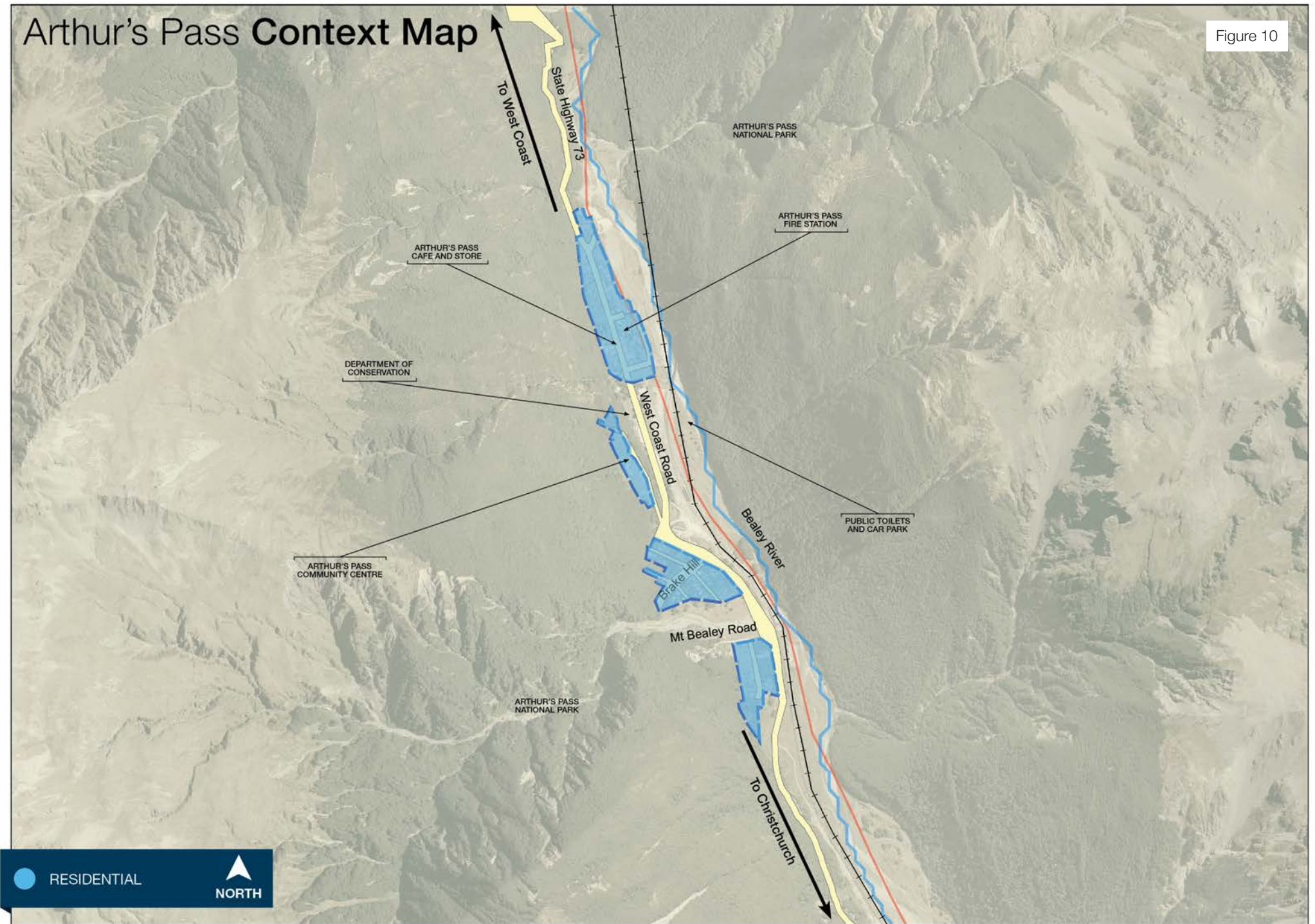


Arthur's Pass Context Map

Figure 10



Arthur's Pass Village

Introduction

Location

Arthur's Pass Village is located two hours west of Christchurch on State Highway 73. At 740m above sea level, the village is surrounded by Arthur's Pass National Park and is one of New Zealand's few alpine villages.

Mana whenua

The pass through the upper Waimakariri Basin into the Taramakau catchment was used by mana whenua travelling to and from Te Tai Poutini (the West Coast) with a camp/settlement (Otira Pā) at the confluence of the Otira and Taramakau rivers.

European settlement

Crossed in 1864 by Arthur Dobson, after whom it was given its European name, Arthur's Pass was chosen as the preferred route for the road to the West Coast gold fields the following year and the road was opened in 1866. The area was originally a road and rail township, known first as Camping Flat and Bealey Flat before officially becoming Arthur's Pass in 1916. The township is surrounded by Arthur's Pass National Park which creates unique set of opportunities and issues.

At the turn of the 20th century the population of Arthur's Pass Village grew to accommodate the tunnellers who drilled the 8 kilometres Otira Tunnel. The tunnel was cut through the Main Divide and in 1923 completed the rail link between the east and west coasts of the South Island. Arthur's Pass National Park, which is 118,472 hectares in size, was gazetted in 1929.

People eventually took over the tunnellers' cottages as holiday homes, but the village is still closely associated with the railway. The Tranz Alpine train from Christchurch stops in the village twice daily on its journeys to the west and east coasts. The village also offers accommodation, refreshments and the chance to explore the many attractive walks in the National Park.

Employment

Arthur's Pass Village represents a small component of township-based employment in the Malvern area⁵. The township contributes to the district's tourist economy through its proximity to local ski fields⁶ and its location within the National Park.

Population

The 2015 population of Arthur's Pass Village was approximately 400 people, and is predicted to remain static through to 2031⁷.

Township status

Due to its relatively isolated location, contained size and the role it plays in servicing the Arthur's Pass National Park and those travelling along State Highway 1, Selwyn 2031 has categorised Arthur's Pass Village as a rural township whose function is:

"...based on village characteristics with some services offered to the surrounding rural area."⁸



District Plan land use zoning

Arthur's Pass village is subject to a single Living 1 land use zoning (see [Figure 10](#)), which has a minimum average allotment size of 800 square metres based on the predominant requirement to manage wastewater discharges on-site through individual septic tanks.

The current pattern of residential development reflects the geography of the area, with the elongated urban form being spread across four distinct areas that are separated by streams from the steep slopes to the east and west. This elongated form can be attributed to the village having grown along the alignment of State Highway 73 and within the confines of the National Park boundaries and Bealey River.

The housing stock is characterised by small detached housing, there being numerous examples of historic cottages that not only contribute to the alpine character of the settlement but also reflect the settlement's historic past.

Residential land capacity

There are approximately 143 sections within the Arthur's Pass Village settlement of which 14 have the potential to be further developed for residential purposes. These sections comprise of 3.3 hectares with a potential yield of 29 additional households. In addition, there are currently 18 vacant lots available in Arthur's Pass.

There is significantly less developable land available within Arthur's Pass Village compared to other townships in the Malvern area. However, static projected population growth, the presence of a number of significant resource management issues and the geographic location of the settlement contained within a National Park preclude significant growth in the township.

Business and industrial land capacity

Arthur's Pass does not have dedicated Business 1 or Business 2 zones, with retail and commercial growth developing in a piecemeal fashion along State Highway 73, predominantly within a central core close to the train station and Department of Conservation visitor centre. These business activities are predominantly food and beverage outlets and a restaurant serving the limited needs of local residents, visitors to the National Park or those travelling along the state highway. An expert retail assessment establishes that there is no demand identified for additional business or industrial land in the township⁹.

Opportunities and Issues

Development opportunities and issues that have informed the recommendations for the future development of Arthur's Pass are summarised in [Figure 11](#) and below.

OPPORTUNITIES

Population, growth capacity and urban form

- The township has a unique alpine character and location within the Arthur's Pass National Park that needs to be protected.

Natural environment and cultural heritage

- There are opportunities to record the association of the area with ara tawhito (trails) to Te Tai Poutini on town information boards; and
- To provide information on the various indigenous plant species found in the area and their customary uses as part of town information.

Transport

- The levels of service for transport infrastructure should reflect the status, character and function of the settlement.

5 Waters

- Any new development should be located within or close to areas currently serviced with reticulated water and should utilise the capacity remaining in the Sunshine Terrace Wastewater Treatment Plant or other community systems ahead of on-site wastewater disposal where practical.
- Mana whenua support the development of Low Impact Urban Design and Development.

Business development

- There are a number of local services and businesses operating within Arthur's Pass Village to support the needs of the local community, visitors and travelers passing through the township.

Local facilities and community development

- Arthur's Pass Village is an important tourist destination, with opportunities available to further promote the township and the National Park as a tourist destination.
- Spark has identified upgrades to the 4G ultrafast broadband network in Arthur's Pass to support social, economic and community wellbeing.

⁹Market Economics: Malvern Area Plan Assessment, August 2015, P19

Arthur's Pass Opportunities & Issues

Figure 11



ISSUES

Population, growth capacity and urban form

- There is limited subdivision potential, given that the majority of land holdings appear to be around the 800 square metres size provided for within the District Plan.
- The relatively isolated location makes the township attractive to a small portion of the property market.
- There is limited capacity for the township to support more intensive housing typologies such as a Living Z zone based on the township character, settlement function in the Selwyn 2031 network and limited range of services.
- Natural hazard risk management is identified as a constraint to growth given the geography of the area. There is an identified need to review the appropriateness of the District Plan growth policy where it identifies a potential future growth path between State Highway 73 and the Bealey River which appears to be either KiwiRail owned and/or prone to hazards¹⁰. Other District Plan growth policies remain relevant, given the extent of constraints such as flooding, land stability, steep topography, soil stability, outstanding natural landscape values and land tenure.
- The proactive zoning of additional greenfield land through the District Plan Review is not supported due to:
 - (1) the settlement's character, function and ability to offer the services and infrastructure required to support increased growth
 - (2) infrastructure constraints
 - (3) natural values
 - (4) land tenure (Department of Conservation and KiwiRail), and
 - (5) Natural Environmental and Cultural Heritage Issues have been detected.

Business development

- There are limited opportunities to facilitate economic diversity, given the small population and that the village is primarily a tourist hub.
- The expansion of businesses is limited to retro-fitting existing dwellings or redeveloping existing residential sections in the absence of a dedicated Business 1 zone and vacant land available within it.
- Additional development within the Living 1 zone will require wastewater permits from Environment Canterbury as there is a lack of network capacity in the Council-operated wastewater treatment plant.

Transport

- There is a lack of connectivity between the four settlement clusters, which has arisen as a consequence of the topography and streams.

- Environment Canterbury does not provide public transport or a bus service to this town. A recent service review undertaken by Environment Canterbury determined that no significant extension or expansion to their services in the district is expected in the foreseeable future.

5 Waters

- Further growth paths are generally difficult to service based on the local geography and isolated location of the village. Infrastructure capacity upgrades for community water, wastewater and stormwater utilities to facilitate significant growth are likely to be cost-prohibitive.
- The Selwyn District Council toilet block wastewater treatment plant has no capacity to accept further connections from existing activities, including commercial activities. Some limited capacity remains available in the Council's Sunshine Terrace wastewater treatment plant.
- Wastewater is managed individually on-site through Environment Canterbury permits for the balance of the township. The retention of the current 800 square metre minimum average allotment size will make it challenging for on-site water discharge and does not meet the Environment Canterbury permitted activity requirements for new on-site wastewater management.
- Mana whenua have concerns with on-site wastewater treatment and disposal systems, particularly where local conditions compromise the effectiveness of those systems and may result in discharges of effluent to water.
- Any additional growth will require an integrated approach to stormwater management, including the development of stormwater management plans to coherently manage current and future growth.
- Mana whenua supports upgrades to the stormwater treatment and disposal networks, with a preference for disposal to land or artificial wetlands over direct discharge to water. This may create issues as limited land areas are available.

Local facilities and community development

- The limited population base in Arthur's Pass presents difficulties in generating the rates base to support major capital projects or community facilities.

Preferred Development Options

There are limited opportunities available for additional greenfield development areas or to extend the township boundary, based on the issues identified above and shown on Figure 13.

¹⁰Policy B4.3.12

Conclusion

No new areas for residential or business purposes have been identified as being necessary to be proactively zoned by Council in response to projected population growth within Arthur's Pass Village over the Malvern 2031 planning horizon. This is on the basis that there are a number of Issues that need to be addressed to facilitate additional growth, including:

- settlement character and function, including the need to protect the current amenity attributed to the village and the absence of the necessary community infrastructure or services required to support significant growth or increased household densities
- infrastructure constraints relating to integrated stormwater management, access to potable water and the on-site treatment and disposal of wastewater. There is also a lack of resilience associated with the settlement's isolated location and local geography
- natural values attributed to the surrounding National Park, which is recognised in the District Plan as an Outstanding Landscape
- land tenure, where the only remaining land outside the current township boundary is owned and administered by Kiwirail, and
- natural hazard risks associated with land stability, rock fall associated with the steep topography to the north and south and flooding associated with the Bealey River and its tributaries.

The retention of the current township boundary through to 2031 is consistent with the principles contained in Chapter 5 of the CRPS, the District Growth Strategy Directions and the Area Plan Principles, which reinforce the need to manage growth in an integrated and consolidated manner, while avoiding the social, economic and environmental impacts associated with dispersed settlement patterns.

This Area Plan does not preclude any additional greenfield land from being considered for zoning through privately-initiated plan change requests under the RMA, but signals that there is sufficient capacity within the township to accommodate growth through to 2031 without the need for the Council to proactively zone additional land through the District Plan Review.

The following implementation steps identify the various processes for considering the appropriateness of where further development within the current township boundary through to 2031 can best be integrated. The implementation steps are the methods for delivering the opportunities and addressing the issues identified in the above assessment, which will collectively deliver better social, economic, cultural and environmental outcomes for the settlement of Arthur's Pass Village, its community and its rural township function to the local area.

Arthur's Pass area plan implementation steps

A number of implementation steps for Arthur's Pass Village are provided as a means to realise the opportunities and address the issues by 2031. The implementation steps contain guidance on indicative: (1) timeframes; (2) Council department work streams; (3) costs; (4) agency and Council department that are primarily responsible for implementation, and; (5) possible funding sources.

The various implementation steps have been formulated to deliver sustainable social, economic, cultural and environmental outcomes for each township within the Malvern area in the short, medium and long term. The following timeframes have been established for this area plan:

- Short term 2016 to 2020
- Medium term 2021 to 2025
- Long term 2026 to 2031

In addition to the Arthur's Pass Village township specific implementation steps set out below, there are a number of other implementation steps that apply across all the townships in the Malvern Area Plan. These can be viewed at the beginning of [Section 2](#) of this Area Plan at Table 1.

Estimated costs are shown in the following table as a high-level indication of the scale of funding that may be required to implement various steps. The costs generally relate to physical works, such as street upgrades, open space enhancements or developments of new facilities and do not include the costs to operate, maintain or renew the assets in the future. Possible funding sources for each implementation step are identified.

It is important to note, however, that in many cases no funding has been approved and decisions on whether a project or initiative to deliver the identified implementation step can proceed will still need to be made through the Council's Annual and Long-Term Planning processes. Also set out in the table is who will be advancing the various implementation steps, and the mechanisms by which they will be realised.

Key for indicative costs
\$ = below \$50,000
\$\$ = \$50,000 – 200,000

Table 3: Implementation steps – Arthur's Pass Village

Implementation step	Indicative timeframe	Indicative cost	Agency responsible	Funding source
Population, growth and urban form				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Review the Alpine Village rules and whether additional heritage buildings qualify for inclusion to achieve a greater sense of place and identity	Short	\$\$	Selwyn District Council Planning department – District Plan Review	Environmental Services District Plan Review
Review the current zoning and determine the appropriateness of facilitating higher-density/smaller allotments to reflect use as holiday homes	Short	\$\$	Selwyn District Council Planning department – District Plan Review	Environmental Services District Plan Review
Investigate potential to facilitate development within proximity to established business activities via a 'transitional zone' or similar	Short	\$\$	Selwyn District Council Planning department	Environmental Services District Plan Review
Natural environment and cultural heritage				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Include significant heritage and cultural sites in Arthur's Pass when preparing township brochures and/or township information panels	Medium	\$	Selwyn District Council Community Services department in consultation with mana whenua	Community Services Long-Term Plan
Transportation				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Facilitate a Corridor Management Plan in partnership with New Zealand Transport Agency to identify future opportunities and issues associated with the State highway, which will inform on-going planning initiatives	Medium	\$\$	Selwyn District Council Transportation and Planning departments	Assets and Environmental Services Long-Term Plan

5 Waters

See Area Plan wide implementation steps in Table 1 in addition to the following:

Review the appropriateness of the growth of township policies and methods to coordinate sustainable urban growth and provide for community needs by taking into account the identified Area Plan opportunities and issues (town centre growth to consider flood risks associated with the Bealey River, existing stormwater network, wastewater capacity available south near Sunshine Terrace and individual septic tanks required elsewhere)	Short	\$	Selwyn District Council Planning and Water Services departments in consultation with mana whenua – District Plan Review	Environmental Services District Plan Review
Submit the necessary stormwater discharge consents and implement the associated Stormwater Management Plan	Short	\$	Selwyn District Council Water Services department in consultation with mana whenua	Assets Long-Term Plan
Manage the water supply network in accordance with the approved Water Safety Plan	Medium	\$	Selwyn District Council Water Services department	Assets Long-Term Plan

Local facilities and community development

See Area Plan wide implementation steps in Table 1, in addition to the following:

Consider providing a targeted rate for the Arthur's Pass community to generate funds for the community centre improvements	Short	\$	Selwyn District Council Property and Commercial department - Annual Plan 2015/16	Property and Commercial Long-Term Plan
Actively promote Arthur's Pass Village as a tourist destination through Selwyn District Council's tourism advisor	Medium	\$	Selwyn District Council Community Services department	Community Services Long-Term Plan

Business development

See Area Plan wide implementation steps in Table 1