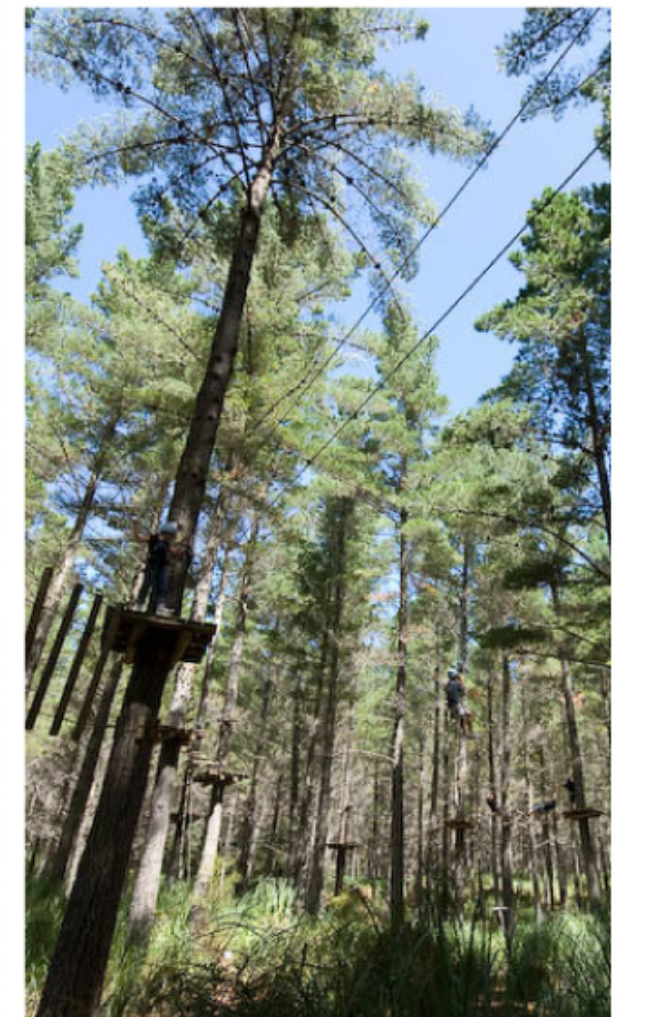


Appendix 2 2018 REVIEW

Outlines the Tinwald Domain Resource Document 2010 review process completed June July 2018 and includes the updated “Plains Village Precinct Future Buildings Restriction” Plan 2018



Tinwald Domain Future Development Resource Document Review June-July 2018

The Process

Monday 16th July 2018

After the June 20th site visit a desk top review of the existing document was completed by Craig Pocock. After the completion of the review Craig Pocock met with council officers, Domain Board members, Plains Museum Trust and user group members to review the analysis and discuss possible changes to the 2010 Masterplan and resource document.

The following suggestions were presented to the group, in no order of importance:

It was felt that the “Tinwald Domain Future Development Resource Document 2010” design guidelines and master plan controls needed strengthening to ensure all user groups followed the same design and planning rules. This was to ensure the continuing protection of the current heritage and landscape value of the Domain and Plains Village. It was discussed that the existing resource document design rules could be integrated into the District Plan. Another idea was to integrate the resource document rules into the Plain Museum Trust’s license to occupy agreement.

An increased building footprint area within the Plains Museum Village that would allow for additional future buildings, especially large buildings was considered. It was agreed that in principle that it was beneficial to have access to larger building sites even if it meant that the Plains Village car park had to be relocated in the future.

There was a discussion about the future of the proposed event space if Tinwald Rugby Club stays in its current location. It was felt that there is value in developing half the event space as per the 2010 Master Plan so that organisations within the Tinwald Domain could have access to a propose designed and built event space. It was felt that the event space should be developed as soon as possible as it allowed for event space rental fees to be generated and reinvested back into the Tinwald Domain.

With the loss of trees in the original proposed adventure playground area there was a suggestion that a new adventure playground be located between the camping group and lake within the picnic area. As a public amenity it was felt that this should be done as soon as possible.

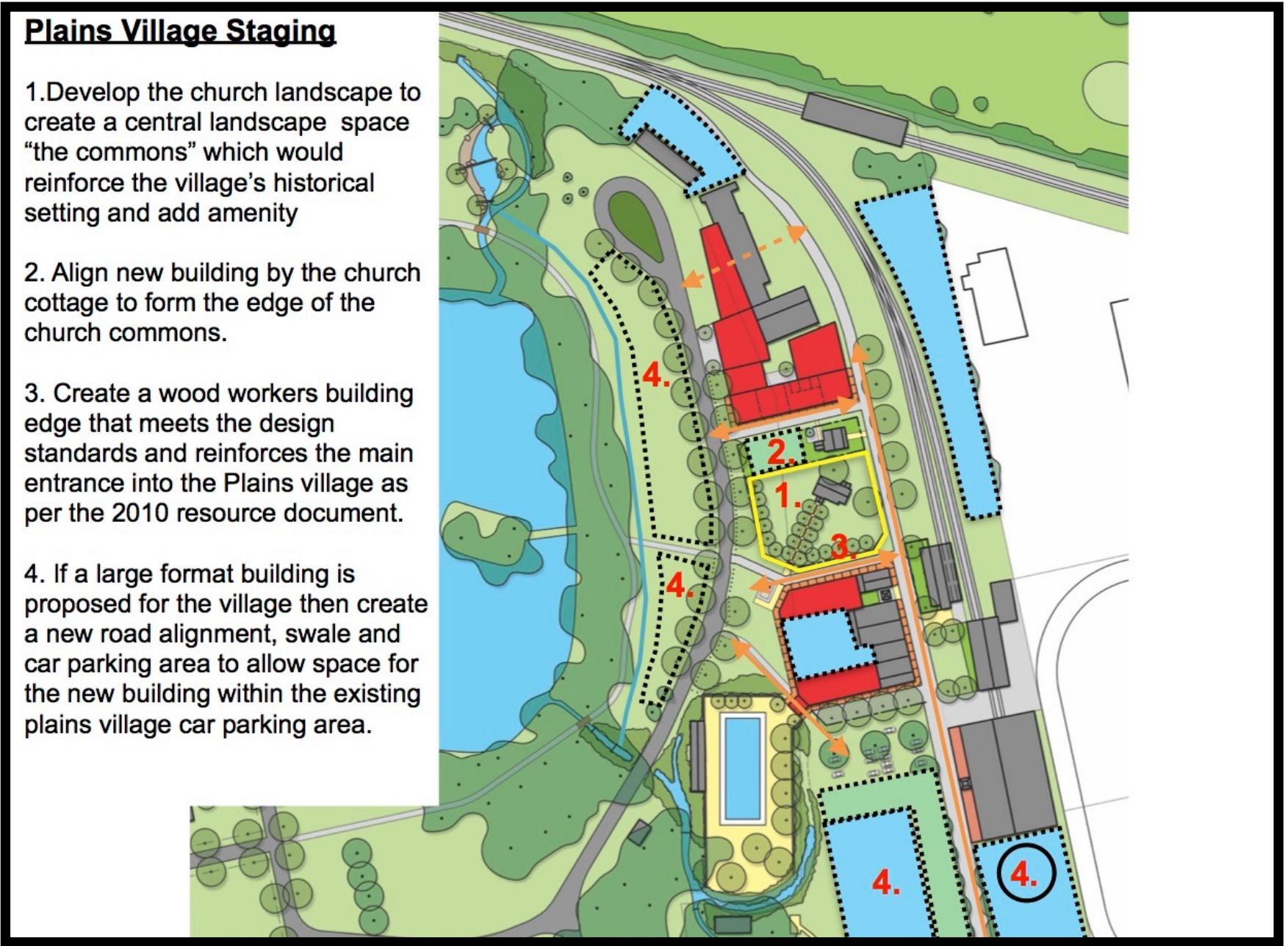
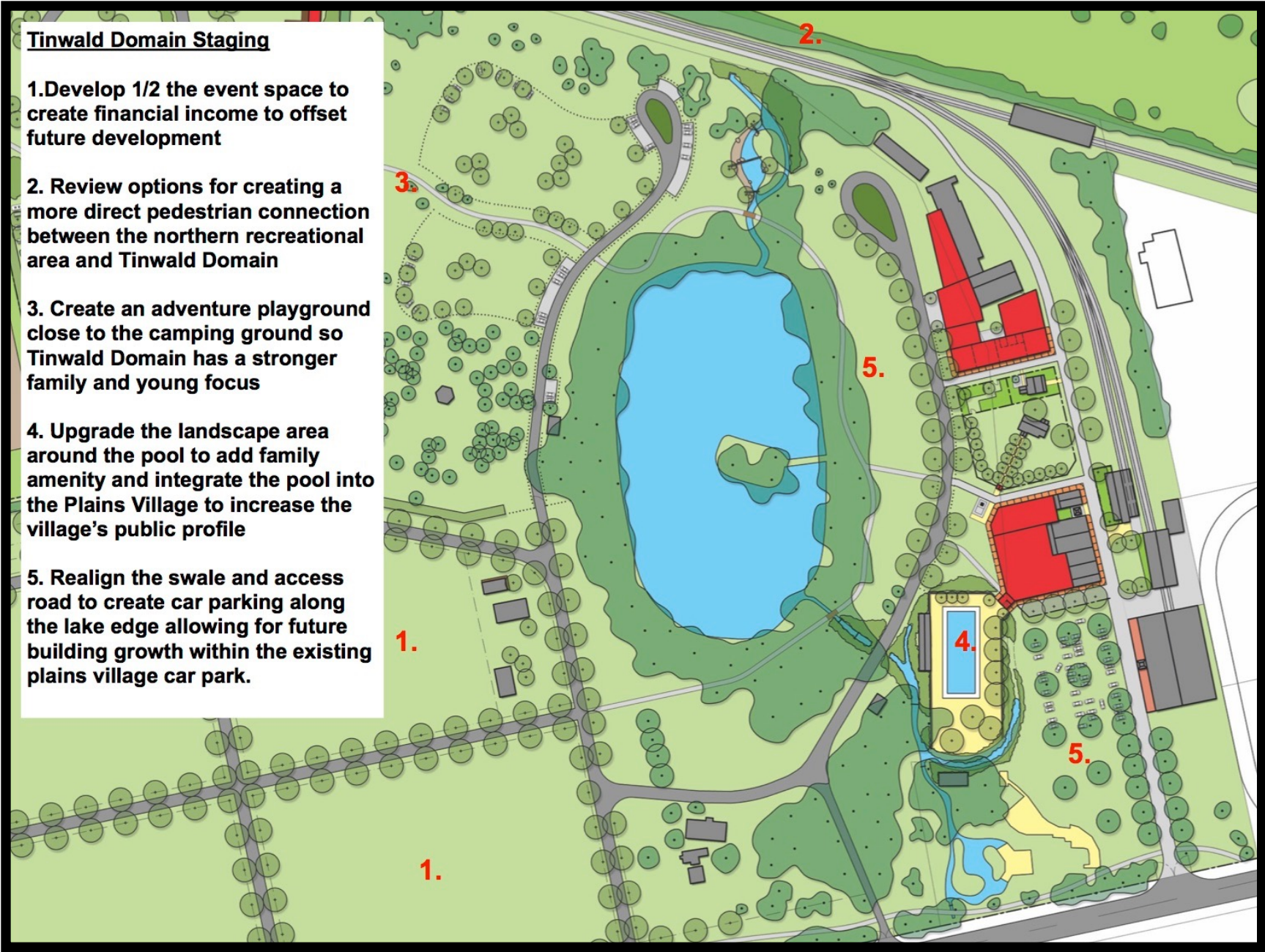
There was a discussion on upgrading the playground area close to the pool within the Plains Village area. This playground could have a heritage theme which would be in keeping with the Plains Village architecture and landscape. The playground is located within the “Plains Village Precinct Boundary” shown on page 33 of the 2010 Tinwald Domain resource document and the design stands and colours schemes could be applied to this playground.

Increased future building coverage within the Plains Village may eventually replace the village’s current car parking area, especially if large heritage building is brought to site. If that was to happen the tennis courts would be removed and a new road and swale put in to allow parking along the lake front. The new car parking could be used for the general public or on the Plains Village running days. It was felt by the group that new tennis courts could be located along the Maronan Road edge close to the exisiting managers house.

There is value to upgrading the swimming pool to increase family amenity which would create a positive draw for the public to use the Tinwald Domain more often. It could be done in a heritage theme to match the Plains Village which makes sense considering the pool is located within the “Plains Village Precinct Boundary” show on page 33 of the 2010 Tinwald Domain resource document.

There is heritage, master planning and economic value in landscaping around the Plain Village’s existing church. By creating a “Village Commons” it would protect the church’s surrounding ground from building encroachment while creating a space for families to gather during the Plains Village running days. It would visually enhance the space for the Plains Village and could be a greater draw for weddings. The church landscape needs to be done in a heritage theme outlined on page 34 on the 2010 Tinwald Domain resource document, including plant selection, fence design and colour. It is worth talking to a local horticultural club to help out with the planting design. The landscape and planting design should be approved by the Plains Museum Trust.

Access through the golf course was discussed at length and a range of options outlined for creating a more direct pedestrian link from the northern sports grounds and reserve area to the Tinwald Domain. It was suggested that a discussion needs to be had with the golf course management as soon as possible.



**Tinwald Domain Future Development Resource
Document Review June-July 2018**

The Revised Boundaries for the District Plan

This plan shows the 2010 Plains Village master plan with the existing District Plan Village outlay on top in yellow hatch. The yellow dashed line shows the proposed access road edge that should form the new western edge of the District Plan Plains Village zone boundary.

**Revised District
Plan line 2018**

The yellow dashed line would continue up the railway line until it hits the end of the domain boundary

The yellow dashed line is the new suggested DP boundary. It follows the eastern edge of proposed driveway alignment



The Revised building areas for the Plains Museum Village

This revised plan is the only plan in the 2010 Tinwald Domain Future Development Resource Document that needed to be updated. The other plans within the 2010 document are still valid and are to be applied to future Tinwald domain development.

