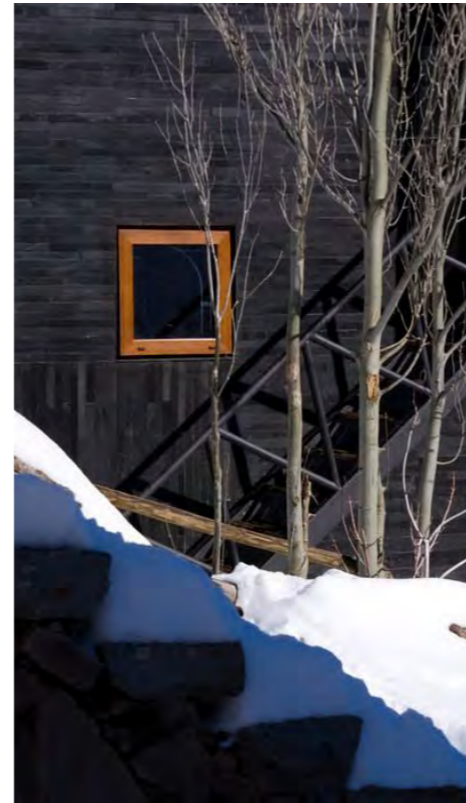


8.0 BUILT FORM



Good building design is also driven by its context. Good design addresses building performance, functionality, form, layout, sustainability and amenity. Key issues in relation to building design considered here include:

Use

Retail, Restaurants, visitor services and general parking are concentrated in the village centre. Residential uses are spread throughout separated from 'public' uses by grade.

Massing and Height

Building form and height is more concentrated in the village centre, reducing in scale towards the edges.

Setbacks from natural features

Buildings are setback from streams and minor water courses to minimise impact on the natural eco system and avoid affecting the natural flow of water through the landscape. Construction is kept away from steep slopes where possible landslip could occur and to minimise damage to existing vegetation.

Building separation

Buildings are generally sited in close proximity to minimise their impact on the sensitive alpine vegetation. Separation distances are maintained to maximise opportunities for light and natural ventilation while maintaining privacy for the occupants.

Compactness and site coverage

Closely spaced compact building forms are preferred for environmental reasons, to minimise the overall building footprint and to develop and maintain a rural village sense of community.

Facade Articulation

Building facades will be highly articulated to add richness and break down the scale into human scaled elements. They will contain projecting and recessed balconies and porches and sheltering colonnades at ground level throughout the village centre.

External Materials Finishes and Colours

External materials will include stone, steel, concrete, timber, aluminium and glass utilising natural colours of the summer mountain landscape.

Roof Design

Roofs are generally to be of medium pitch referring to the angles of the mountain land forms with general overhangs designed to hold snow for its insulation value where possible. Upper floors of buildings will be built into roof forms, utilising dormer windows to reduce the apparent overall building height.

Retaining Walls

Exposed retaining walls are to be minimised as much as possible with buildings generally built 'into' the natural landscape. Any larger areas of landscape retaining is to be achieved through broken alignment of walls using gabion type structures planted out with native vegetation.

Underground Services

Within the village area all services including water supply, drainage, power and data are to be either fully concealed within buildings or be underground.

Roads, Driveways and Parking

All roads, driveways and parking areas are to comply with New Zealand standards regarding design and construction. Maximum gradient is to be 1 in 9. Residential accommodation will be provided with designated parking in close proximity either in garages, carports or underground. Basement and above ground parking will be provided for day visitors.

Service and Loading

Designated service and loading areas will be provided in the village centre basement.

Visitor Arrival and Dropoff

A car and bus dropoff area is located at basement level on arrival at the village. From here stairs and travellers and lifts lead directly to the centre of the village.

8.1 BUILT FORM



Snow Management

Roof edges will be designed to hold and control the release of snow. Adequate drainage will be provided at ground level in 'public' areas including gratings to allow for the dispersion of unwanted snowfall. Heated paving will be utilised to melt frozen or slippery surfaces.

External Lighting

Adequate external lighting will be provided to illuminate 'public' areas at night and maintain a safe environment. External lighting will be designed to minimise glare and light spill.

Mail

Mail deliveries will be made to mail boxes at each building. Public mail boxes will be located at the post shop.

Waste

The majority of roads within the village will be accessible by a rubbish vehicle. Collection and storage of waste within the village centre will be handled at basement level. This area will be accessible by the council rubbish truck for collection and removal of all refuse from the village.

Fuel

Fuel usage will comply with New Zealand standards for storage and reticulation.

Fire

All buildings within the village will be designed to comply with New Zealand fire safety regulations. An underground fire tank supplying gravity fed water for fire fighting will be located on top of the hill above the village to the west.

Emergency Access

All roads within the village will be accessible by emergency vehicles; fire, police and ambulance. The mountain access road will also be accessible in the event of emergency. Helipads will be located adjacent at the village centre and at the mountain day lodges in both Porters and Crystal ski areas.