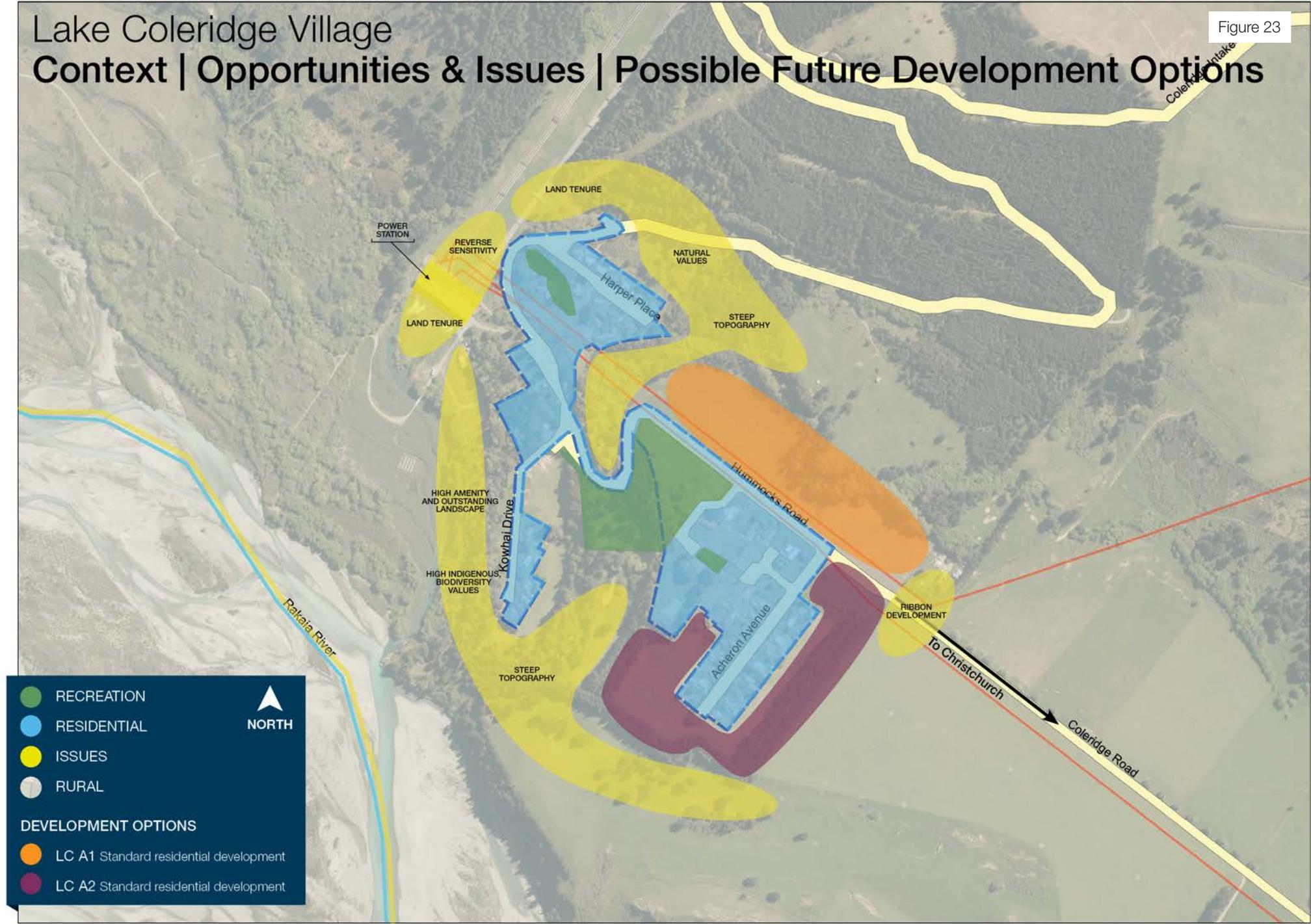


# Lake Coleridge Village Context | Opportunities & Issues | Possible Future Development Options

Figure 23



# Lake Coleridge Village

## Introduction

### Location

Lake Coleridge and the small settlement linked to it are located approximately 90 minutes west of Christchurch, at an elevation of 380m<sup>2</sup> above sea level.

### Mana whenua

Whakamātau/Lake Coleridge is an Area of Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998. The lake and its surrounds were situated along ara tawhito or trails to Te Tai Poutini (the West Coast) via the Rakaia and Arahura rivers. Three trails occurred through the Wilberforce/Browning Pass; Mathias; and South Branch of the Rakaia/Whitcombe Pass – though the latter route was less used. The number of mana whenua names for mountains and rivers in this area is indicative of the frequency of its occupation and use. Whakamātau/Lake Coleridge was an important mahinga kai for those on the trail, and there are recorded archaeological sites in the area.

### European settlement

High country runs were taken up in the Lake Coleridge area by the early 1860s but the village itself was not built until the commissioning of the hydro-electricity scheme in 1911. The area was suggested as appropriate for a hydro-electricity scheme by local runholder John Murchison and the land for the village (and scheme) was acquired from the Murchison Family. A prototype 'show home' was built in the township to show off the benefits of an all new electric home in 1915.

The Lake Coleridge area is a diverse high-country location which maintains a balance between the needs of farming, industry and tourism on the one hand and retaining its original wilderness qualities on the other. The Lake Coleridge area has now become a prosperous farming, recreation and tourism area.

### Employment

Lake Coleridge Village represents a small component of township-based employment in the Malvern area<sup>41</sup>. There is no demand was identified for additional business land in the township<sup>42</sup>.

### Population

The 2015 population of Lake Coleridge Village was approximately 198 people, which is predicted to remain static through to 2031<sup>43</sup>.

### Township network

Due to its relatively isolated location, contained size and high holiday home occupancy, Selwyn 2031 has categorised Lake Coleridge Village as a rural township whose function is:

*"...based on village characteristics with some services offered to the surrounding rural area."<sup>44</sup>*



## District Plan land use zoning

Lake Coleridge Village is subject to a standard density Living 1 land use zoning (see [Figure 25](#)), which has a minimum average allotment size of 800 square metres.

The housing stock is characterised by small detached housing, with a distinction between cottages established when the power station was constructed and the newer holiday homes.

## Residential land capacity

There are approximately 71 standard residential sections in Lake Coleridge Village that is comprised of residential sections and larger undeveloped parcels. Of the 71 sections in the Village, five have the potential to be further developed for residential purposes. These eight sections comprise some 1.7 hectares with a potential yield of an additional 14 households. In addition, there are a number of undeveloped residential sections within Lake Coleridge Village, with 11 vacant lots identified as being available.

Overall, there is sufficient available land to accommodate projected population growth and demand in Lake Coleridge Village through to 2031 without proactively zoning additional residential greenfield land. A number of significant resource management issues and the geographic location of the settlement also preclude significant growth in the township.

## Business and industrial land capacity

There is no business zoned land in Lake Coleridge Village, with an expert retail assessment establishing that there is insufficient demand identified to support the active zoning of additional Business 1 or Business 2 land<sup>45</sup>.

# Opportunities and Issues

Development opportunities and issues that have informed the recommendations for the future development of Lake Coleridge are summarised in [Figure 23](#) and below.

## OPPORTUNITIES

### Population, growth capacity and urban form

- There is sufficient zoned and undeveloped land to accommodate the projected population and anticipated growth up to 2031.
- The lot sizes appear to be appropriate for the location and potential exists to infill through existing subdivision provisions.
- The steep topography and gully/stream appear to preclude the current growth path identified in the District Plan<sup>52</sup>.
- It is more efficient and cost effective to locate any new development within or close to areas currently serviced with Selwyn District Council's wastewater treatment plant, preferably to the east.

## Natural environment and cultural heritage

- There is an opportunity to consider a cultural footprint over the area through the District Plan Review to recognise the settlement history of mana whenua and their ancestors in this area and to provide information on that aspect of the township's occupation and history, including the area forming part of the pounamu trails.
- The District Plan Review should identify and protect culturally-significant sites.
- There is an opportunity to enhance biodiversity and record the importance of the area for mahinga kai through indigenous plantings and information displays in public areas.

## Transport

- The levels of service for transport infrastructure should reflect the status, character and function of the settlement.
- There is an opportunity to investigate future capital works projects through the Footpath Extension Forward Works Programme and the Walking and Cycling Strategy.

## 5 Waters

- Locate development within or close to areas currently serviced with wastewater.
- Mana whenua support the development of Low Impact Urban Design and Development.
- A reticulated wastewater system is available but the current disposal method via discharge to water is not supported by mana whenua.

## Local facilities and community development

- Budgets are provided in the 2015-25 LTP for the provision of toilet facilities to cater for visitors to the locality, including:
  - (1) public toilet upgrades
  - (2) new toilets at Intake Reserve
  - (3) playground renewal upgrade, and
  - (4) arboretum improvements.

## ISSUES

### Population, growth capacity and urban form

- There is limited capacity for the township to support more intensive housing typologies such as a Living Z zone, based on the township character, the settlement function in the Selwyn 2031 network and limited range of services.
- Lake Coleridge is an isolated location that is attractive to a small portion of the property market, with the majority of the properties accommodating holiday homes.

- Significant growth is precluded by:
  - (1) Land tenure (Trustpower) and nationally important electricity generation utilities to the west and south-west;
  - (2) the need to protect the landscape values and amenity attributed to the High Country and Outstanding Natural Landscape Area to the south and south-west;
  - (3) the land tenure (Trustpower) steep topography to the north and north-west and the natural values attributed to the Arboretum to the north of Harper Place; and
  - (4) the Rakaia River Gorge to the south.

### Business development

- Relatively limited opportunities are able to be facilitated in Lake Coleridge Village through the Area Plans based on the small population base of the township and its status under Selwyn 2031.

### Natural environment and cultural heritage

- There is a risk that sites of cultural significance may be disturbed through excavation and the development of roads or houses should additional development take place.
- Ngāi Tahu connections with this area are forgotten compared with the later history of high country pastoralism and hydro-electricity generation, and more latterly with changes in land ownership.

### Transport

- 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

- Any new surface water takes to provide for growth will require resource consent from Environment Canterbury. The treatment plant requires upgrading to fully comply with the Health Act 1956 and drinking water standards. Water supply is managed in accordance with approved Water Safety Plans.
- 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.
- A form of land-based sewage treatment is preferred by Ngāi Tahu compared to the discharge of treated sewage into the Rakaia River via the tail race. However, the size of the town and its location means an alternative wastewater treatment option is unlikely to be economically viable.

### Local facilities and community development

- The limited population base in Lake Coleridge Village presents difficulties in generating the rates base necessary to support major capital projects or community facilities.

## Possible future development options

### Residential

No new areas for residential purposes have been identified as being necessary to be proactively zoned by Council in response to projected growth within the Malvern 2031 planning horizon. This is on the basis that there is currently sufficient available land to accommodate projected population growth and there are constraints that need to be addressed through the RMA process.

Figure 25 shows areas of potential future greenfield growth paths that could accommodate residential development either beyond 2031 or more immediately through a privately initiated plan change process, including areas where more intensive development may be able to occur and explains the advantages and disadvantages of each respective area. The map indicates the current township boundary and references some of the opportunities and issues listed below that will influence the substantive assessment of the appropriateness of future growth options.

### Lake Coleridge Village AREA 1 – LC A1

A potential future area for standard residential Living 1 development is currently zoned Rural (High Country) and is located to the north of Hummocks Road.

#### Advantages

- This area is level in topography and would assist in delivering a compact concentric urban form.

#### Disadvantages

- It is important to note that the current natural features between the built-up areas need to be retained if further growth pockets are investigated so that the township can blend in with its surroundings.
- Any stormwater inundation risk is reduced by the gully to the west, although other servicing constraints would need to be addressed.

### Lake Coleridge Village AREA 2 – LC A2

A potential future area for standard residential Living 1 development is currently zoned Rural (High Country) and located at the entrance to Lake Coleridge Village, east and south of Acheron Avenue.

#### Advantages

- This area is level in topography and appears to be suitable from an infrastructure perspective.

#### Disadvantages

- A clay base has been identified on the south-eastern boundary of the township that presents stormwater issues.
- This area would extend the urban form further along Coleridge Road.

## Conclusion

No new areas for residential purposes have been identified as being necessary to be proactively zoned by Council in response to projected growth within Lake Coleridge Village over the Malvern 2031 planning horizon. This is on the basis that there is currently sufficient zoned but undeveloped residential land available to accommodate projected population growth and demand.

There are also 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 additional growth or increased household densities
- infrastructure constraints relating to integrated stormwater management, access to potable water and the ongoing treatment and disposal of wastewater. There is also a reduced resilience associated with the settlements isolated location and local geography
- natural values attributed to the surrounding environment, which is recognised in the District Plan as a high country environment and Outstanding Landscape
- the need to manage growth to avoid any adverse impacts this may have on cultural sites or the mana whenua values associated with the area
- land tenure (Trustpower) and the need to avoid any adverse reverse sensitivity effects that may undermine the operation of the nationally-important electricity network, and
- natural hazard risks and amenity values attributed to steep topography and Rakaia River.

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 Lake Coleridge, its community and its rural township function to the local area.

## Lake Coleridge Village area plan implementation steps

A number of implementation steps for Lake Coleridge 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 Lake Coleridge Village 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 9: Implementation steps – Lake Coleridge Village

Implementation step	Indicative timeframe	Indicative cost	Agency responsible	Funding source
<b>Population, growth and urban form</b>				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Determine the Alpine Village Rules and whether additional heritage buildings qualify for inclusion in the District Plan Review 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
<b>Natural environment and cultural heritage</b>				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Include significant heritage and cultural sites in Lake Coleridge 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
<b>Transportation</b>				
See Area Plan wide implementation steps in Table 1				
<b>5 Waters</b>				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Submit the necessary stormwater network discharge consents and implement the associated Stormwater Management Plan	Short	\$	Selwyn District Council Water Services department in consultation with Nga Rūnunga	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
<b>Local facilities and community development</b>				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Investigate the potential for a wider landscape concept for the village as a wider response to Growth of Township Policy B4.3.49	Medium	\$\$	Selwyn District Council Planning department in consultation with mana whenua – and other relevant stakeholders	Environmental Services Long-Term Plan
Progress community facility upgrades as set out in the 2015-25 Long-Term Plan	Medium	\$	Selwyn District Council Property and Commercial department – Strategy and Planning Works Programme	Property and Commercial Long-Term Plan