range of professional services and expertise across six offices throughout Canterbury and Otago in Christchurch, Dunedin, Alexandra, Cromwell, Queenstown and Wanaka.

Paterson Pitts has a broad and long-standing base of professional experience and have an extensive understanding of the relevant district and regional plans, bylaws, policies and procedural requirements of the various councils of Otago, Canterbury and Southland.

Architecture Fabian Douglas and Associates (F+D=A):

Wooing Tree Estate Retail and Commercial Planning and Design

F+D=A's commercial planning strategies are grounded in a sound understanding of retail dynamics theory to determine the best master planning option, circulation and flow, maximising functionality. Our extensive experience of individual tenancy fitouts ensures that our design decisions at a macro level are responsive to the needs of the individual retailer.



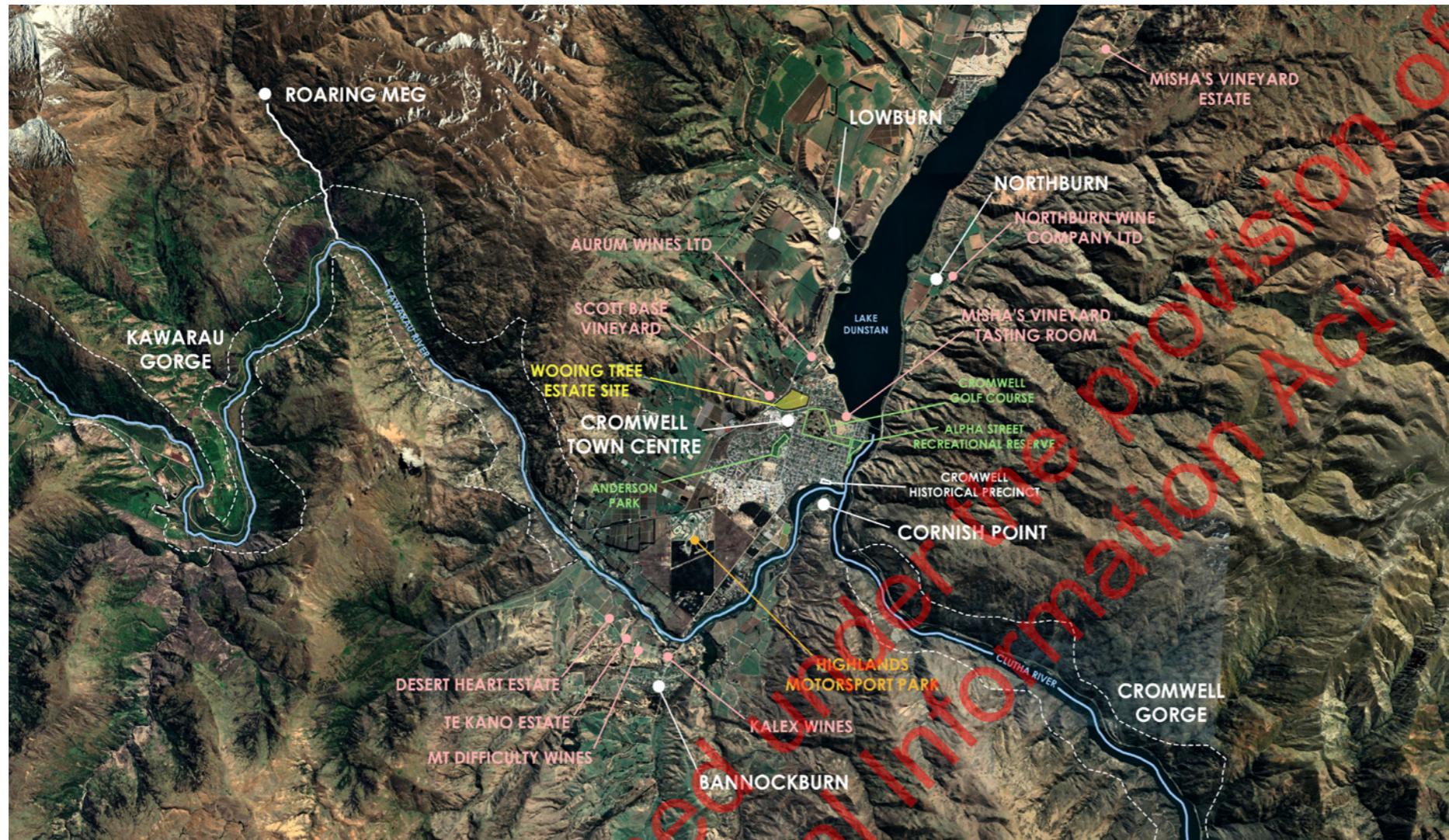
STAGE 1 AREA



WOOING TREE CELLAR DOOR

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SURROUNDING CONTEXT & SITE



CROMWELL TOWNSHIP AND SURROUNDING CONTEXT (BASE IMAGE SOURCE: GOOGLE EARTH)

CROMWELL AND SURROUNDING FABRIC

Cromwell is a bustling small town at the crossroads of the Clutha and Kawarau rivers. With a history of gold mining surrounding the district and in the town itself, Cromwell has an eclectic yet balanced look about the town with the historic gold mining precinct, and the 'new' town with shopping, restaurants, and visitor accommodation taking advantage of the pristine Lake Dunstan and surrounding areas.

Cromwell has transitioned into a town not only rich in its gold mining history but known for its stone fruit, and wineries with 70% of Otago's vineyards found within the Cromwell basin.

Cromwell occupies the valley floor at the southern end of Lake Dunstan with an open aspect up the valley to the north. The town is flanked by the Pisa Ranges to the west, Dunstan Mountains to the east, running along a north-south axis, and contained by Carrick Range and Cairnmuir Mountains to the south. The Kawarau flows into Lake Dunstan which is drained by the Clutha River.

State Highway 6 passes Cromwell on the west, linking the town to Queenstown and the West Coast, with SH8B running through the town and connecting SH6 to SH8 to the east, which runs to Dunedin and the East Coast.

The proposed Wooing Tree development is located across SH8B approximately 500m to the north of the existing town centre. The two will be linked by an underpass for pedestrians and cyclists, allowing easy, safe travel between both retail areas and beyond.



HISTORIC CROMWELL TOWNSHIP



HISTORIC CROMWELL TOWNSHIP



CROMWELL 'BIG FRUIT' SCULPTURE



CROMWELL TOWN CENTRE



CROMWELL TOWN CENTRE



CROMWELL TOWN CENTRE

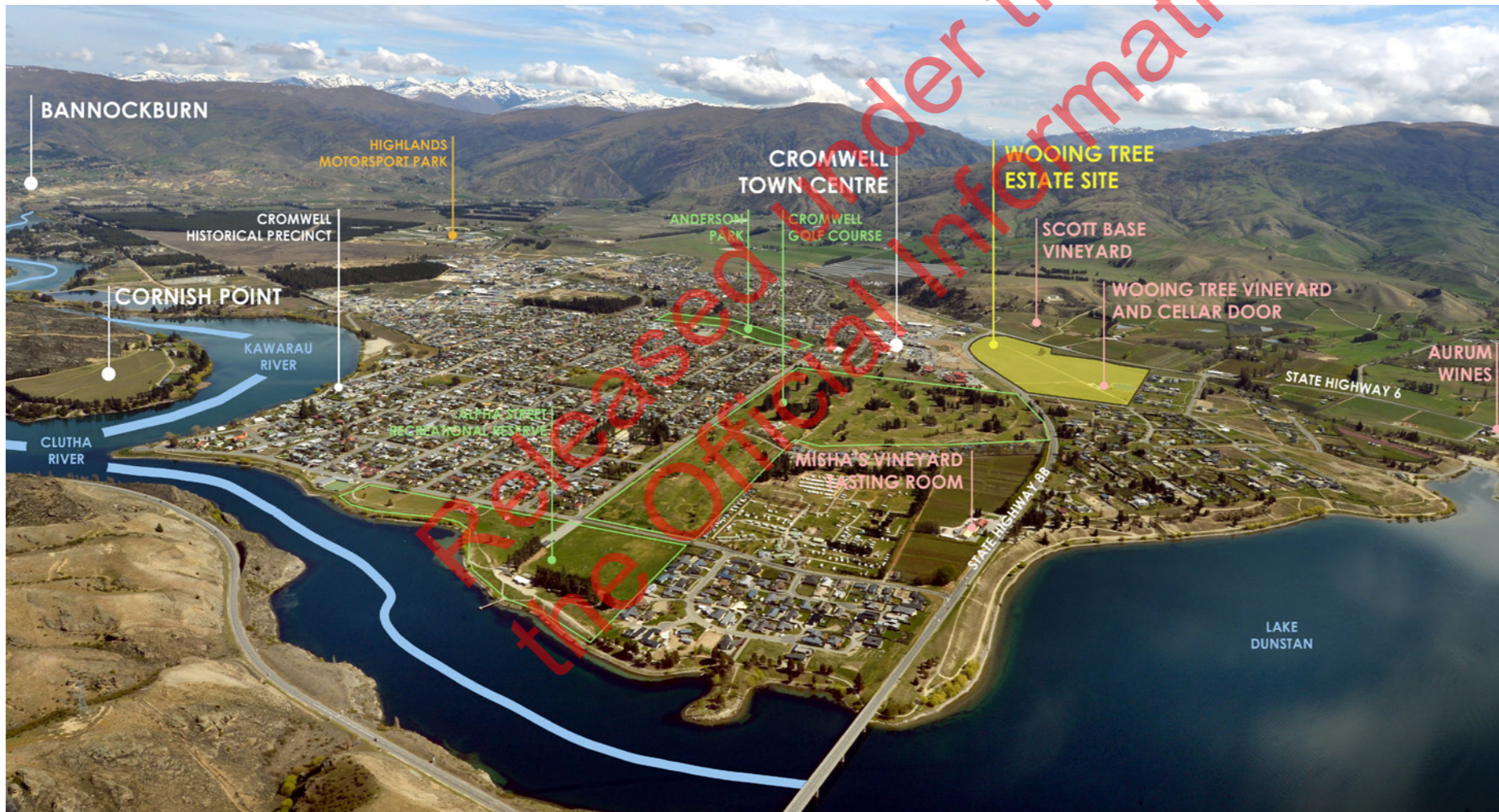
THE LAND / SITE

The Wooing Tree Estate site is approximately 25.4 ha in size.

The site is framed by SH6, SH8B, and Shortcut Rd, and situated adjacent to the Cromwell Town Centre. The site currently operates as the Wooing Tree Vineyard and Cellar door.

An existing road enters from the east of the site via Shortcut Rd, where the Wooing Tree cellar door is located.

The site itself is still active as a working vineyard, adding an extensive winery culture and character throughout the district. The iconic Wooing Tree stands tall amongst the vines adding to the appeal of the vineyard.



SITE AND SURROUNDING CONTEXT (BASE IMAGE SOURCE: OTAGO DAILY TIMES)

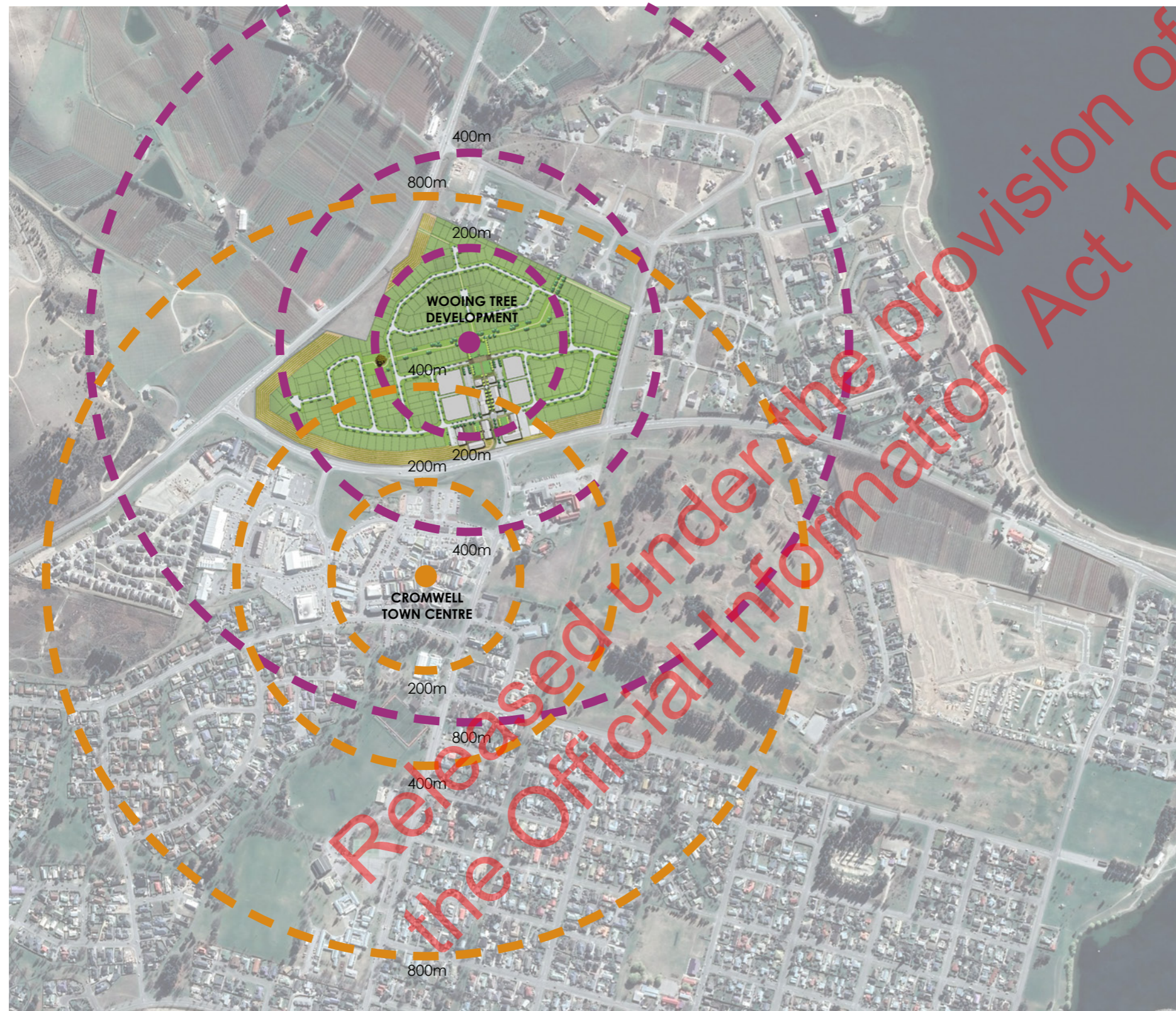


WOOING TREE VINEYARD SITE PHOTO



WOOING TREE SITE PHOTO

SPATIAL CONTEXT PLAN



CROMWELL TOWNSHIP 1:10,000 @A3 (BASE IMAGE SOURCE: GOOGLE EARTH)

SPATIAL CONTEXT PLAN

The Wooing Tree development occupies a unique location, nestled between existing established residential areas and the Cromwell Town Centre.

The proposed commercial precinct is approximately 200 metres from the existing town centre, a readily walkable distance and an easily achieving walkable distance, promoting connectivity. Views across from the proposed commercial precinct and the existing Cromwell town centre are open, over council reserve, ensuring a strong visual connectivity.

This opportunity for connectivity is further enhanced by recent works undertaken by the Central Otago District Council on the 'big fruit' reserve south of SH8, opening up the visibility of the existing town centre from SH8 and reinforcing viewshafts between the two.

The relatively short distance separation is seen as a positive for both the existing Cromwell town centre and the proposed Wooing Tyree commercial precinct with the opportunity for both to reinforce and enhance commercial opportunity and value

This connectivity also expands to the north and east of the site, to Lake Dunstan and trails beyond

THE PROPOSAL

THE MASTERPLAN CONCEPT – WOONG TREE

The Woong Tree development is a comprehensively master planned residential neighbourhood with a commercial centre on land located to the north of State Highway 6 in Cromwell. The development includes a range of housing options / lot sizes and a commercial area located within a well-planned pattern of walkways, roading and open spaces.

The principal design components of the masterplan include:

- A 30m buffer zone located around the southern and western edges of the development mostly 30m wide, to be planted in grape vines of an appropriate scale and form.
- Connectivity both within the site and to the existing pattern of roads and walkways in the Cromwell area
- An internal roading network / pattern that utilises two entries from Shortcut Road and SH6.
- A cycleway / walkway underpass under State Highway 6, enabling connection to the park south of SH6, the central Cromwell commercial area and beyond
- A greenspace network within the site including a principal greenspace running west – east, aligning on the existing Woong Tree.
- Site specific design controls within the development, acknowledging the site character and the visible outcome of the development.
- The location of medium to high density residential areas in the central portion of the development, flanking the commercial area.
- A well - conceived internal pattern of walkway and cycleway within the development.

- Adequate road widths for the provision of parking.
- A commercial area with a north-south aligned traditional 'mainstreet', incorporating sheltered green spaces, shared pedestrian / vehicle spaces and a walkable scale.

URBAN DESIGN OVERVIEW

Urban Design seeks to improve townships better, making them more user friendly and enabling connections between people and places, both within the site and to adjoining existing use patterns and responding positively to different elements and realms, for example, public and private, social and economic, natural and built. This report includes an assessment against the principals of the New Zealand Urban Design Protocol and the 7 C's in that protocol. These include:

- **Context**
- **Character**
- **Choice**
- **Connections**
- **Creativity**
- **Custodianship**
- **Collaboration**

The Woong Tree development acknowledges and recognises its place within the wider Cromwell Township fabric and within the context of Central Otago. Within that comes a responsibility to the rich history and character of this region and a willingness to exemplify that in design and creativity.

CONTEXT

Quality urban design sees buildings, places and spaces not as isolated elements but as part of the whole town or city. For example, a building is connected to its street, the street to its neighbourhood, the neighbourhood to its city, and the city to its region. Urban design has a strong spatial dimension and optimises relationships between buildings, places, spaces, activities and networks. It also recognises that towns and cities are part of a constantly evolving relationship between people, land, culture and the wider environment. Source: NZ Urban Design Protocol

The Woong Tree site, and wider the Cromwell urban form, are located at the confluence of the Clutha and Kawarau catchments, flanked by the Dunstan Range to the east and the Pisa Range to the west. Historically this area was known as the Junction, before formally adopting the name of Cromwell in 1863.

Maori history in the Cromwell (Maori name: Tirau) was largely seasonal, with Maori occupying this area on a transitional basis, whilst heading further west towards pounamu sources. The Cromwell area was utilised during that travel for the harvesting of Moa, eels and waterbirds.

Pakeha occupation began with the discovery of gold in 1862, leading to a gold boom that lasted into the early 1900's, with dredging and alluvial sluicing the principal methods utilised by the miners.

The demise of the gold industry paralleled a rise in pastoralism and large-scale farming, together with a growth in fruit production, both of which continue today. The viticultural industry, now an established part of the landscape, is relatively new, beginning in the 1990's and replacing in part the fruit industry.

Large areas of established horticulture within the Clutha and Kawarau River valleys were lost to the construction of the Clyde Dam and the ensuing flooding of the valley upstream

from the dam, creating Lake Dunstan. With that came the development, in the late 1908's of the new town of Cromwell. The Cromwell town model was based on an 'internal' model of development, with parking around a pedestrian accessed shopping 'ring'. This model is similar to other hydro related town projects undertaken in New Zealand in the same era, Twizel and Turangi by way of example.

Cromwell's climate is ideally suited to horticulture, with cold winters and a relatively stable hot summer, influenced by the enclosing mountain ranges and the lakes / rivers within the valleys. Cromwell's rainfall, approximately 400mm per annum, is one of the lowest in New Zealand with seasonal extremes in temperature, an outcome largely derived from its 'mid-continental' location.

The Woong Tree site is located on the north side of State Highway 6, north of the existing Cromwell Town Centre and the iconic 'fruit' sculpture of Cromwell. State Highway 6 (the Luggate – Cromwell Road) flanks the western side and Shortcut Road on the eastern side, accessing State Highway 8B. To the north of the site are established rural – residential properties

The Woong Tree site is largely surrounded by either residential or commercial development and, in its current form, can almost be described as an urban park, within a developed landscape. At present the site is largely covered by an established vineyard. Within the vineyard, accessed from Shortcut Road and to the north of the site, is a structure with both maintenance and the current restaurant / cellar door facilities. Adjacent to these is an irrigation pond. The Woong Tree itself, after which the vineyard is named, is a large mature *Pinus radiata*, located centrally within the site. The tree is significant by way of the folklore attached to the tree and its visibility within the site. The vineyard maintains a prominent reputation in regards to the wine it produces and its immediacy to the existing town centre, providing a pleasant horticultural edge to SH6 within the wider Cromwell township character.



THE PROPOSAL

CHARACTER

Quality urban design reflects and enhances the distinctive character and culture of our urban environment, and recognises that character is dynamic and evolving, not static. It ensures new buildings and spaces are unique, are appropriate to their location and compliment their historic identity, adding value to our towns and cities by increasing tourism, investment and community pride. *(Source: NZ Urban Design Protocol)*

The principal urban drivers on which the masterplan has been developed include the following components:

- The specific requirements of the Wooing Tree overlay contained in the Central Otago District Plan
- A requirement to deliver range of densities, with lot site sizes that will enable an affordable range of options for purchasers.
- The ability to connect, by road cycleway and walkway, to available networks outside of the site and the establishment of a sound connective network within the site.
- The inclusion of appropriate setbacks from State Highway 6 and neighbours.
- Recognition of the cultural importance of the Wooing Tree and enabling visual and physical connection with it.
- The establishment a strong and robust set of design controls to enable a cohesive 'village' neighbourhood to develop and the avoidance of 'suburbia', recognising the importance of a high - quality design contiguity and recognition of the importance of building materials appropriate to the rural context of the site.

- The siting of the commercial precinct within walkable distance from both the existing Cromwell township and the Wooing Tree residential areas.
- The importance of creating a 'mainstreet' focussed design solution for the proposed commercial precinct and controls within that precinct to enable regionally appropriate building design with appropriate claddings, scale and form.

The above factors have been included in the design format and layout of the masterplan. In particular, streets are largely 'straight in character, enabling view shafts and distance, similar to the stashed form of existing Cromwell. Connections utilise this pattern to enable logical and obvious opportunities for pedestrian and cycle connections.

The green space pattern follows the above format, providing long vistas and spaces, avoiding small parks and promoting a central green space of appropriate scale.

CREATIVITY

Quality urban design encourages creative and innovative approaches. Creativity adds richness and diversity, and turns a functional place into a memorable place. Creativity facilitates new ways of thinking, and willingness to think through problems afresh, to experiment and rewrite rules, to harness new technology, and to visualise new futures. Creative urban design supports a dynamic urban cultural life and fosters strong urban identities. *(Source: NZ Urban Design Protocol)*

The Masterplan has been developed to respond to the wider overriding qualities of the site specifically the need to include a substantial rural corridor and as a response to the alignment of the surrounding State Highway roading and the relationship of the Wooing Tree site with the existing Cromwell Township to the south.

Whilst the architectural controls will be strong and fundamentally contiguous, residential lot owners will be encouraged to undertake contemporary interpretations of these forms.

Streetscape elements will utilise regional materiality such as stone, steel and simple upright plantings, avoiding the repetitive nature of traditional residential settlement that can easily lose regional quality. This opportunity will be especially explored within the commercial precinct, where architectural character becomes the predominant expression of regional character, avoiding the temptation to relocate architectural elements from other urban centres, maintaining a creative and appropriate response.

CUSTODIANSHIP

Quality urban design reduces the environmental impacts of our towns and cities through environmentally sustainable and responsive design solutions. Custodianship recognises the lifetime costs of buildings and infrastructure, and aims to hand on places to the next generation in as good or better condition. Stewardship of our towns includes the concept of kaitiakitanga. It creates enjoyable, safe public spaces, a quality environment that is cared for, and a sense of ownership and responsibility in all residents and visitors. *(Source: NZ Urban Design Protocol)*

The matter of custodianship relates to sense of place, translating to community wellbeing and health. This relates to the look and feel of a development. The development layout, controls and detailing and the urban design components all collaborate to provide a sense of amenity that is unique to this site.

Fundamental to this is the protection of cultural and heritage values, being a sense of place. Sound design provides for this.

THE MASTERPLAN



WOONG TREE ESTATE MASTERPLAN SCHEME Rev F - SCALE 1: 2500 AT A3



THE COMMERCIAL PRECINCT

COMMERCIAL PRECINCT CHARACTER

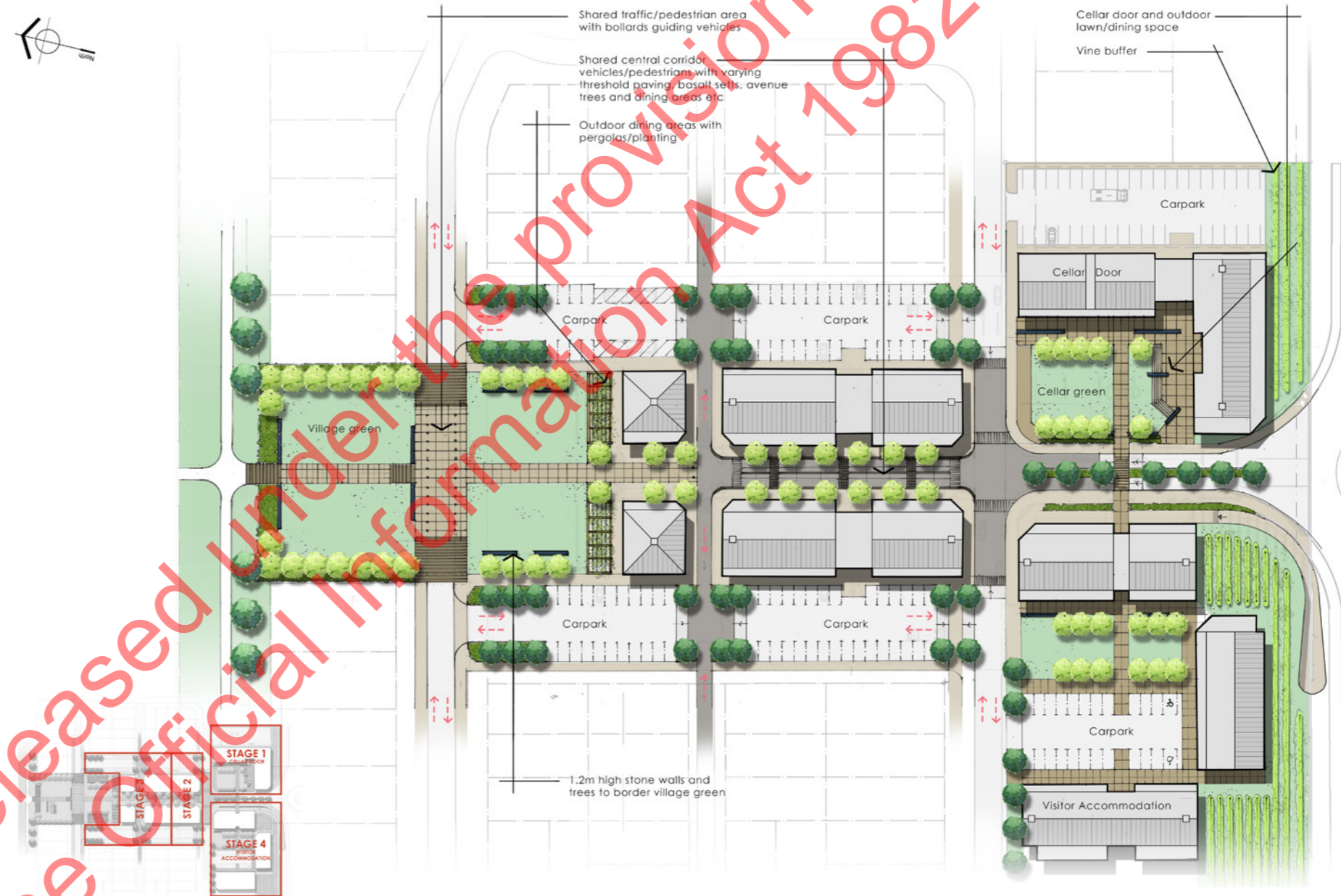
The proposed commercial precinct seeks to re-establish a walkable mainstreet character. Large areas will be developed as 'shared space', enabling easy pedestrian access whilst still maintaining visible shop frontages from vehicular movement. Servicing and carpark areas flank the east and western edges of the mainstreet development, providing easy access for pedestrians but screened from mainstreet and avoiding any denigration of mainstreet character.

To the northern end of 'mainstreet' are located the central green spaces, easily accessed from the commercial area and offering opportunities for outside dining and integration with commercial activity.

It is anticipated that the urban design 'furniture' elements will respond to the local vernacular (and recent upgrades undertaken in the existing Cromwell commercial area) by way of integrating stone walls, fruit trees, appropriate paving etc. into the design as it progresses, acknowledging its place in the wider Cromwell region

The commercial precinct materiality will also respond accordingly, utilising an appropriate palette of claddings, form and scale in keeping with the regional character. This palette and design will become a contemporary

The overarching ethos for the Main Street is to create a modern reinterpretation of a historical agricultural utilitarian vernacular. The width of the street has been deliberately kept to a practical minimum to provide the maximum sense of enclosure. This reduction has been achieved by forgoing parallel parking and seating of typical streetscapes. This is replaced instead with largely planting and public seating opportunities incorporated into the tenancy shopfronts.



COMMERCIAL AND RETAIL PRECINCT CONCEPT PLAN (SCALE 1: 1200 @ A3)
NOTE: PLAN INDICATIVE ONLY

COMMERCIAL PRECINCT MATERIALITY

COMMERCIAL PRECINCT

The overarching ethos for the Main Street is to create a modern reinterpretation of a historical agricultural utilitarian vernacular.

The structural system; that of a rolled pipe truss is proposed for portals and raised in aesthetic status by exposing the leading edge of the portal leg structure and the cantilevered veranda beams on the building's exterior.

Smart Retailing prerequisites a largely continuous and so flexible footprint, but aesthetically, the shopfront has also been visually divided to match a more traditional grain of organic growth and occupation. For this purpose, two styles of façade were used:

- A more transparent continuous shopfront glassing system, incorporating modern 'shugg' style double hung windows, and second,
- A more solid cast insitu concrete façade with penetrating window and doors, but again incorporating modern 'shugg' style double hung windows

Both surmounted with a spandrel of corrugated iron higher on the façade.

Further articulation is provided by slightly moving the façade back and forward in plan to provide shadow lines and the opportunity for shopfront planting.

Tenant signage is envisaged as stencilled spray paint, applied directly onto the façade.

The width of the street has been deliberately kept to a practical minimum to provide the maximum sense of enclosure. This reduction has been achieved by forgoing the ubiquitous parallel parking and street trees and seating of typical streetscapes. This is replaced instead with largely consolidated car parking on the peripheral streets, vines, lower planting and public seating opportunities incorporated into the tenancy shopfronts.

(Text by FDA Architects)



VISUALISATION OF ENTRY TO THE COMMERCIAL PRECINCT | F + D = A



VISUALISATION OF SHOP FRONTAGE FOR COMMERCIAL PRECINCT | F + D = A
(NOTE: ARCHITECTURAL IMAGES ARE INDICATIVE ONLY)



CONTEMPORARY BARN STYLE DOORS



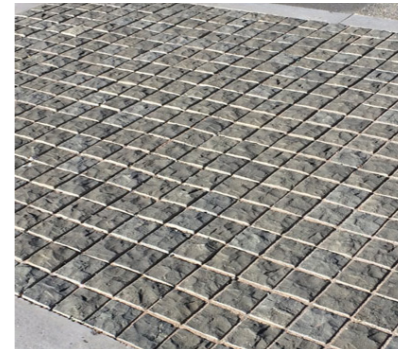
CLIMBING PLANT SPECIES ON FACADE AND FEATURES



BOARD FORM CONCRETE CLADDING AND DETAIL



CORTEN STEEL DETAILS AND CLADDING



BASALT SETT THRESHOLDS



CROMWELL STONE GOLD/LIGHT

COMMERCIAL PRECINCT CONNECTIVITY

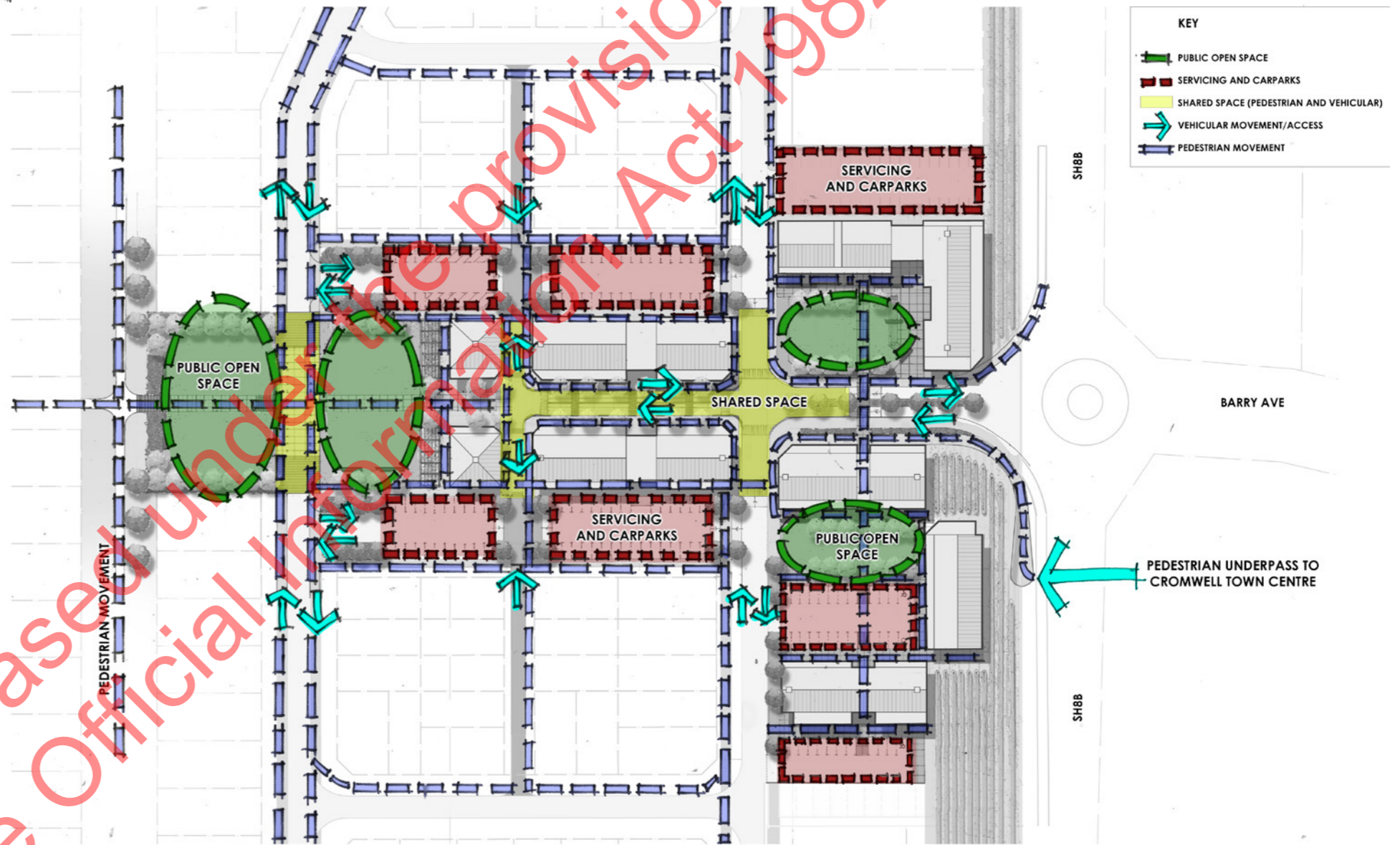
INTERNAL CONNECTIVITY PATTERNS

The proposed commercial precinct is located around a central axis, being the mainstreet. This is directly visible from SH6, aligning north-south enabling visual connectivity and equal solar gain to both flanks of the main street.

That axis continues through the masterplan to the northern edges, allowing for a simple pedestrian and visual connection.

The layout of this precinct allows for visibility to the south, encouraging connectivity from the existing Cromwell Town centre and a clearly identifiable view shaft.

The commercial precinct is approximately 200 metres from the existing shops, a walkable distance and easily available to existing parking in the Cromwell Town Centre. Importantly this connectivity has the opportunity to energise both commercial areas whereupon they become one, with a green space between.



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COMMERCIAL AND RETAIL PRECINCT CONNECTIVITY AND SPACES PLAN (NOT TO SCALE)

OPEN SPACE PLAN

OPEN SPACE PATTERNS

The open space patterns are located within the road network with the principle green space running west-east, from the Wooing Tree across the full length of the development.

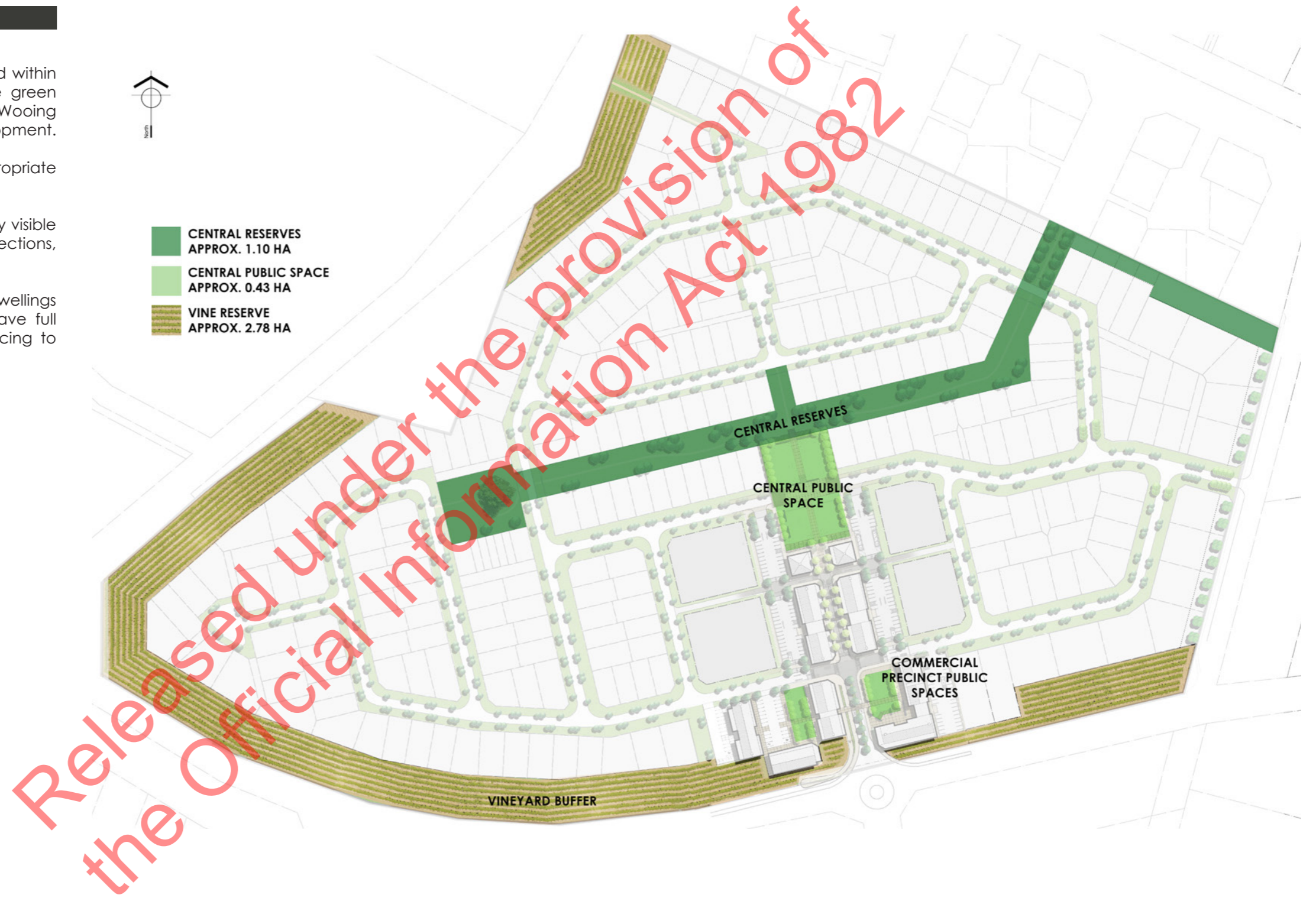
This provides a green space of an appropriate scale for passive and active activities.

This central green reserve is also highly visible from dwellings and several road connections, alleviating CPTED issues.

Design controls ensure that all dwellings facing the central reserve space have full visual accessibility, with no solid fencing to the reserve.



- CENTRAL RESERVES
APPROX. 1.10 HA
- CENTRAL PUBLIC SPACE
APPROX. 0.43 HA
- VINEYARD BUFFER
APPROX. 2.78 HA



OPEN SPACE PLAN (SCALE 1: 3000 @ A3)

SITE CONNECTIVITY

URBAN DESIGN: CONNECTIONS

Walkways and Cycleways - Internal:

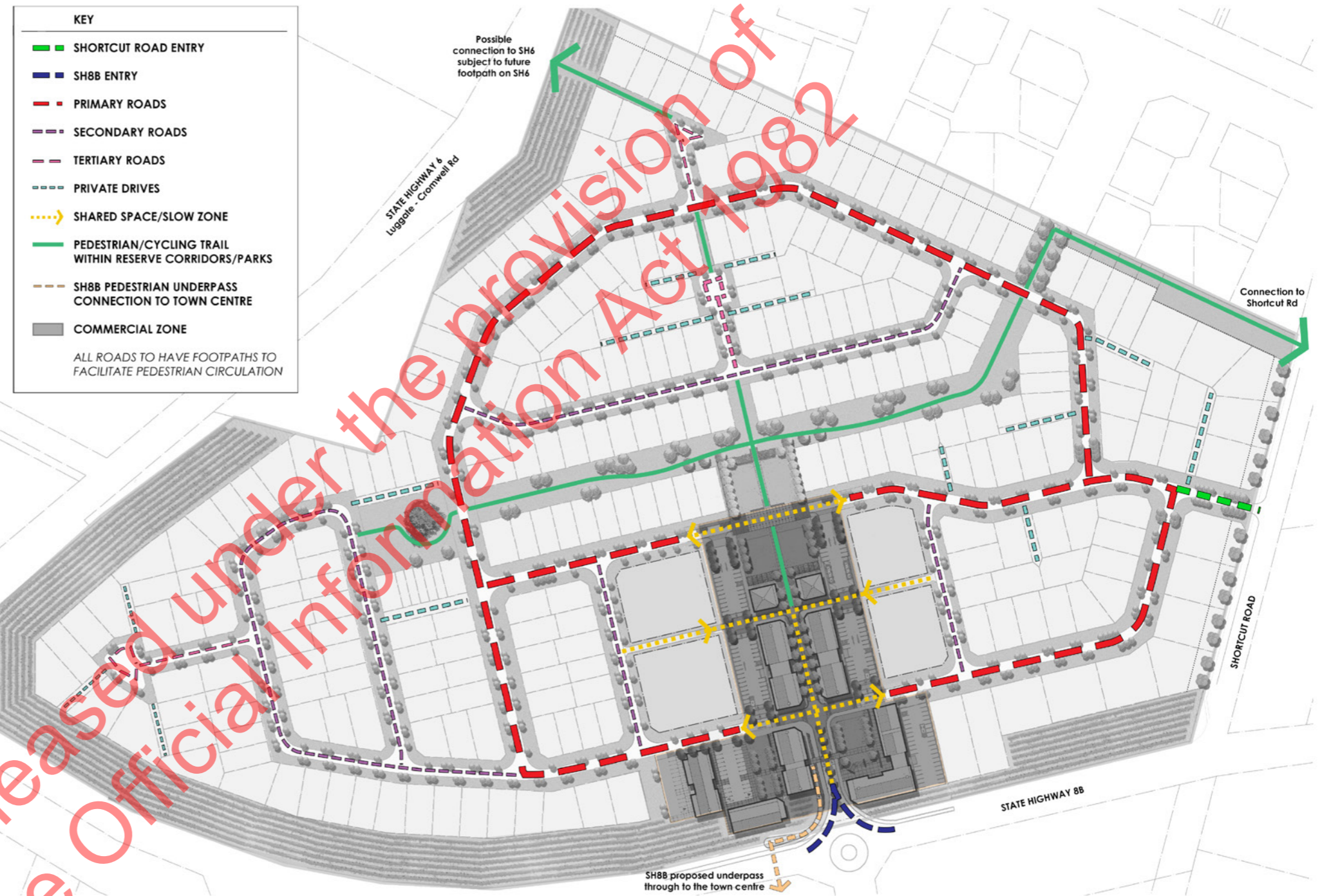
The proposed development will have opportunities to connect directly to existing trails and cycleways outside the site. A principal linkage will be the development of the proposed underpass under SH8B through to the Cromwell town centre.

This underpass will be an asset for the development, giving connection to the proposed retail and commercial space where the Wooing Tree Cellar door is to be relocated. The underpass also provides safe pedestrian movement through to the existing retail centre.

The opportunity also exists for a linkage through to an existing trail along Shortcut Rd, between an existing reserve, and through to SH6 to access the existing public infrastructure network surrounding the township.

Connections:

Good connections enhance choice, support social cohesion, make places lively and safe, and facilitate contact among people. Quality urban design recognises how all networks - streets, railways, walking and cycling routes, services, infrastructure, and communication networks - connect and support healthy neighbourhoods, towns and cities. Places with good connections between activities and with careful placement of facilities benefit from reduced travel times and lower environmental impacts. Where physical layouts and activity patterns are easily understood, residents and visitors can navigate around the city easily. Source: NZ Urban Design Protocol



INTERNAL SITE CONNECTIVITY PLAN (SCALE 1: 3000 @ A3)

CONTEXT CONNECTIVITY & PUBLIC ACCESS

WIDER CONNECTIVITY

External Walkways and Connectivity:

The proposed development has considered potential linkages to the wider community and existing trails and facilities.

To the north of the development there is potential to create a cycle/pedestrian link to SH6. This would allow future residents within Wooing Tree Estate to access the wider trail network around the Cromwell township and out toward Lake Dunstan.

Wider Connectivity Patterns:

The Wooing Tree masterplan enables 3 levels of connection being: within the site, to the wider rural recreational opportunities being Lake Dunstan and the wider trail network (existing and currently under construction) and to the existing Cromwell Township. These

Linkages will be developed to the wider networks via Shortcut Road and via accesses shown to the northwest and southwest of the masterplan, to SH6 and SH8B. Directly south of the proposed commercial precinct access to the existing Cromwell Township (a distance of approximately 250m to the northern edge of the existing Cromwell Mall), via the existing park surrounding the 'fruit', by way of an underpass under SH6.



EXTERNAL CONNECTIVITY PLAN (NOT TO SCALE)

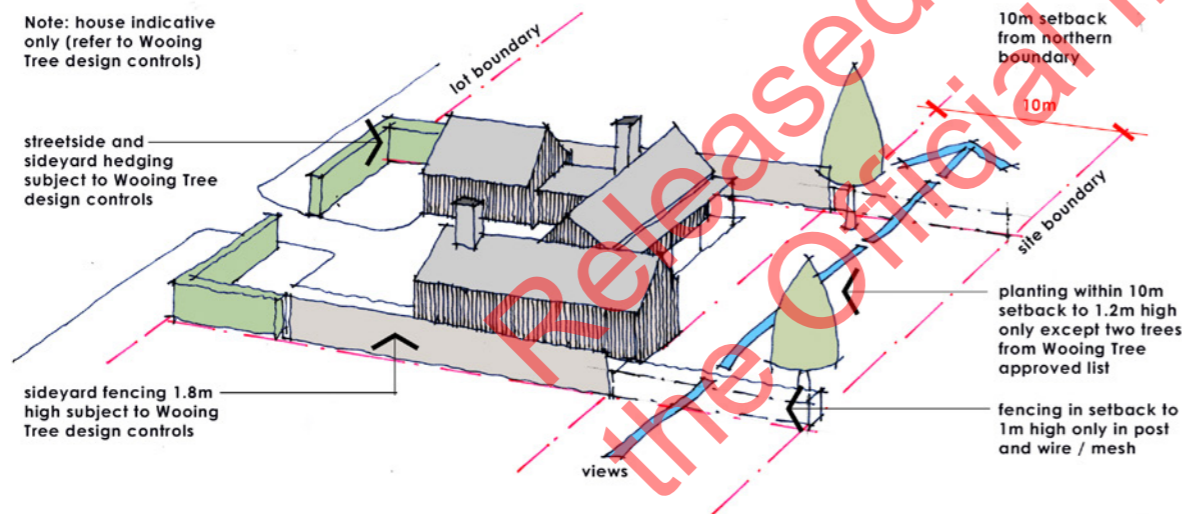
NORTHERN RESIDENTIAL EDGE TREATMENT

EDGE TREATMENT

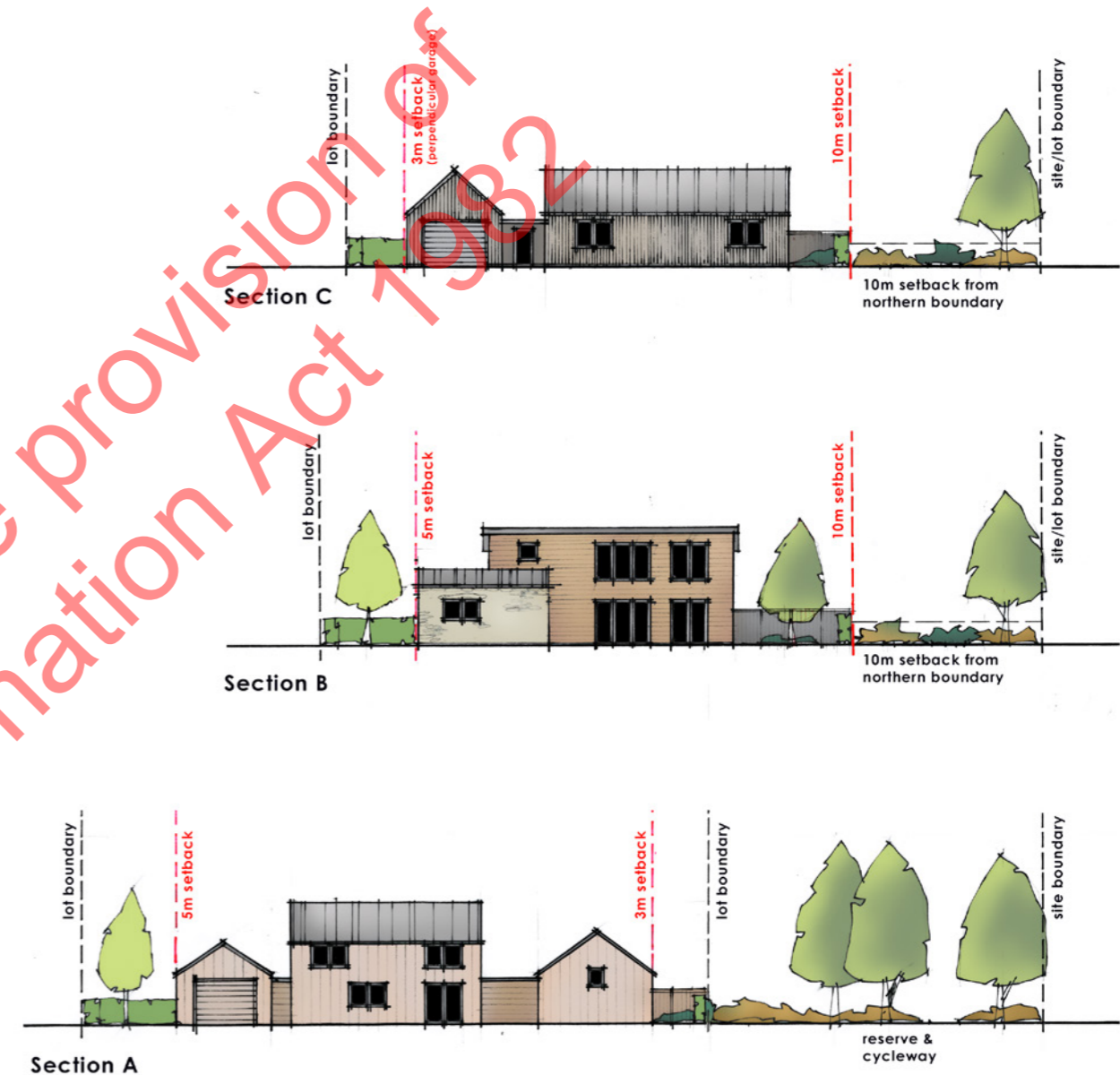
The proposed edge treatment, and lot layout differs from that in the Wooing Tree Overlay Plan. In order to address and mitigate any effects on existing neighbours to the north, the following has been undertaken:

1. A 10 metre setback from the northern boundary on all structures is proposed on all lots west of the northern walkway. **Sections B & C** illustrate this.
2. Within that setback fencing is permitted on lot boundaries to 1m high only, for the purpose of containment if required. This fencing will be permitted in 'farm' post / warratah / wire only with netting if required. Planting within this setback can only be undertaken to 1.2 metres high. Trees will be permitted above that height, to be selected from the Wooing Tree approved tree list in the design guidelines.
3. The sideyard fencing permitted to 1.8 metres (and described in the Wooing Tree design guidelines) is not permitted to extend into this setback.

The perspective sketch graphically illustrates the above. In summary the purpose of the controls described above is to ensure a continuous semi - domesticated 'open space' within this setback and is visually permeable. This will ensure that both the southern views from northern neighbours are not fully screened and that a view shaft along this space is available to those persons using the northern walkway



Northern boundary treatment diagram



Northern boundary cross sections
Refer to page 9 for locations

THE EXISTING WOONG TREE OVERLAY

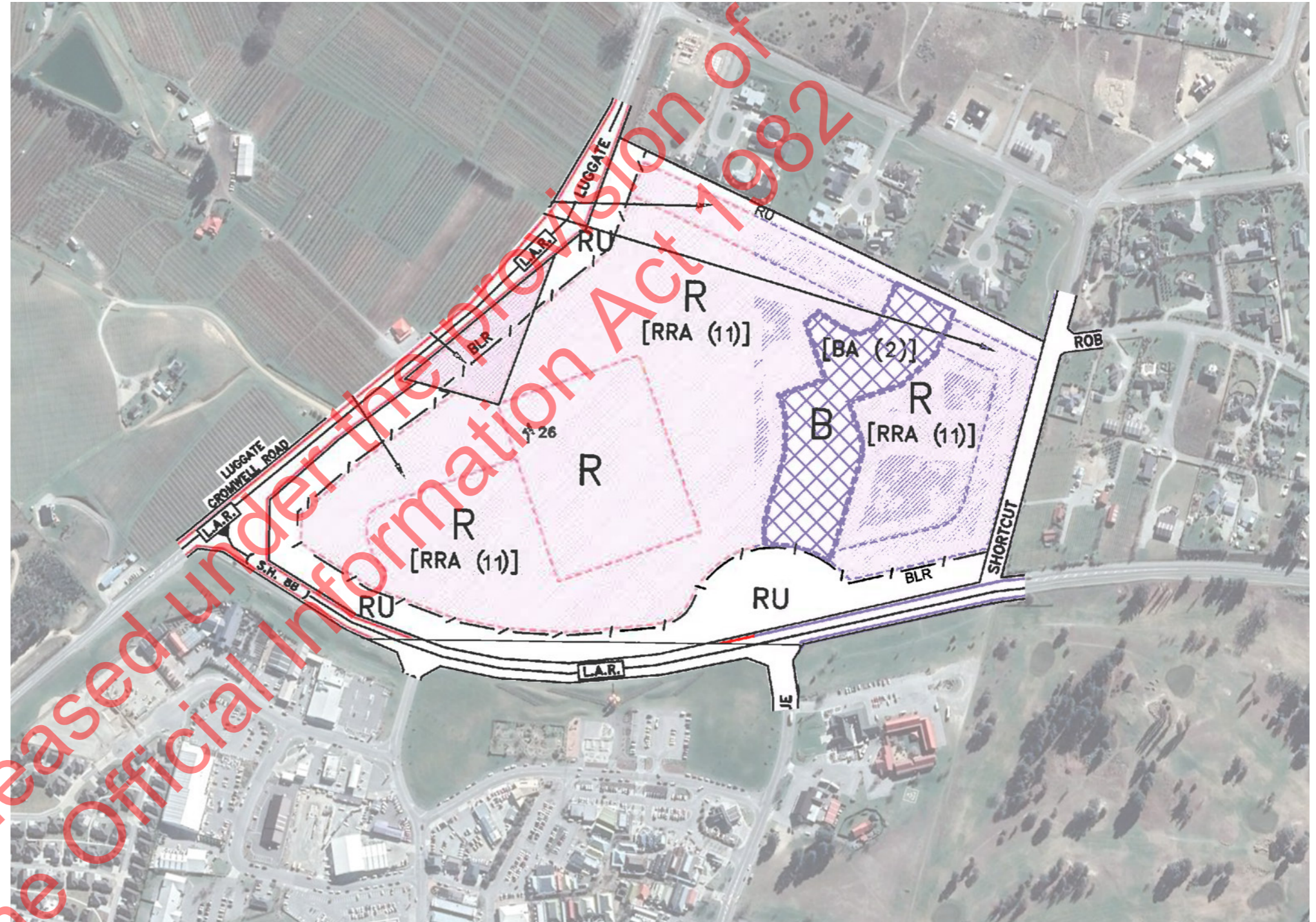
SUMMARY

A plan change process was undertaken for the Woong Tree site in 2016 - 2017 with final approval gained for the rezoning of the site from rural to a new mixed zone in 2017, described as the Woong Tree Overlay in the Central Otago District Plan

The existing structure plan provides for the following:

- A rural buffer zone around the southern and western flanks, potentially in vineyard
- A commercial area (B)
- Two types of residential activity areas (RRA 11 and RRA 3)
- A 15-metre building setback on the northern boundary (adjacent to existing established rural residential housing)
- Access from SH6 via a future roundabout (or similar)

The Rules and Policies relevant to the Woong Tree Overlay are contained in the current Central Otago Operative District Plan. In short, the zone provides for a total of 210 residential dwellings within the overlay area with 100 lots within the RRA (11) activity area, 60 within the RRA (3) activity area and 50 within the R activity area.



Zoning plan (with underlying Google aerial photo) 22.02.2017

SITE DENSITIES

SITE DENSITIES

The proposed Wooing Tree Masterplan seeks a higher density of development than that set out in the ODP (Operative District Plan) and more in accordance with that described in the Cromwell Spatial Framework Plan where a recommended yield of between 3-400 residential lots was indicated (Source: Cromwell 'Eye to the Future' Masterplan Spatial Framework, adopted 29 May 2019, pg 029).

The proposed masterplan responds to a density of 15-20 dwellings / Ha, typically with sections of 300-500m² in size. (Refer: Cromwell 'Eye to the Future' Masterplan Spatial Framework, adopted 29 May 2019, pg 030).

To that end, the Masterplan, although still indicative in form, indicates approximately 300 lots generally within the range of 350m² to 450m², with an anticipated yield not to exceed 350 lots. Minimum lots size is anticipated to be 250m².

Any development within the site less than that would be expected to be processed as a restricted discretionary activity with a requirement for a rigorous comprehensive design process to be undertaken.

DENSITY 15 - 20 DW/HA

TYPICAL HOUSING TYPES	Detached House Semi Attached Terraces Houses Villa Units Duplexes
TYPICAL SECTION SIZES	300sq.m - 500sq.m
TYPICAL BUILDING HEIGHTS	1 - 3 storeys
WHO DOES THIS HOUSING TYPE BEST SUIT?	Suited to: <ul style="list-style-type: none"> ■ Couples without dependents. ■ Group households/other families/share houses. ■ Families.
LOCATIONAL CONSIDERATIONS	Close proximity and safe access to: <ul style="list-style-type: none"> ■ Employment areas/jobs. ■ Shops. ■ Medical facilities/community facilities. ■ Schools. ■ Walking trails and open spaces i.e. lifestyle. ■ Public transport.
LOCAL EXAMPLES	<ul style="list-style-type: none"> ■ Pisa Moorings. ■ Golden View Lifestyle Village. ■ Cromwell East (black units on Melmore Tce).

COMMERCIAL PRECINCT RELOCATION

The Masterplan shows the proposed commercial precinct relocated from that indicated in the Wooing Tree overlay area (Business Resource Area (2)). The BA (2) Area in the Wooing Tree overlay originally extended from the north of the site to the RU edge at the south of the site, adjoining the location of the proposed roundabout entry from State Highway 8B.

Controls regarding the maximum floor space for the BR (2) Area are set out in Rule 8.3.6 (Xiii) of the District Plan. It is noted that the maximum floor area shall not exceed 7500m² in the business area. Taking the above into account, the following is noted:

- The relocated business precinct shown on the Masterplan covers approximately 5000m².
- Whilst it is noted that the plan indicated on the masterplan is indicative only, nevertheless it is understood that a 'mainstreet' format / design will be adopted for future development in this precinct.
- This change in location represents a substantial deviation from that contained in the wooing Tree Overlay. The revised location however is considered to be preferable for the following reasons:
 - The proposed location is closer to the existing commercial centre of Cromwell and more easily accessed both visually and physically.
 - The proposed underpass under SH8B is yet to be designed in detail however the amended location and underpass has the opportunity to consolidate connection with the existing Cromwell commercial area above and beyond that envisaged in the current Wooing Tree Overlay plan.