



SELWYN DISTRICT PLAN REVIEW RE012 ALPINE VILLAGES BASELINE ASSESSMENT REPORT

PREPARED FOR SELWYN DISTRICT COUNCIL

14 September 2018

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QUALITY STATEMENT

PROJECT MANAGER

Frances Lojkine

PROJECT TECHNICAL LEAD

Paula Hunter

PREPARED BY

Adam Jellie. Paula Hunter 14/09/2018

CHECKED BY

Paula Hunter 14/09/2018

REVIEWED BY

Paula Hunter 14/09/2018

APPROVED FOR ISSUE BY

Frances Lojkine 14/09/2018

CHRISTCHURCH

Hazeldean Business Park, 6 Hazeldean Road, Addington, Christchurch 8024

PO Box 13-052, Armagh, Christchurch 8141

TEL +64 3 366 7449, FAX +64 3 366 7780

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Executive Summary

The purpose of this Baseline Report (Report) is to review the effectiveness and appropriateness of the District Plan provisions (objectives, policies and rules) in achieving the intended outcomes for the Alpine Villages.

The Alpine Villages are considered for the purposes of this Report to include Arthur's Pass, Castle Hill and Lake Coleridge, due to the location of each village in high country alpine environments. In order to understand and evaluate the effectiveness of the provisions for the Alpine Villages, site visits and an on-the-ground character and amenity assessment were undertaken for each village by Council's Senior Urban Designer, Gabi Wolfer.

Prior to undertaking the on-ground-assessments a set of criteria was developed which incorporate elements of the provisions in the Operative District Plan relating to the three villages. These criteria ensured that a structured and consistent approach to the character and amenity assessments was undertaken.

Following the assessments, the Council Consenting and Monitoring and Enforcement teams were contacted to provide feedback on any issues or gaps with regard to the administration of the Alpine Village provisions in the District Plan and these have been considered in the evaluation.

The effectiveness of the District Plan provisions that relate to the Alpine Villages were assessed based on the findings of the character and amenity assessments. It is recommended that the objectives and policies which apply to Lake Coleridge not be rolled over into the Proposed District Plan and instead only the Settlement Zone provisions should be applied.

Amendments are recommended in terms of the policy framework in that the objectives and policies need to clearly distinguish whether they are addressing the effects of the villages on the surrounding environment outside the zone boundary or the effects of activities within the village zone boundary. It is considered that the Alpine Village provisions for Arthur's Pass and Castle Hill can be largely rolled over (with the amendments) into the Proposed District Plan.

Selwyn District Council

RE012 Alpine Villages Baseline Assessment Report

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1. Introduction

The purpose of this Baseline Report (Report) is to review the effectiveness and appropriateness of the Operative District Plan provisions (objectives, policies and rules) in achieving the intended outcomes for the Alpine Villages.

The Alpine Villages are considered for the purposes of this Report to include Arthur's Pass, Castle Hill and Lake Coleridge due to the location of each village in high country alpine environments. The Operative District Plan does not include a definition which specifically states which villages are considered Alpine Villages.

The Alpine Village provisions in the Operative District Plan seek to manage the effects of the expansion of the villages, maintain the character within the villages, as well as protecting the values of outstanding natural features and landscapes in close proximity to them. The effectiveness of these provisions is evaluated in the subsequent sections of this Report.

1.1 Scope

The purpose and scope of this Report is to:

- undertake a review (and provide a summary) of the relevant provisions and key approaches/issues to the Alpine Villages;
- liaise with the Council's Resource Consent, Monitoring and Enforcement and Building teams to identify if there have been any particular issues or matters that have arisen in the administration of the Operative provisions;
- undertake character and amenity assessments for the Alpine Villages (completed by Gabi Wolfer, Council's Senior Urban Designer);
- provide statements which clearly describe the desired amenity and character outcomes for each of the Alpine Villages; and
- draw conclusions as to whether the Operative provisions should be "rolled over", amended or replaced by new provisions.

1.2 General overview of Alpine Villages

The villages of Arthur's Pass, Castle Hill and Lake Coleridge are located in the Canterbury High Country, west of Christchurch. Refer to appendices E to F for larger maps of the villages.

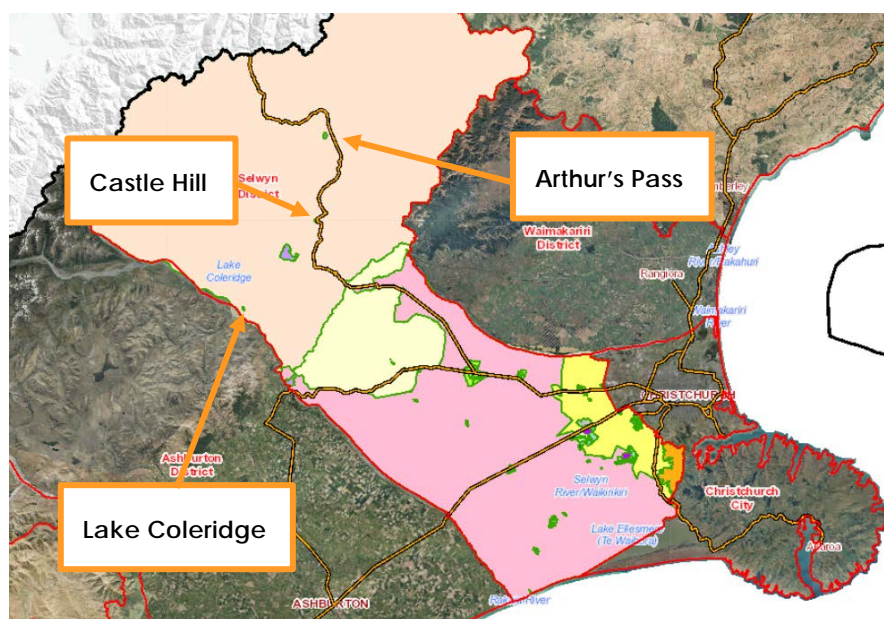


Figure 1-1: Location of the Alpine Villages

1.2.1 Arthur's Pass

Arthur's Pass Village is located two hours west of Christchurch on State Highway 73. At 740 m above sea level, the Village is surrounded by Arthur's Pass National Park.

The Malvern Area Plan Mahere-ā-Rohe 2031 states that in 1864 Arthur's Pass was chosen as the preferred route for the road to the West Coast gold fields. The road was opened in 1866. 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 Malvern Area Plan Mahere-ā-Rohe 2031 states that 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.

Arthur's Pass is made up of four different settlement 'clusters', three of which are located in elevated locations west of SH 73. Arthur's Pass Village is unusual in that it is surrounded by Arthur's Pass National Park. The largely unmodified indigenous vegetation, steep mountains and river gorges in the Park have high landscape, ecological and aesthetic values.

1.2.2 Castle Hill

Castle Hill Village is located just over an hour west of Christchurch on State Highway 73, lying between the Torlesse and Craigieburn Ranges. The Village is an alpine settlement located at an altitude of 720 m above sea level.

The Malvern Area Plan Mahere-ā-Rohe 2031 states that Castle Hill Village began as a development in 1982, ten years after then owner of Castle Hill Station, John Reid, conceived a plan to create a high alpine Village on an area of farmland beneath the Craigieburn Range.

Today the Village can be visually divided into an 'old' and a 'newer' part. The character and amenity assessments found that the built form in the 'old' part is well integrated amongst the surrounding established tree plantings and does not detract from views to the surrounds. Recent development is more on display, as the location lacks established greenery and due to the larger size of buildings.

The Malvern Area Plan Mahere-ā-Rohe 2031 states that most of the 126 homes in Castle Hill are seasonal holiday homes, although several of the homes are resided in on a permanent basis.

By way of background to the specific provisions which apply to Castle Hill, the Operative District Plan states in the purpose statement that residents were surveyed in 1999 and a specific design plan was developed for the Village. This sought that development follow an "alpine chalet" theme which the Operative District Plan states adds significantly to the amenity values of the Village.

1.2.3 Lake Coleridge

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

The Village was established during the commissioning of the hydroelectricity scheme in 1911 with the first cottages built in 1914, placed either side of Acheron Avenue. Most of the original cottages have since been removed and replaced with new residential housing, however the prototype 'show home' of an electric home built in 1915 remains. Today, many of the power station functions are automated and the Village's permanent population is less than 25 residents.¹

The Operative District Plan in the purpose statement notes that there are places within and around Lake Coleridge Village where spectacular views of the Rakaia River valley can be seen, such as from Harper Place and the end of Hummocks Road overlooking the power station.

The Village is nestled within and surrounded by mature tree plantings some of which are part of the A E Hart Arboretum. The upper and lower sites of the arboretum are scheduled in the Operative District Plan.

¹ Malvern Area Plan Mahere-ā-Rohe 2031 p. 89

2. Description of Operative Plan provisions

2.1 Overview/structure

The Operative District Plan does not include a specific definition for 'Alpine Village' instead objectives and policies make reference to 'alpine chalets' for Arthur's Pass and Castle Hill or 'alpine village character' in Castle Hill. No similar reference made in relation to Lake Coleridge.

In terms of the provisions which apply to the Alpine Villages, these are all contained within the Township Volume with objectives and policies split across sections B1 Natural Resources, B2 Physical Resources, B3 Health Safety and Values and B4 Growth of Townships. The specific rules which apply to Arthur's Pass and Castle Hill are contained within Section C11 and C23 (Castle Hill only). There are no specific rules that apply to Lake Coleridge Village.

These specific rules apply in addition to the underlying residential and business zones that apply to the villages. A full set of relevant provisions applying the Alpine Villages are set out in Appendix A and a brief summary of Living 1 Zone provisions is set out in Appendix B.

2.2 Objectives

Objectives B1.4.1, B1.4.2 and B4.3.1 apply generally across the villages and seek that expansion of the villages does not adversely affect to the Outstanding Landscape and that the amenity values of the high-country surroundings are recognised and maintained. Objective B3.4.1 seeks that townships are pleasant places to live and work in.

Objective B1.4.3 recognises the special location of Arthur's Pass Village within the National Park in terms of amenity values and protecting the Outstanding Landscape.

2.3 Policies - Arthur's Pass, Castle Hill, Lake Coleridge

2.3.1 Arthur's Pass

In terms of development, the policies require that large buildings, structures protruding above roof lines and reflective material are to be avoided. Development is also required to reflect or complement the topography of the surrounding landscape and character and style of the old construction huts. This is to ensure that Arthur's Pass maintains a mix of small workers cottages and 'alpine chalet' style buildings.

Fences within the Village are discouraged. The retention of existing indigenous vegetation is encouraged, and new landscaping is required to use indigenous species which are genetically sourced from the area. Exotic species that have the potential to create weed problems are to be avoided.

Rezoning of land is limited by the requirement for a reticulated sewage treatment and disposal system amongst other matters including access, parking and pedestrian and roading links. Where new development is required this is encouraged to occur on sites in the existing Living 1 zoned land or by rezoning rural zoned land between SH73 and the Bealey River.

2.3.2 Castle Hill

The policies set out to ensure that development within Castle Hill maintains an 'alpine chalet' theme and an 'alpine village' character. This includes avoidance of large building/structures in general and on small sites and the use of reflective colours. Buildings and structures are required to be designed to reflect or complement the colours and topography of the surrounding landscape.

Use of existing zoned land is encouraged and where expansion of the Village is anticipated, proposals must ensure existing views from within the Village or the state highway to the surrounding natural environment are maintained.

Expansion is encouraged to be located on the west side of SH7 and development must not adversely affect the Thomas River, or wetlands.

2.3.3 Lake Coleridge

The policies seek avoidance of large building/structures and reflective colours. Landscaping consisting of ingenious plants of the same species as in the area is encouraged and planting of exotic species which are prone to spreading is to be avoided.

Where expansion is proposed, this is to be directly adjoining the existing Village with expansion encouraged to be located between the Village and Acheron Avenue and Harper Place. Development as a result of expansion is encouraged to maintain the landscape and amenity values of the alpine surrounds.

2.4 Zoning

Underlying the more specific provisions for each of the Alpine Villages is a base zoning. For Arthur's Pass the zoning is Living 1, for Castle Hill the zoning is Living 1A and Business 1A (approx. 8 ha) and for Lake Coleridge the zoning is Living 1.

2.5 Rules - Arthur's Pass, Castle Hill

Specific rules that apply to Arthur's Pass Village and Castle Hill Village are set out in Section C11 of the Operative District Plan. These rules do not apply to Lake Coleridge Village. In the case of Castle Hill, rules which apply to the business zoned area are set out in Section C23.

The eight permitted activity rules in Section C11 control building materials, roof design, reflectivity, fences, signage, earthworks and landscaping within Arthur's Pass and Castle Hill. Section C23 contains the same or similar rules with the exception of landscaping.

The permitted activity rules apply in addition to those set out in the base zone. Where there is a conflict with a similar rule elsewhere in the Operative District Plan, the more stringent rules of Section C11 or C23 apply.

Non-compliance with the permitted activity standard requires resource consent for a restricted discretionary activity. In assessing the resource consent, Council is restricted to the considering the effects on general amenity and landscape values of the village, whether the building reflects of heritage buildings and/or areas, cost, compensatory works and in Castle Hill whether the building is appropriate in relation to the 'chalet or alpine theme' of the village.

2.6 Schedules – Outstanding Landscape, Protected Trees, Heritage Buildings

Parts of the High Country (such as Arthur's Pass National Park) are scheduled in the Operative District Plan as an Outstanding Landscape. Currently the boundary of this Outstanding Landscape directly adjoins Arthur's Pass Village and Castle Hill Village and is located adjacent to the Lake Coleridge to the north and south (refer Figure 2-1). The workstream lead for the Outstanding Landscape workstream has indicated that the Proposed District Plan will likely include the Overlay over Arthur's Pass and Castle Hill Villages.

Arthur's Pass contains six scheduled Heritage Buildings and Lake Coleridge one. These are described in Appendix E03 of the Operative District Plan. The upper and lower areas of the arboretum at Lake Coleridge are scheduled as Heritage Trees in Appendix E04 of the Operative District Plan.



Figure 2-1: Arthur's Pass, Castle Hill and Lake Coleridge (Outstanding Landscape is Green Hatched)

2.7 Existing Development Areas

The Operative District Plan includes 13 Existing Development Areas (EDA). Only three of these located within the High Country. These are Terrace Downs, Grasmere and Bealey Spur as shown on Figure 2-2. All 13 EDA's are subject to another scope of work and the baseline report is currently in draft and is being finalised.

The draft EDA's Baseline Report states that EDA's are: "small pockets of higher density developments that currently exist throughout the rural area. The majority of the 13 EDA's were formalised through changes to the transitional District Plan, or via resource consents, others were already included in the transitional plan and have been rolled over to the current District Plan".

Terrace Downs and Grasmere are considered to have a 'tourism focus' and each have a set of specific provisions which apply. Appendix 21 applies to Terrace Downs and contains rules and permitted activity rules controlling land use, location, height, sewerage treatment, access, parking, servicing and subdivision. Appendix 22 -applies to Grasmere and also containing specific rules and permitted activity rules which control land use, height, access, parking and subdivision amongst other matters. Council's Strategy and Policy Planner Jocelyn Lewes has stated that these are likely to be subject to a Tourism Precinct in recognition of their focus on tourism activities.

In terms of Bealey Spur, this EDA does not have a tourism focus and the draft EDA Baseline Report notes that this area is already developed. EDA provisions relate solely to subdivision and buildings and in all other instances the rules of the base High Country Zone apply.

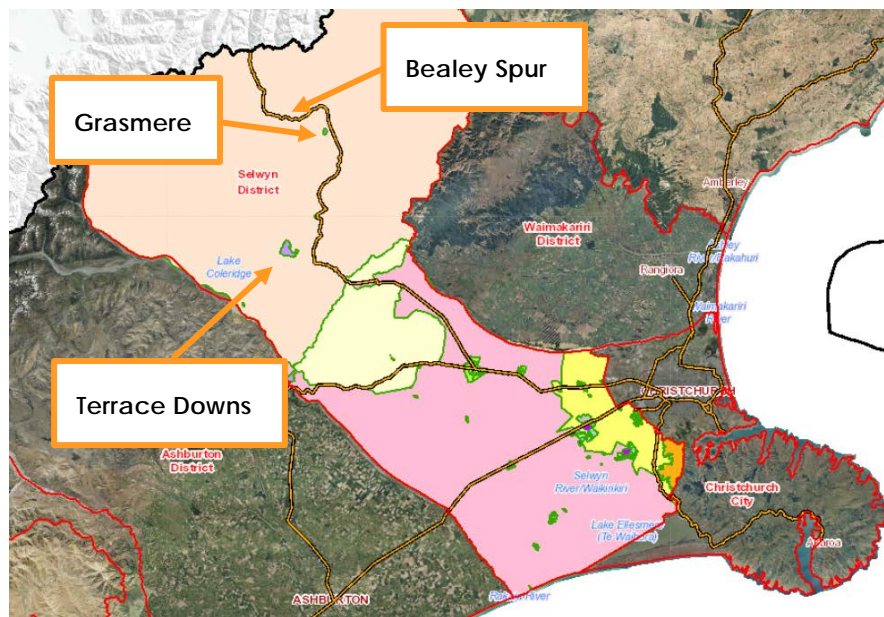


Figure 2-2: Location of the EDA's

3. Higher order planning documents

The purpose of this section is to provide a summary analysis of the higher order planning documents that the District Plan must give effect to and other strategic documents that are relevant to the consideration of character and amenity in the Alpine Villages.

Section 75(3) of the RMA sets out the RMA planning instruments that the District Plan must give effect to. In terms of the Alpine Villages workstream this includes the Canterbury Regional Policy Statement 2013 (CRPS).

The other documents that are relevant to this workstream are the Malvern Area Plan Mahere-ā-Rohe and the draft National Planning Standards.

3.1 Canterbury Regional Policy Statement

Chapter 5 and 12 of the Canterbury Regional Policy Statement 2013 (CRPS) are of relevance to the Alpine Villages. Chapter 5 provides a resource management framework for development, including new land use, subdivision and infrastructure across Canterbury. A key objective is that development is designed so that it maintains and where appropriate enhances the overall quality of the natural environment including outstanding natural landscapes (Objective 5.2.1). Substantial developments are to be designed and built to ensure amenity values, the quality of the environment, and the character of an area are maintained or appropriately enhanced (Policy 5.3.3).

Chapter 12 sets out a resource management framework for the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development. The Alpine Villages are located directly adjoining areas identified by the CRPS and the Operative District Plan as an Outstanding Landscape. Chapter 12 sets out the framework for recognising Outstanding Natural Landscapes and Features and protecting them from inappropriate subdivision, use and development (Policy 12.3.2).

3.2 Draft National Planning Standards

As part of the 2017 amendments to the Resource Management Act (RMA) the MfE is developing National Planning Standards. The first set of draft standards was released for consultation on 6 June 2018.

The purpose of National Planning Standards are to direct a set of requirements or other provisions relating to aspects of the structure, format, or content of RMA plans including district plans. One of the reasons for national planning standards is to achieve national consistency.

Once National Planning Standards are approved by the Minister for the Environment, Council will be required to prepare its district plan in accordance with the national planning standards and the district plan must give effect to the national planning standard.

The draft standards released in June 2018 set out a structure for district and regional plans and includes a zone framework which includes zone names and purpose statements. The draft standards make reference to 'spatial planning tools', such as precincts which may allow Council to customise provisions for local circumstances. Council also had the ability to create a special purpose zone that meets the following criteria²:

- a) are significant to the district or region; and*
- b) could not be enabled by any other zone; and*
- c) could not be enabled by the introduction of an overlay, precinct, designation, development area, or specific control.*

The issues that will need to be resolved relate to the implementation of the National Planning Standards including the relevant zone to be applied to the Alpine Villages and the appropriate 'spatial planning tools' to be adopted to protect the alpine character and values of these areas.

3.3 Malvern Area Plan Mahere-ā-Rohe 2031

The Malvern Area Plan Mahere-ā-Rohe 2031 was adopted by Council in September 2016. The purpose of the plan is to provide high-level planning direction to guide the growth and sustainable management of each township in the Malvern area through to the year 2031.

² F-4 and S-ASM spatial planning tools (district) and zone framework page 17

An assessment of each of the townships undertaken in the Malvern Area Plan Mahere-ā-Rohe 2031 is summarised below.

3.3.1 Arthur's Pass

The Malvern Area Plan Mahere-ā-Rohe 2031 states that there is no need for Council to proactively rezone new areas for residential or business purposes within Arthur's Pass Village through to 2031. This is on the basis that there is no projected population growth over this timeframe and that there are a number of issues that need to be addressed to facilitate additional growth. The issues and constraints include, natural values of the Outstanding Landscape, land tenure, and natural hazards associated with land stability and rock fall due to the steep topography (as shown on Figure 3-1 under land constraints).

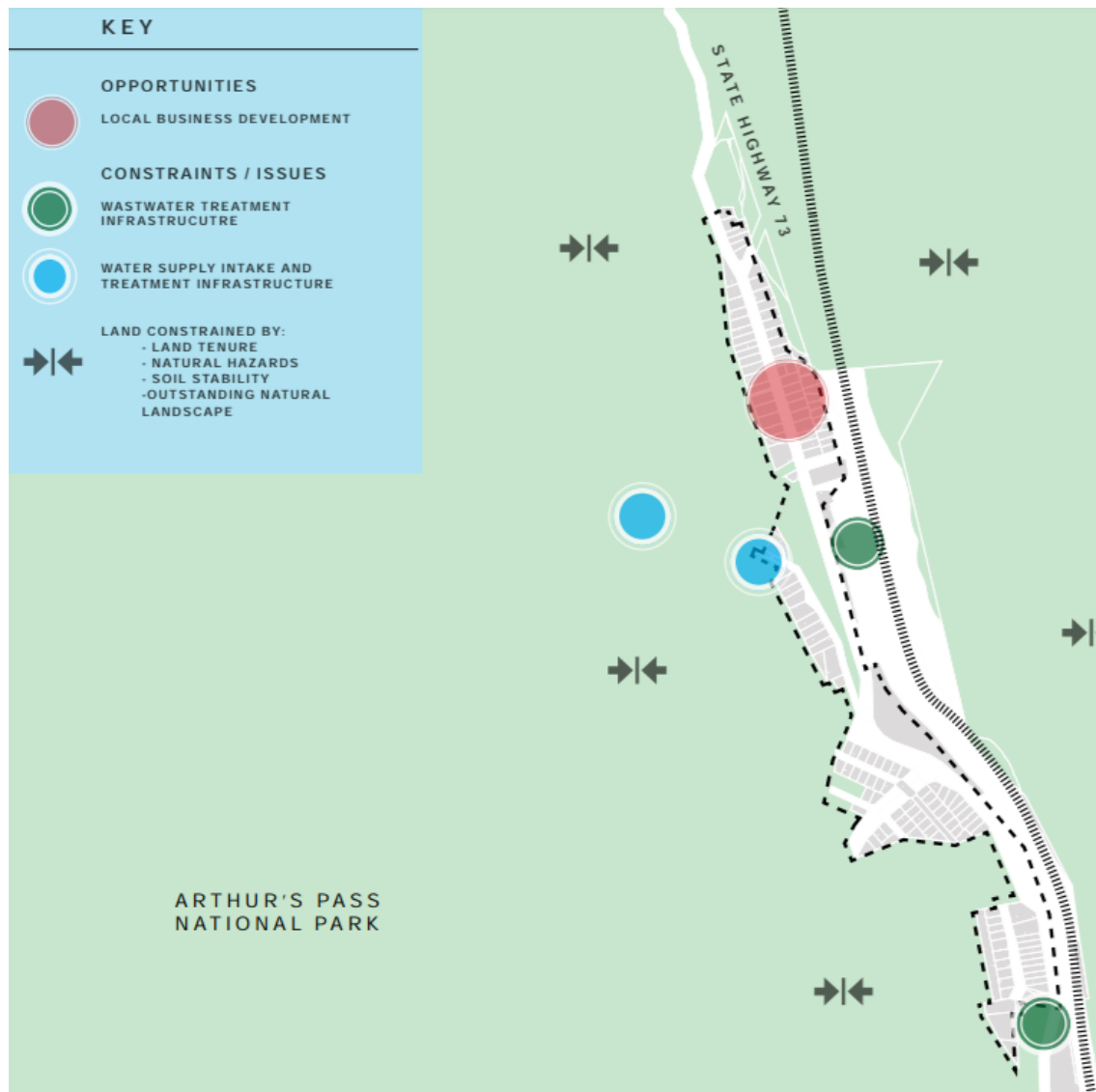


Figure 3-1: Arthur's Pass Village (Source: Malvern Area Plan Mahere-ā-Rohe 2031 Figure 11)

3.3.2 Castle Hill

The Malvern Area Plan Mahere-ā-Rohe 2031 concludes for Castle Hill that no new areas for residential (Living 1 Zone) or business (Business 1A Zone) purposes have been identified as being necessary to be proactively zoned by Council. This is in response to projected growth within Castle Hill and the availability of sufficient residential and business zoned land to accommodate this growth, which has yet to be developed (refer Figure 3-2).

A number of issues were identified in the Malvern Area Plan Mahere-ā-Rohe 2031 that would need to be addressed prior to the Village accommodating further growth. These issues include access to potable water and the ongoing treatment and disposal of wastewater, preservation of natural values associated with the Outstanding Landscape scheduled in the Operative District Plan, land tenure and natural hazards.

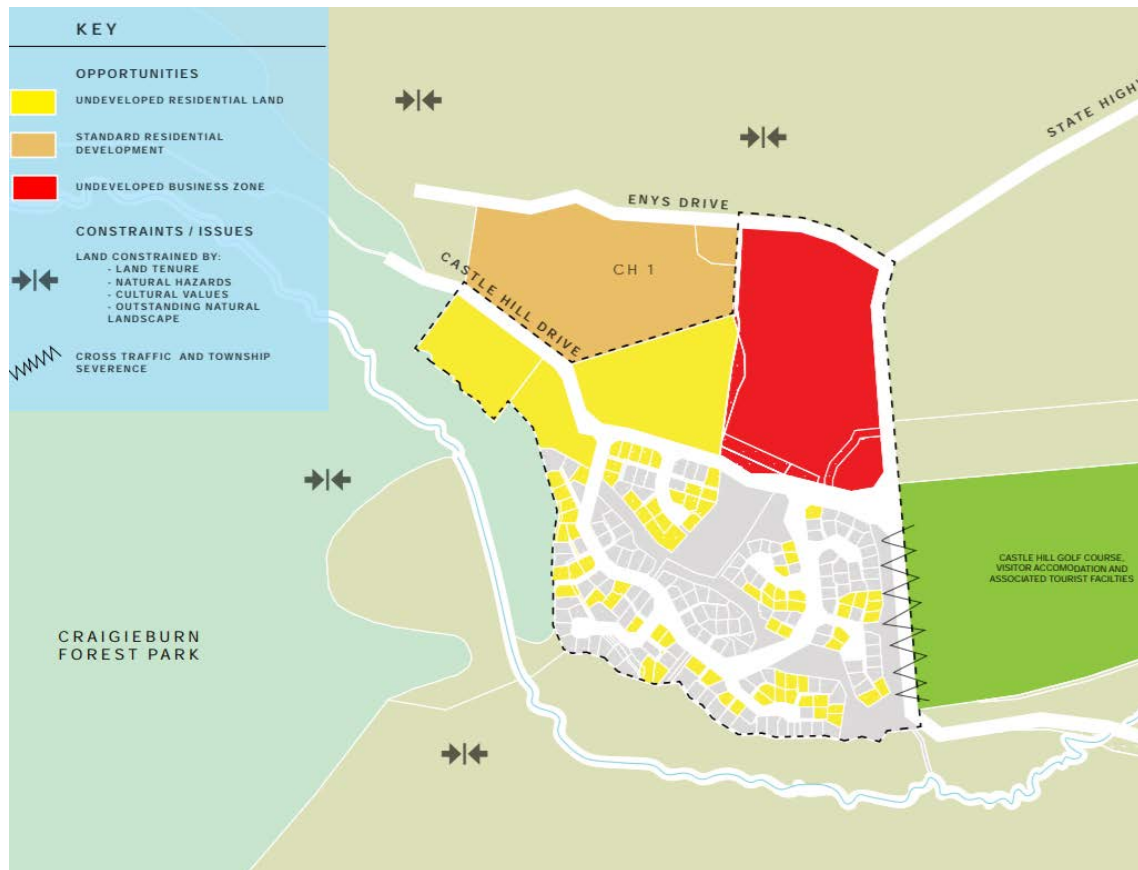


Figure 3-2: Castle Hill Village (Source: Malvern Area Plan Mahere-ā-Rohe 2031 Figure 13)

3.3.3 Lake Coleridge

The Malvern Area Plan Mahere-ā-Rohe 2031 states that 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 through to 2031.

Similar to the other Alpine Villages, the Malvern Area Plan Mahere-ā-Rohe 2031 identifies a number of constraints in Lake Coleridge (refer Figure 3-3). These include infrastructure constraints, natural values attributed to the surrounding environment, land tenure and natural hazard risks.

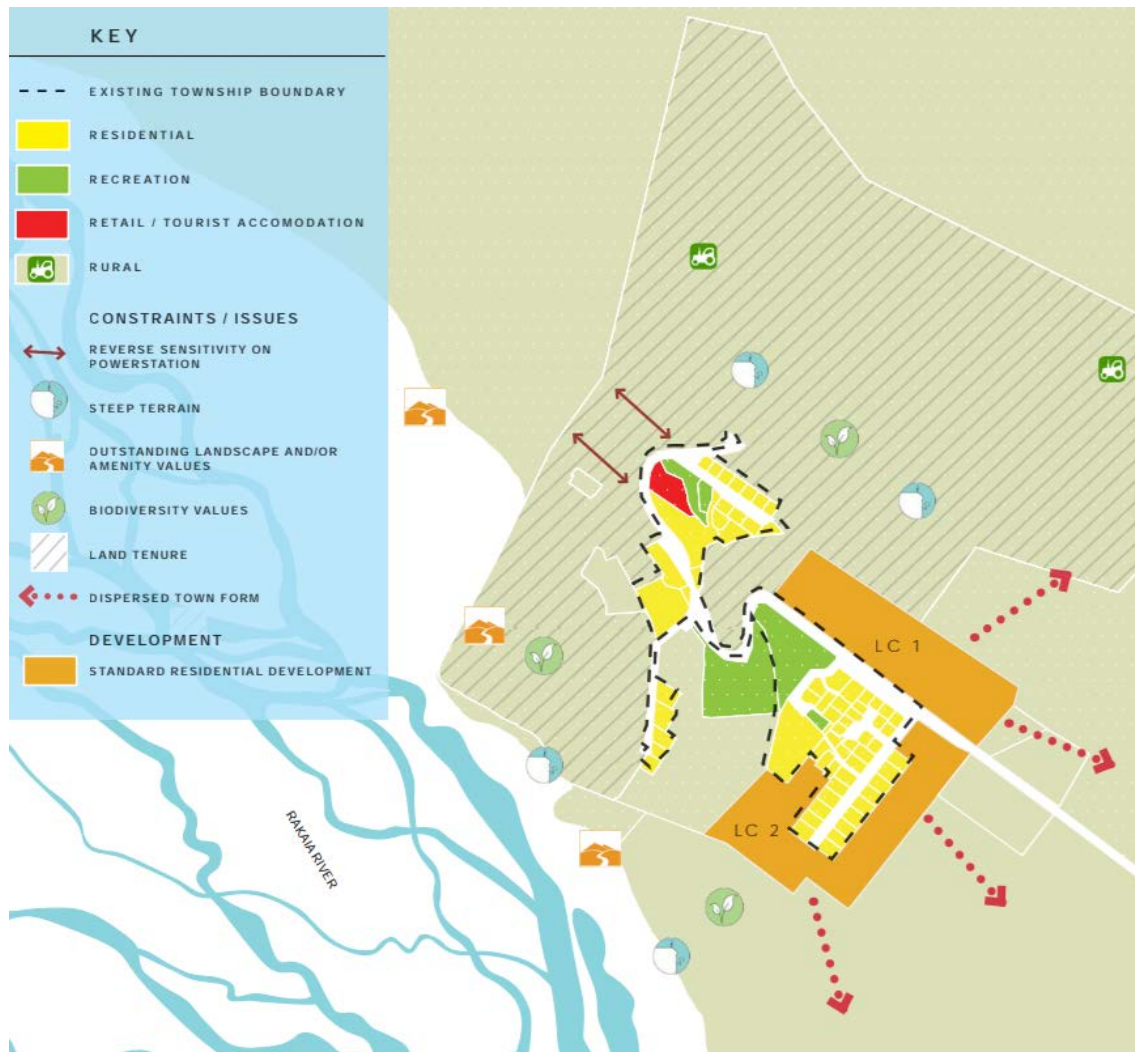


Figure 3-3: Lake Coleridge Village (Source: Malvern Area Plan Mahere-ā-Rohe 2031 Figure 23)

3.4 Key findings

The following findings summaries the high-level planning documents reviewed above:

- development is to be located and designed so that it maintains, and where appropriate, enhances the overall quality of the natural environment, including outstanding natural features and landscapes;
- no new areas for rezoning or growth have been identified in the Malvern Area Plan Mahere-ā-Rohe 2031 for all three villages due to the number of constraints and issues; and
- the National Planning Standards include 'spatial planning tools' which may support the retention of the Alpine Village provisions via one or more precincts in the proposed structure set out.

4. Character and amenity assessments

4.1 Methodology

To assess the effectiveness of the Alpine Village provisions of the Operative District Plan, site visits were undertaken by Council's Senior Urban Designer, Gabi Wolfer, to provide an on-the-ground assessment.

During the site-visits, the character and amenity assessments were recorded on templates to ensure that findings were captured consistently.

4.2 Criteria

To assist with undertaking the assessment in a consistent manner a set of criteria were agreed at a workshop held on 28 February 2018.

These criteria are set out in Appendix D and cover the following matters:

- surrounding landscape i.e. 'unmodified, indigenous, mountainous';
- unobstructed views towards surrounding rivers, mountains;
- Alpine Village design theme/alpine 'chalet' theme;
- unique historic values;
- unique amenity values;
- ecological, landscape, aesthetic or recreational values;
- business opportunity;
- alpine/natural outlook;
- adjacent public space (road corridor, berm);
- surrounds (adjacent land); and
- buildings/activities within sites

4.3 Site visits

Site visits to Castle Hill and Arthur's Pass took place on a cloudy/rainy day on the 26 of March 2018. The site visit to Lake Coleridge took place on a sunny day on 18 May 2018. Subsequent assessment of the findings on-site occurred over the past weeks.

The objective of the visits was to see how well provisions of the Operative District Plan had been applied to established and developing Alpine Village development on the ground.

The observations on the individual sites were on foot, while the car was used as a transport between sites.

4.4 Assessments - Arthur's Pass, Castle Hill, Lake Coleridge

This section provides a summary of the character and amenity assessments in Appendix E, which were prepared by Council's Senior Urban Designer, Gabi Wolfer.

A list of identified Alpine Village character elements have been categorised in the two tables below, distinguishing between structural and natural features. These provide a summary of the character and amenity assessments across the three Alpine Villages.

Photos of typical Alpine Village elements have been provided for visual clarification.

Table 4-1: Alpine Village Character Elements – Structural Features

Number	Element of Alpine Village Zone Character	Description
1	Fencing and structures (or lack thereof)	Absence of physical demarcation between sites and public space allows for views between buildings and to the surrounds. Limited use of signs to not detract from the natural environment.

Number	Element of Alpine Village Zone Character	Description
2	Building height and bulk	Compact buildings with low rooflines retain views to the surrounding landscape and avoid dominance of built form in unique natural environment. In the case of Arthur's Pass mix of building bulk including 1-2 bedrooms with lean tops, low ceiling heights, as well as larger, taller modern buildings with or without alpine theme.
3	Cladding	Wooden or stone buildings to ensure that development maintains an alpine chalet theme and alpine village character. In the case of Arthur's Pass this also includes corrugated iron materials.
4	Colour of exterior	Dark hues and natural finishes in order to integrate well with the natural surrounds.
5	Roof design	Steep pitched roofs. In the case of Arthur's Pass this includes low pitched roofs.
6	Character and alpine 'chalet' theme (in the case of Castle Hill) and mix of small historic work cottages and alpine chalet style and modern adoptions of it (in the case of Arthur's Pass); no theme is stipulated for Lake Coleridge in the Operative District Plan or by other strategies.	Rectangular/agricultural shapes, predominantly small footprints, exclusive use of natural building materials, steep pitched gabled roofs with wide eaves, dark hues and natural finishes and details within exterior including carvings, shingles as cladding material.
7	Historic character	Origins of built form have been retained in the village, including tunnellers' huts (Arthur's Pass) and 'show home' of an electric home built in 1915 in Lake Coleridge.
8	Roading	Narrow/very narrow single carriageway, unformed, no curb and channel, no footpaths, no parking bays. Minimalistic approach to providing access that follows topography.
9	Lighting (or lack thereof)	Absence of or limited street lighting within public berm to reduce light spill in unique natural environment.

Photo 1-7- Typical Alpine Village Character Elements- Structural Features



1. Adjacent sections in Castle Hill that do not have any structural demarcation, instead have opted for some subtle plantings along boundaries.



2. Typical example of a small hut within Arthur's Pass Village.



3. Characteristic board and batten style cladding commonly used throughout Castle Hill.



4. Natural dark finish of an alpine chalet within Castle Hill blending in with the natural environment.



5. Simple shapes and forms are translated into the modern context in the form of this A-frame in Castle Hill.



6. The alpine character is emphasised by highlighting a detailed design on the exterior of this Swiss chalet style dwelling in Castle Hill.



7. Arthur's Pass still retains some of the original huts from the time when accommodation was provided for the workers involved in the construction of the Otira Tunnel in the 1900's.



8. Roothing only has an access function. Access is in keeping with the natural contours and respects existing natural features, as seen here in Arthur's Pass.



9. The lack of street lighting is in keeping with an alpine environment where night glow is kept at a minimum (Trelissick Loop, Castle Hill).

Table 4-2: Alpine Village Character Elements – Natural Features

Number	Element of Alpine Village Character	Description
1	Topography/Location	The villages are situated in an elevated location within the Canterbury High Country. Arthur's Pass has four and Lake Coleridge has three separate

Number	Element of Alpine Village Character	Description
		settlement 'clusters'. Castle Hill Village is situated in a basin.
2	Vistas/ Views to surrounds	Views to the surrounding outstanding landscapes including mountain ranges, gorges, and rivers.
3	Native plantings	Predominance of native plantings with limited exotics assists the villages to blend in with their surroundings (particularly important in Arthur's Pass).
4	Lack of street planting	Street trees create a form of urban formality that is not anticipated within the alpine character, where roads follow contours and are generally organic in shape.
5	Lack of private gardens	Private formal gardens coincide with demarcation between sites and a permanent residential use.
6	Natural features on site and in immediate surrounds, incl. bush, mountains	Waterfalls, bush, mature specimen trees, river and river beds contribute to the high amenity environment in the immediate surrounds.
7	Trees and walkways (Lake Coleridge)	The special amenity value of established trees within arboretums and walkways in an otherwise sparsely treed high country environment (Lake Coleridge).

Photo 1-7- Typical Alpine Village Character Elements- Natural Features



1. The unique location of Castle Hill Village situated in a basin surrounded by the impressive Craigieburn mountain range.



2. Building placement in keeping with the topography allows for viewshafts to the natural surrounds.



3. The native bush of the surrounds extends into the village settlement of Arthur's Pass.



4. The informal roading of Arthur's Pass.



5. Lack of formal gardens and demarcation between allotments, as shown here in Arthur's Pass.



6. The views from Castle Hill Village over the high country and mountain ranges.



7. The Aspen Walk is one of the walks showcasing the trees of the H.E. Arboretum (Lake Coleridge).

4.5 Key Findings and Description of Character and Amenity

A brief summary of the key findings and the description of character and amenity for each village is set out in the sub-sections below. These are drawn from the more detailed findings which are included in Table 5-1, which sets out a comparison of each Alpine Village against the provisions for which the Operative District Plan controls.

4.5.1 Arthur's Pass

Arthur's Pass Village is situated within a narrow gorge with steep slopes covered in native bush either side of the Bealey River. It comprises four parts and is surrounded by the Arthur's Pass National Park.

In terms of built form, varied styles, colours and material themes are evident throughout the Village. Dominant colours for dwellings are either burnt red or various shades of green. Some older huts have used brighter paint. The main cladding material used includes corrugated iron or painted timber. Roofs are predominantly low-pitched roofs with isolated mono-pitch or 40 degree plus A frames.

Arthur's Pass does not strongly reflect an Alpine character in terms of built form and instead portrays a more historic character which comes from the 'small, historic workers cottages' built early in the 20th century to house workers involved in the construction and operation of the highway and the railway. It is noted that some elements of Alpine character are present in terms of the Village being situated within established native forest and bush, but these are provided more so by the surrounding environment than the built form.

4.5.2 Castle Hill

Castle Hill Village is located in a basin surrounded by mountains and native bush with views towards the Thomas River, Castle Hill reserve, Torlesse Range, Craigieburn Range, Flock Hill and Waimakariri River. The Village can be visually divided into an 'old' and a 'newer' part.

Built form in the 'old' part of the Village is well integrated amongst the surrounding established tree plantings and does not detract from views to the surrounds. Recent development is more on display, as the location lacks established greenery and also due to the larger size of buildings.

Throughout the entire Village there is a strong presence of the alpine theme, reflected in the way houses are built and presented. Building styles range from traditional Swiss chalet style with its gabled roofs and wide eaves, log-house cabins to modern two-storey A-frames.

Of all the alpine villages and EDAs, Castle Hill displays the most cohesive environment. The current built form characteristics are unique and cannot be compared with any other settlement in the District.

4.5.3 Lake Coleridge

Lake Coleridge Village sits above the Rakaia River and below Lake Coleridge with views to the surrounding mountain range to the south and west across the Rakaia River valley and to the rolling hills in northeast. It is made up of three different settlement clusters.

Throughout the Village there is a predominance of large sections with single storey houses that only take up a small portion of the site. The size and bulk of dwellings varies, but overall buildings have a modest footprint, and are compact in size.

The Village shows no alpine character elements. The current built form characteristics could be associated with any other township in Selwyn.

5. Effectiveness evaluations

5.1 Canterbury Regional Policy Statement

The Operative District Plan provisions for the Alpine Villages are consistent with and give effect to the relevant requirements of the CRPS. Principally this is because development is located and designed so that it functions in a way that maintains the overall quality of the natural environment including outstanding natural features and landscapes, and natural values.

In terms of Section 12 of the CRPS. The National Park and High Country are scheduled as an Outstanding Landscape in the Operative District Plan giving effect to this section of the CPRS.

5.2 Comparison of the three Alpine Villages

The following table provides a comparison of the character and amenity of the three Alpine Villages. It uses the assessments of each village undertaken by Council's Senior Urban Designer, Gabi Wolfer and groups them under plan provision type headings. The purpose of this analysis is to identify similarities and differences between the villages and any particular special and distinct characteristics. This analysis will assist in determining which villages warrant the inclusion of specific provisions in the Proposed District Plan for managing character and amenity and what those provisions should address.

Table 5-1: Comparison of Alpine Villages

Plan Provisions	Arthur's Pass Village	Castle Hill Village	Lake Coleridge Village	Evaluation
Setting / context	The Village is situated within a narrow gorge with steep slopes covered in native bush either side of the Bealey River. It comprises four parts and is surrounded by the Arthur's Pass National Park	Castle Hill is located in a basin surrounded by mountains and native bush with views towards the Thomas River, Castle Hill reserve, Torlesse Range, Craigieburn Range, Flock Hill and Waimakariri River The Village can be visually divided into an 'old' and a 'newer' part.	The Village sits above the Rakaia River and below Lake Coleridge Village with views to the surrounding mountain range to the south and west across the Rakaia River valley and to the rolling hills in northeast. It is made up of three different settlement clusters.	The unique high country / alpine environments within which the villages are located support them being described as alpine villages.
Building bulk and location	The size and bulk of dwellings varies, but overall buildings have a small footprint, are compact in size, single storey and clustered together	Development in the old part comprises small houses on small sites amongst established vegetation. Development in the newer part comprises larger sections and bulkier buildings with larger footprints. Buildings are predominantly two or one and a half storeys.	Predominance of large sections with single storey houses that only take up a small portion of the site. The size and bulk of dwellings varies, but overall buildings have a modest footprint, and are compact in size.	The height, setbacks, coverage of buildings are all managed through the Living 1 Zone. No issues have been identified regarding the scale and dominance of buildings impacting on the surrounding high country / alpine environments or on adjoining properties. There does not appear to be any justification for introducing specific bulk and location controls for the villages over and above the current Living 1 Zone controls.
Building design and colour	Varied styles, colours and material themes throughout the Village. Dominant colours for dwellings are either burnt red or various shades of green. Some older huts have used brighter paint. The main cladding material used includes	The dominant colours are beige, grey and various shades of green, muted natural colours with low reflectivity. Roofing material is predominantly corrugated iron. There are a number of different roof shapes including gable, M-shaped, Gambrel, Dutch Gable and dormer	White and beige (light colours) dominate the cladding colour with the occasional darker cladding colour. Housing typology is predominantly single-storey, stand-alone 1970/80's dwellings. Various forms of cladding have been used including stained timber, corrugated iron,	There are existing rules relating to building materials, colour and roof design that specifically apply to Arthur's Pass and Castle Hill. No issues have been identified as to the effectiveness of these rules. They appear to be achieving the outcomes sought of reflecting and complementing the colours and topography of the surrounding

Plan Provisions	Arthur's Pass Village	Castle Hill Village	Lake Coleridge Village	Evaluation
	<p>corrugated iron or painted timber.</p> <p>Dominantly low-pitched roofs with isolated mono-pitch or 40 degree plus A frames.</p>	<p>roofs. Overall the single gable pitched roofs of 40 degrees predominate.</p> <p>Housing shapes are mostly simple and rectangle.</p> <p>Cladding is predominantly natural materials, such as stone and timber.</p>	<p>Summerhill stone and concrete block.</p>	<p>landscape. The rules should therefore be retained.</p> <p>There are no specific rule for Lake Coleridge relating to building design and colour. Given the existing mix of building designs, materials and colours there is no clear justification for introducing controls at this late stage of the Village's development on building design and colour.</p>
Subdivision pattern and road formation	<p>Generally linear development that runs parallel to the State Highway. Varied section sizes.</p> <p>With the exception of the State Highway, narrow, partially formed roads that have no kerbs, channels, footpaths or street lights.</p>	<p>Traditional 1980s cul-de-sac subdivision pattern.</p> <p>Street lighting on main thoroughfares (Castle Hill Drive and Trelissick Loop), off road meandering footpath, sealed carriageways, no kerb and channels or formal berms.</p> <p>No formal street planting.</p>	<p>Traditional subdivision pattern reflects the Village's origins as an early construction township.</p> <p>Sealed, narrow carriageways, no kerb and channels or formal berms.</p> <p>No formal/formed footpaths, presence of street lighting.</p> <p>Some street planting.</p>	<p>Subdivision and the design and formation of roads are addressed through the Living 1 Zone (in terms of lot size) and the subdivision provisions of the District Plan and Council's Engineering Code of Practice.</p> <p>Only Castle Hill Village has sufficient vacant land available for any potentially significant subdivision and road formation.</p>
Fencing	<p>No internal fencing to define boundaries.</p> <p>Sporadic low fencing on road frontage.</p>	<p>Generally no internal fencing to define boundaries.</p> <p>Sporadic low fencing on road frontage and on boundaries between more recent developments.</p>	<p>The Village displays the traditional fencing type to be found in established residential areas throughout the District. The structures provide a clear demarcation that separates private properties from each other and the public realm.</p>	<p>There are existing provisions restricting the erection of fences that specifically apply to Arthur's Pass and Castle Hill. No issues have been identified as to the effectiveness of these rules. They appear to be achieving the outcomes sought of reducing structures in these areas and assisting buildings to blend in with the surroundings. The rules should therefore be retained.</p> <p>There are no specific controls on fences for Lake Coleridge Village. Given the extensive use of fences to</p>

Plan Provisions	Arthur's Pass Village	Castle Hill Village	Lake Coleridge Village	Evaluation
				separate properties there is no clear justification for introducing fencing controls at this late stage of the Village's development.
Landscaping	Informal gardens, no street plantings, indigenous vegetation integrated with surrounding bush.	Overall there is a mix of indigenous and exotic planting. Mature plantings in the old part of the village.	<p>The village is nestled within and surrounded by mature tree plantings some of which are part of the A E Hart Arboretum. The upper and lower sites of the arboretum are scheduled in the District Plan.</p> <p>Having substantial mature exotic tree plantings within in a high country environment is unique and gives Lake Coleridge Village a distinct character.</p> <p>Established and well-maintained gardens mainly planted with exotics.</p> <p>Despite the high country nature the planting in and around the Village has been man-made with a clear preference on exotics. This creates a distinct environment that differs from other high country areas.</p>	<p>There are existing policies relating to encouraging the planting of indigenous vegetation in Arthur's Pass and Lake Coleridge. While there are landscaping rules to implement the policy in Arthur's Pass Village there are no corresponding rules that apply in Lake Coleridge Village.</p> <p>The unique location of Arthur's Pass Village being surrounded by the National Park is clear justification for provisions that encourage indigenous plantings to complement the Park and reduce the risk of exotic species spreading into the Park.</p> <p>However, given the distinctive environment that has been created by the exotic plantings in Lake Coleridge Village and that the A E Hart Arboretum is scheduled and protected by the District Plan there appears to be little justification for the inclusion of a policy encouraging indigenous planting.</p> <p>There are no provisions relating to encouraging indigenous planting in Castle Hill and given the mix of indigenous and exotic plantings there is no real justification for introducing such provisions.</p>

Plan Provisions	Arthur's Pass Village	Castle Hill Village	Lake Coleridge Village	Evaluation
Historic character	<p>Derived from the 'small, historic workers cottages' built early in the 20th century to house workers involved in the construction and operation of the highway and the railway.</p> <p>A number of heritage buildings and structures in and around Arthur's Pass Village are scheduled in the District Plan.</p>	Nil – recently established.	<p>Lake Coleridge Village started as a camp for the construction workers of New Zealand's first hydroelectric power station, which became operational in 1914. Most of the original cottages have been removed and replaced.</p> <p>The Heritage Workstream have recommended that the scheduling of the Power House and Lake House and Station Homestead be retained, that the Hall and Electric Home ('show home') be added and that the post office not be included as there was insufficient evidence to support at this time.</p>	<p>Heritage buildings and items are managed by the heritage provisions of the District Plan. The inclusion of additional buildings and items are the subject of another workstream.</p> <p>The historic character of Arthur's Pass Village is derived from its origin as early settlement for the construction of public works and many of the early cottages/huts still remain.</p> <p>The policy direction and rules for Arthur's Pass promote development that reflect or complement the character and style of the early workers cottages/huts. These provisions should be retained to ensure future development achieves these outcomes.</p> <p>Lake Coleridge Village also had its origin as a settlement for the construction of public works. However, unlike Arthur's Pass over time many of the original cottages have been removed and replaced. Consequently there is not a clear and consistent historic theme throughout the Village that would justify the introduction of new provisions requiring development to reflect or complement historic character.</p> <p>Due to its more recent development Castle Hill cannot be described as having historic character.</p>

Plan Provisions	Arthur's Pass Village	Castle Hill Village	Lake Coleridge Village	Evaluation
Built / alpine character	<p>The built development is, apart from the town centre, situated within established native forest and bush. Built form is integrated in the natural environs and does not dominate the views to the surrounding area.</p> <p>While the village shows some alpine character elements, this is not a dominant feature throughout the built form, but rather provided by the surrounding environment.</p> <p>There is an agglomeration of styles that have some common features.</p>	<p>Built form in the 'old' part is well integrated amongst the surrounding established tree plantings and does not detract from views to the surrounds. Recent development is more on display, as the location lacks established greenery and also due to the larger size of buildings.</p> <p>Throughout the entire township there is a strong presence of the alpine theme, reflected in the way houses are built and presented.</p> <p>Building styles range from traditional Swiss chalet style with its gabled roofs and wide eaves, log-house cabins to modern two-storey A-frames.</p> <p>Of all the alpine villages and EDAs Castle Hill displays the most cohesive environment. The current built form characteristics are unique and cannot be compared with any other settlement in the District.</p>	<p>The village shows only some sporadic alpine character elements, such as steep pitched roofs and unstained timber cladding within newer dwellings. For the majority of the village, the current built form characteristics could be associated with any other township in Selwyn.</p>	<p>An existing policy promotes the maintenance of a mix of historic workers cottages and 'alpine chalet' style buildings in Arthur's Pass Village. While there is not a predominance of 'alpine chalet' style buildings in the Village, the outcomes sought by the policy will assist in retaining the character of the Village in its unique setting.</p> <p>Much of the character of Castle Hill Village is derived from its strong, cohesive alpine style. There is an existing policy that seeks to maintain its 'alpine chalet' theme and this policy is supported by rules relating to materials, colour and roof design. These provisions are important to ensuring the alpine theme of the Village continues through into new developments and therefore they should be retained.</p> <p>The alpine character of Lake Coleridge is derived from its alpine setting, not from its built environment. Therefore, there is no reason to include provisions relating to an alpine chalet style.</p>
Natural character	<p>Derived from its natural setting within the surrounding Arthur's Pass National Park with views to the mountains, bush and the Bealey River.</p> <p>The natural and historic features of the built and natural form provide a</p>	<p>Derived from the surrounding high country environment including the Craigieburn and Torlesse mountain ranges</p>	<p>Derived from the surrounding forest with the mountains as a backdrop.</p> <p>The surrounding environs provides a vital component to the overall character of the area and the township and</p>	<p>All the villages derive their natural character from the surrounding high country / alpine environment.</p> <p>Arthur's Pass has a policy relating to ensuring development in the Village does not adversely affect the National Park. However, the other two villages do not have such directive policies about activities</p>

Plan Provisions	Arthur's Pass Village	Castle Hill Village	Lake Coleridge Village	Evaluation
	point of difference to Arthurs Pass and cements this township status as a unique settlement.		need to be protected and retained in their natural state.	<p>and development in the villages does not adversely affect the surrounding environment. They reference views from the villages to the surrounding environment and the design, form and colour of development to reflect and compliment the surrounding environment / landscape.</p> <p>Unless the effects of Castle Hill Village and Lake Coleridge Village on surrounding landscapes are also addressed in other parts of the Proposed Plan (e.g. Outstanding Natural Landscapes), given the uniqueness of the surrounding area, there would be merit in including more directive policies about managing adverse effects of the villages.</p>
Development pressures	There is little evidence of recent development in this township.	Ongoing development, vacant land including vacant commercial land (B1A Zone).	Evidence of new development and a number of empty sections.	Castle Hill is the village most likely to experience future development including potential for subdivisions (including the creation of roads) of any significance.

In summary, the evaluations contained in Table 5-1 demonstrate that the unique setting of the three villages in high country / alpine environments clearly contributes to their character and amenity and their description as alpine villages. However, only Arthur's Pass and Castle Hill demonstrate special and district characteristics that warrant specific management under the Proposed District Plan.

In the case of Castle Hill, the Village's 'specialness' is derived from its development as an 'alpine themed village' and this theme and style has continued to be reflected in ongoing new development. Specific provisions should continue to be applied to the Castle Hill Village to ensure the cohesiveness and consistency of the build form continues.

In addition to its setting surrounded by a National Park, Arthur's Pass Village derives its distinct character and amenity from its historic past and in particular the original workers huts and cottages, many of which still exist in their original form. In some cases the style of these early huts and cottages has been reflected in more recent development. While development at Arthurs Pass does not have the same consistency and cohesiveness as Castle Hill, the historic character is clearly evident and coupled with the indigenous vegetation spread throughout the Village justifies the continued inclusion of specific provisions to maintain the special character and amenity of the Village.

However, as set out in Table 5-1 above, Lake Coleridge Village does not demonstrate clear and distinct special characteristics that require specific provisions for their maintenance or protection under the provisions of the Proposed District Plan.

What is clearly evident in terms of the three villages, is that specific provisions are required to ensure that any adverse effects of the villages on their surrounding environments and in particular any outstanding natural landscapes and features are avoided, remedied or mitigated.

5.3 Operative District Plan Evaluation

5.3.1 Plan structure

The Operative District Plan sets up a somewhat complicated approach to the management of the three villages. Provisions that specifically relate to the villages are included in B1 Outstanding Natural Features and Landscapes, B3 Health Safety and Values and B4 Growth of Townships. The villages are also subject to the various zoning provisions that apply to them.

Some structural streamlining of the provisions that apply to the villages is recommended. It is premature to determine exactly how this should be done given the need to integrate approaches with other workstreams, but at this stage it is considered that there should be a clear distinction between the provisions that apply to the management of the villages (Castle Hill and Arthur's Pass) within their zone boundaries (internal effects) and the management of all three villages in terms of their effects on the surrounding environment (external effects). Approaches for achieving this are discussed further in Section 5.5 below.

5.3.2 Objectives and policies

As can be seen for Appendix A, in addition to the objectives and policies that apply to the villages under their respective zones there are quite a few additional policies from other Parts of the Plan (B1, B3 and B4) that also apply and consideration of how these can be streamlined is recommended. However, this is dependent on the structural streamlining of the provisions as discussed above.

There are a number of issues that have been identified with the existing objectives and policies that need to be addressed and as a consequence it is recommended that these existing provisions should not be rolled over without being amended and restructured. The main issues that have been identified with the objectives and policies are as follows:

5.3.2.1 Future growth

The Operative Plan contains a number of policies relating to the growth and expansion of the three villages. The Operative Plan pre-dates the Malvern Area Plan which has identified that there is no need to proactively plan for the future growth of these villages. In light of the direction set by the Malvern Area Plan the policies relating to growth and expansion of the villages need to be revisited. Particularly the policies in Part B4.3 Growth of Townships.

It is considered that there is a need to include policies about how growth should be managed outside the existing zone boundaries of both Castle Hill and Lake Coleridge Villages. This is because there is always the potential for a private plan change that seeks the expansion of the zone boundaries and the District Plan

should provide guidance on growth matters. However, policies relating to the expansion of the Arthur's Pass Village need to be revisited given its unique location surrounded by a National Park.

There is also confusion about the use of the word 'expansion'. In some of the policies it seems expansion refers to future development within the zone boundary and in others it seems to be referring to expansion of the zone boundary (e.g. Objective B1.4.1 and Policies B1.4.1 and B1.4.10).

5.3.2.2 Consistent use of language

There is a need for clarity and consistent use of language regarding the types of values (e.g. outstanding natural features and landscape values, unique historic and amenity values, alpine and historic values, outstanding landscape values) referred to in the policies and whether these values should be protected, not adversely affected, retained, recognised etc.

5.3.2.3 Views

The references to views in a number of objectives and policies need to be revisited. They generally relate to views from within the villages to the surrounding environment (e.g. Policies B1.4.2, B1.4.6, B1.4.8, B3.4.28 and B1.4.11). However, consideration should be given to including policies relating to views of the villages from the surrounding environment, especially where the policies reference large flashing and reflective structures.

5.3.2.4 Avoid

A number of the policies relating to views include the word 'avoid'. In light of the King Salmon decision the use of 'avoid' needs to be revisited in the context of these policies (e.g. Policies B1.4.2, B1.4.8 and B1.4.11).

5.3.2.5 Effects

The objectives and policies need to clearly distinguish whether they are addressing the effects of the villages on the surrounding environment outside the zone boundary or the effects of activities within the village zone boundary.

5.3.3 Rules - Arthur's Pass, Castle Hill

The specific requirements of each of these rules are set out in Appendix A. The recommendation for each were drawn from the evaluation contained within Table 5.1. As the rules only apply to Arthur's Pass and Castle Hill, these recommendations only apply to those villages. Once the objectives and policies have been redrafted, the recommendations on the rules should be revisited to ensure clear vertical alignment between the rules and the objectives and policies.

5.3.3.1 Building Materials

No issues have been identified as to the effectiveness of these rules. They appear to be achieving the outcomes sought of reflecting and complementing the surrounding landscape and maintaining the character of the village.

The rule should therefore be retained subject to minor drafting amendments for consistency and clarity.

5.3.3.2 Colour and Reflectivity

No issues have been identified as to the effectiveness of these rules. They appear to be achieving the outcomes sought of reflecting and complementing the colours of the surrounding landscape.

The rule should therefore be retained subject to minor drafting amendments for consistency and clarity.

5.3.3.3 Roof Design

No issues have been identified as to the effectiveness of these rules. They appear to be achieving the outcomes sought of reflecting and complementing the topography of the surrounding landscape.

The rule should therefore be retained subject to minor drafting amendments for consistency and clarity.

5.3.3.4 Fences

No issues have been identified as to the effectiveness of these rules. They appear to be achieving the outcomes sought of reducing structures in these areas and assisting buildings to blend in with the surroundings.

The rule should therefore be retained subject to minor drafting amendments for consistency and clarity.

5.3.3.5 Signs

No issues have been identified as to the effectiveness of these rules. There was no obvious signage evident in the character and amenity assessments and therefore it is considered that these provisions are assisting buildings and structures to blend in with the surroundings.

The rule should therefore be retained subject to minor drafting amendments for consistency and clarity.

5.3.3.6 Earthworks

No areas of disturbed land were evident from the photos supporting the character amenity assessments. It is therefore considered that where land disturbance has occurred this has been landscaped and revegetated.

The rule should therefore be retained subject to minor drafting amendments for consistency and clarity.

5.3.3.7 Landscaping in Arthur's Pass

The unique location of Arthur's Pass Village being surrounded by the National Park is clear justification for provisions that encourage indigenous plantings to complement the Park and reduce the risk of exotic species spreading into the Park.

The rules should therefore be retained.

5.4 Approaches

The following approaches have been considered in order to address the complicated mix of planning mechanisms adopted by the operative Plan for the management of the three villages.

5.4.1 Special Purpose Zone

The National Planning Standards provide a framework for Councils to develop a special purpose zone which is outside the suite of zones in the draft zone framework. It is noted that these are likely to be for *local, site-specific exceptional uses that cannot be managed through any of the framework zones or spatial planning tools*³.

A set of criteria must be met in order to create a new special purpose zone (refer section 3.2 of this report). Whilst it is considered that the Alpine Villages are significant to the district, the villages can be appropriately controlled through other methods such as a precinct or overlay. Therefore there may be difficulties in meeting the criteria of the National Planning Standards for a new special purpose zone.

5.4.2 Zone and Reliance on Outstanding Landscape Overlay provisions

In recognition of the proposed changes by the Landscape Workstream to include the villages of Arthur's Pass and Castle Hill within the scheduled Outstanding Landscape another option is to rely on the relevant zone provisions and the overlay provisions for the Outstanding Landscape.

The risk with this approach is that the overlay provisions may unnecessarily restrict development in the villages and the ability to maintain the 'special character' of the villages could be lost. This approach is not recommended.

5.4.3 Zones and Precincts

The guidance on the National Planning Standards identified precincts as a method that: *spatially identifies and manages an area where two or more additional provisions apply that modify the policy approach of the underlying zone(s) or refine or modify land use outcomes*.⁴ The guidance also notes that precincts can be used for: *for character, amenity or development where a subset of land uses or activities is encouraged over others in the underlying zoning*.⁵

The Alpine Village provisions align with the purpose and intent of the precinct approach and it is considered that provisions which apply to Arthur's Pass and Castle Hill could be rolled over with the amendments described above in to two separate precincts, one for each village.

Appropriate zones will need to be determined for the Alpine Villages. It is difficult to make recommendations as to which zones should be applied given the uncertainty regarding the final form of

³ F-4 and S-ASM spatial planning tools (district) and zone framework page 17

⁴ Initial guidance for National Planning Standards page 6

⁵ Initial guidance for National Planning Standards page 6

the National Planning Standards for zones and the revised residential and business zone frameworks that are being developed in other workstreams. These frameworks cannot be confirmed until the National Planning Standards are gazetted.

6. Recommendations

The following recommendations are made and will be considered in the Preferred Options Report in terms of confirming an approach for the Alpine Villages.

6.1 Approach to Arthur's Pass

It is recommended that the Operative District Plan provisions in relation to the Arthur's Pass village be rolled over with amendments (as set out in section 5.3.3 of this Report) into the Proposed District Plan through the Precinct 'spatial planning tool' which would apply to Arthur's Pass only.

A recommendation as to an appropriate zoning for the Arthur's Pass Village cannot at this stage be made given the uncertainty as to the final form of the zones in the National Planning Standards. A potential zone from the Standards could be the 'Settlement Zone'. This zone provides for commercial activities in addition to residential activities which would reflect the somewhat mixed use character of parts of Arthur's Pass Village.

6.2 Approach to Castle Hill

It is recommended that the Operative District Plan provisions in relation to the Castle Hill village be rolled over with amendments into the Proposed District Plan through the Precinct 'spatial planning tool', which would apply to Castle Hill only.

A recommendation cannot be made at this stage as to replacement zones for the Living 1A Zone and the Business 1A Zone given the uncertainty as to the final form of the zones in the National Planning Standards.

6.3 Approach to Lake Coleridge

It is considered that Lake Coleridge does not reflect an 'alpine chalet' theme nor does it contain historic character to warrant specific provisions in the Proposed District Plan to manage character and amenity. This recommendation is made on the basis that provisions in other parts of the Proposed District Plan will contain objectives and policies relating to the management of the effects of the Lake Coleridge Village on the surrounding high country and alpine environment. If other parts of the Proposed District Plan do not address these effects, then the need for specific provisions in the form of a precinct should be revisited.

A recommendation as to an appropriate zoning for the Lake Coleridge Village cannot at this stage be made given the uncertainty as to the final form of the zones in the National Planning Standards. Like Arthur's Pass, a potential zone from the Standards could be the 'Settlement Zone'.

6.4 Approach to Existing Development Areas

It is recommended that a site visit and character and amenity assessment be undertaken for Bealey Spur. This is to confirm the characteristics of this settlement prior to providing a conclusive recommendation.

In terms of Grasmere and Terrace Downs, it has been signalled by Council that these are likely to be assumed into a Tourism Precinct and therefore no recommendation is made for these settlements.

Appendices



Appendix A Relevant Operative District Plan Alpine Village Provisions

Township Volume

Table 6-1: Alpine Village Objectives and Policies

Plan Reference	Provision
Objective B1.4.1	The expansion of townships does not adversely affect the values of outstanding natural features and landscapes.
Objective B1.4.2	The landscape and amenity values of the high-country surroundings of Arthur's Pass, Castle Hill and Lake Coleridge Village are recognised and retained.
Objective B1.4.3	The special location of Arthur's Pass Village within the National Park is recognised, it's alpine and historic amenity values maintained and enhanced and the outstanding landscape values of adjoining areas of the Park protected.
Objective B3.4.1	The District's townships are pleasant places to live and work in
Policy B3.4.23	Allow people freedom in their choice of the design of buildings or structures except where building design needs to be managed to: Avoid, remedy or mitigate adverse effects on adjoining sites; or Maintain the character of areas with outstanding natural features or landscapes values or special heritage or amenity values; or Maintain and establish pleasant and attractive streets and public areas in the Business 1 zone.
Objective B4.3.1	The expansion of townships does not adversely affect: <ul style="list-style-type: none"> • Natural or physical resources; • Other activities; • Amenity values of the township or the rural area; or • Sites with special ecological, cultural, heritage or landscape values.
Arthur's Pass	
Policy B1.4.1	Ensure any activity undertaken or any structure erected within Arthur's Pass Village or any expansion of the village does not adversely affect the unique historic and amenity values of the village or the ecological, landscape, aesthetic or recreational values of Arthur's Pass National Park.
Policy B1.4.2	Avoid multi-storeyed buildings, large structures protruding above roof lines, flashing or reflective structures, or other structures that dominate people's view of the surrounding mountains or Bealey River.
Policy B1.4.3	Require buildings and structures to be designed, sited and coloured to reflect or complement either: The topography and colours of the surrounding landscape; or The character and style of the old construction huts, in accordance with Section 3.4, Policy 3.4.29.
Policy B1.4.4	Encourage the retention of existing indigenous vegetation within Arthur's Pass Village, and require landscaping and planting in the Village to use indigenous plants of the same species which are genetically sourced from the area. Avoid the planting of exotic trees and shrubs in the Village or other exotic vegetation that has the potential to create weed problems.
Policy B1.4.5	Discourage erecting fences in Arthur's Pass Village, except where necessary to meet safety requirements under other legislation or temporary fencing to restrain children or animals.
Policy B3.4.29	Ensure structures and buildings maintain the mix of 'small, historic workers cottages' and the 'alpine chalet' style of buildings at Arthur's Pass Village

Plan Reference	Provision
Policy B4.3.12	Encourage new residential or business development to occur either by: <ul style="list-style-type: none"> • The rezoning of land in the Rural Zone between SH 73 and the Bealey River; or • The redeveloping of sites in the existing Living 1 Zone.
Policy B4.3.13	Ensure that any land in the Rural Zone used for residential or business development is not: <ul style="list-style-type: none"> • Unstable or subject to flooding; or • Contaminated.
Policy B4.3.14	Require any land rezoned for residential or business development to proceed in accordance with a development plan which provides for all of the following matters: <ul style="list-style-type: none"> • A reticulated sewage treatment and disposal system; • Only one entry/exit point onto SH73; • On-site car parking and bus parking if required; • Any road links within the site; • A pedestrian walkway throughout the site; • Building and sign design and landscaping plans to complement the Alpine surroundings; • Provision for access to the stop-banks along the Bealey River and a building or development set back to allow for their maintenance.
Castle Hill Village	
Policy B1.4.6	Ensure any new residential or business development outside the Living and Business zones of Castle Hill Village or within any expansion of the Living or Business zones, maintains the existing views from within the township or from the State Highway towards the Thomas River and the Castle Hill Scenic Reserve, the Torlesse Range, Craigieburn Range, Flock Hill and the Waimakariri River.
Policy B1.4.7	Require buildings and structures to be designed, sited and coloured to reflect or complement the colours and topography of the surrounding landscape.
Policy B1.4.8	Avoid: <ul style="list-style-type: none"> • multi-storeyed buildings; • large structures protruding from roof tops; • flashing or reflective structures; • large buildings on small sites; or other building or structure designs that dominate people's views of the surrounding area.
Policy B1.4.9	Discourage erecting fences in Castle Hill Village except where necessary to meet safety requirements under other legislation or temporary fencing to restrain children or animals
Policy B3.4.28	Ensure that development within Castle Hill Village maintains an 'alpine chalet' theme and an 'alpine village' character and proceeds in a way that does not affect unduly views from within the village of the surrounding landscape.
Policy B4.3.15	Encourage new residential or business activities to use sites in the existing Living 1A or Business 1A Zones if such sites are available and appropriate for the proposed activity
Policy B4.3.16	Encourage any land rezoned for new residential or business development to be located on the west side of SH73.
Policy B4.3.17	Ensure any new residential or business development does not adversely affect the Thomas River, or wetlands.
Policy B4.3.18	Require any land rezoned for new residential or business development to proceed in accordance with a development plan which provides for all of the following matters: <ul style="list-style-type: none"> • Building and sign design to compliment the alpine environment. • The layout of roading and road and utility links, to the existing Castle Hill Village. • Pedestrian links or walkways throughout the area and to the existing Castle Hill Village.

Plan Reference	Provision
	The staging of any development. Landscaping or buffering of any zone boundary along SH73, to reduce noise effects for residents and visual effects for road users
Lake Coleridge Village	
Policy B1.4.10	Require any expansion of Lake Coleridge Village to occur on land adjoining the existing village; and avoiding the slopes of the hills backing on to Lake Coleridge or the slopes of the Rakaia River terraces, unless any visual effects will be minor.
Policy B1.4.11	Avoid multi-storey buildings or other large structures or flashing or reflective structures which dominate people's views of the hills backing on to Lake Coleridge, or the Rakaia River valley and mountains to the south and west.
Policy B1.4.12	Encourage landscaping and planting at Lake Coleridge Village using indigenous plants of the same species as those found in the local area, and avoid the use of exotic species which are prone to spreading.
Policy B3.4.34	Encourage the maintenance or enhancement of green areas, plantings and walkways which add to the amenity values of Lake Coleridge Village.
Policy B3.4.34	Encourage the maintenance or enhancement of green areas, plantings and walkways which add to the amenity values of Lake Coleridge Village.
Policy B4.3.48	Ensure that rezoning of any land for new residential or business development occurs on sites, and in ways, that maintain the landscape and amenity values of the alpine surrounds, and which include a development plan for the design and siting of buildings and structures.
Policy B4.3.49	Encourage any land rezoned for new residential or business development at Lake Coleridge Village to include a landscape plan providing for tree planting, walkways and reserve areas similar to those in the existing village.
Policy B4.3.50	Encourage any land rezoned for residential or business development at Lake Coleridge Village to be located in the area between the existing Living zone boundaries at Acheron Avenue and Harper Place, provided land is available and appropriate for the proposed activity.

Rules - C11 Living Zone Rules – Landscape Management, Alpine Villages (Arthur's Pass and Castle Hill)

Permitted Activities

- 11.1.1 Any activity in the Arthur's Pass and Castle Hill Alpine Villages shall be a permitted activity if the following conditions are met:

Building Materials

- 11.1.1.1 Not less than 80% (by area, but excluding windows) of the wall cladding of any building or structure shall be in the following materials:

- (a) Timber; and/or
- (b) Stone of the same type as that found in the local area; and/or
- (c) In the case of Castle Hill, stone in a natural and unworked form; and/or
- (d) Coloured corrugated metal sheeting (Arthur's Pass only);

The glass used in windows shall not have been manufactured or be treated in a way that will enhance its reflectivity (beyond that inherent in ordinary window glass).

Colour

- 11.1.1.2 The paint or colour used on the exterior surfaces of any building or structure shall have a reflectivity value between 0 and 37% inclusive.

Note: for the purposes of Rule 11.1.1.2 the reflectivity (or reflectance) value shall be as determined by the manufacturer of the paint or coloured material. Where that information is not

available the value shall be that for a paint or colour having a manufacturer-determined reflectance that closely resembles, in both shade and surface gloss, the paint or colour used.

Roof Design

11.1.1.3 Any building shall have:

- (a) A minimum roof pitch of 40 degrees over at least 70% of the plan area of the building; and
- (b) A gable end or ends.

Fences

11.1.1.4 Any fence erected shall be either:

- (a) Temporary netting fencing erected to contain stock, pets or children; or
- (b) Fencing required under the Health and Safety in Employment Act 1992 or the Fencing of Swimming Pools Act 1987.

Signs

11.1.1.5 Any sign erected shall:

- (a) Relay only information on products or services sold on the site or information relating to the site on which it is located; and
- (b) Not exceed 1m in height if the sign is freestanding; or
- (c) Not protrude beyond the framework of the structure if the sign is attached to a structure.

Earthworks

11.1.1.6 Any area of land disturbed by earthworks shall be covered in the intended construction material or shall be landscaped and revegetated. At Arthur's Pass, landscaping and revegetation is to be in accordance with Rules 11.1.1.17 and Rule 11.1.1.8.

Landscaping (Arthur's Pass only)

11.1.1.7 Any landscaping or planting in reserves, roadsides and other public spaces shall consist of indigenous plants native to and genetically sourced from the Arthur's Pass area.

11.1.1.8 Any tree planted on any land shall be an indigenous species of the same genetic type as those found locally in the Arthur's Pass area.

Note: Rule 11.1 applies in addition to all other rules for Living Zones. If part of Rule 11.1 imposes more stringent controls than another rule for Living Zones, Rule 11.1 shall apply.

Restricted Discretionary Activities — Landscape Management, Alpine Villages

11.1.2 Any activity which does not comply with Rule 11.1.1 shall be a restricted discretionary activity.

11.1.3 The exercise of discretion shall be restricted to consideration of:

11.1.3.1 The effects of the activity on general amenity and landscape values of the village, and in the case of Arthur's Pass, the adjoining areas of Arthur's Pass National Park.

11.1.3.2 Whether the proposed activity reflects the design of any heritage buildings or general heritage values of the area.

11.1.3.3 The cost to the applicant and practicality of modifying the proposed activity to better complement the landscape values of the area.

11.1.3.4 Any compensatory works proposed to enhance the landscape values elsewhere in the village and the appropriateness of this work as a mitigation measure.

11.1.3.5 For dwellings and principal buildings erected at Castle Hill, the appropriateness of the design of the building in relation to the 'chalet or alpine theme' of the village

Rules C23 Business Zone Rules – Landscape Management, Alpine Villages (Business 1A Zone Only)

Permitted Activities

23.1.1 Any activity in the Arthurs Pass and Castle Hill Alpine Villages shall be a permitted activity if the following conditions are met:

Building Materials

23.1.1.1 Not less than 80% (by area, but excluding windows) of the wall cladding of any building or structure shall be in the following materials:

(a) Timber; and

(b) In the case of Castle Hill, stone in a natural and unworked form.

The glass used in windows shall not have been manufactured or be treated in a way that will enhance its reflectivity (beyond that inherent in ordinary window glass).

Colour

23.1.1.2 The paint or colour used on the exterior surfaces of any building or structure shall have a reflectivity value between 0 and 37% inclusive.

Note: for the purposes of Rule 23.1.1.2 the reflectivity (or reflectance) value shall be as determined by the manufacturer of the paint or coloured material. Where that information is not available the value shall be that for a paint or colour having a manufacturer-determined reflectance that closely resembles, in both shade and surface gloss, the paint or colour used.

Roof Design

23.1.1.3 Any principal building shall have:

(a) A minimum roof pitch of 40 degrees over at least 70% of the plan area of the building; and

(b) A gable end or ends.

Fences

23.1.1.4 Any fence erected shall be either:

(a) Temporary netting fencing erected to contain stock, pets or children; or

(b) Fencing required under the Health and Safety in Employment Act 1992 or the Fencing of Swimming Pools Act 1987.

Signs

23.1.1.5 Any sign erected shall:

(a) Relay only information on products or services sold on the site or information relating to the site on which it is located; and

(b) Not exceed 1m in height if the sign is freestanding; or

(c) Not protrude beyond the framework of the structure if the sign is attached to a structure.

Earthworks

23.1.1.6 Any area of land disturbed by earthworks shall be covered in the intended construction material or be landscaped and revegetated.

Restricted Discretionary Activities

23.1.2 Any activity which does not comply with Rule 23.1.1 shall be a restricted discretionary activity, which shall not be notified and shall not require the written approval of affected parties.

23.1.3 Under Rule 23.1.2, the exercise of discretion shall be restricted to consideration of:

23.1.3.1 The effects of the activity on the landscape values of the area.

23.1.3.2 Whether the proposed activity reflects the design of any heritage buildings or general heritage values of the area.

23.1.3.3 The cost to the applicant and practicality of modifying the proposed activity to better complement the landscape values of the area.

23.1.3.4 Any compensatory works proposed to enhance the landscape values elsewhere in the village and the appropriateness of this work as a mitigation measure.

23.1.3.5 For principal buildings erected, the appropriateness of the design of the building in relation to the 'chalet or alpine theme' of the village

Appendix B Summary of Operative District Plan Living Zone Rules

Provisions/Zone	Rule Reference	Full Provision															
Buildings and Landscaping	Rule 4.2.1	<p>Except for the Living 3 Zone at Rolleston identified in the Outline Development Plan in Appendix 39 and 40, any principal building shall be a permitted activity if the area between the road boundary and the principal building is landscaped with shrubs and</p> <ul style="list-style-type: none"> Planted in lawn, and/or Paved or sealed, and/or Dressed with bark chips or similar material. 															
Buildings and Building Density	Rule 4.6.1	<p>The erection on an allotment (other than a site at Castle Hill) of not more than either:</p> <p>One dwelling and one family flat up to 70m² in floor area; or</p> <p>One principal building (other than a dwelling) and one dwelling, shall be a permitted activity, except that within a comprehensive residential development within a Living Z Zone, more than one dwelling may be erected on the balance lot prior to any subsequent subdivision consent that occurs after erection of the dwellings (to the extent that the exterior is fully closed in).</p>															
Buildings and Site Coverage	Rule 4.7.1	<p>Except as provided in Rule 4.7.2, the erection of any building which complies with the site coverage allowances set out in Table C4.1 below shall be a permitted activity. Site coverage shall be calculated on the net area of any allotment and shall exclude areas used exclusively for access, reserves or to house utility structures or which are subject to a designation.</p>															
Buildings and Building Height	Rule 4.8.1	<p>The erection of any building which has a height of not more than 8 metres shall be a permitted activity.</p>															
Buildings and Building Position	Rule 4.9.1	<p>Except in Rule 4.9.1.1 and Rule 4.9.1.2, the construction of any building which complies with the Recession Plane A requirements set out in Appendix 11</p>															
	Rule 4.9.2	<p>Except as provided in Rules 4.9.3 to Rules 4.9.33, any building which complies with the setback distances from internal boundaries and road boundaries, as set out in Table C4.2 below:</p> <p>Table C4.2</p> <table> <tr> <th>Building Type</th><th>Internal</th><th>Road (or shared access where specified)</th></tr> <tr> <td>Dwelling or principal building</td><td>2 m</td><td>4 m</td></tr> <tr> <td>Garage: Wall length 7m or less and vehicle door faces road or shared access</td><td>1 m</td><td>5.5 m</td></tr> <tr> <td>Garage: Wall length 7m or less and vehicle door faces internal boundary</td><td>1 m</td><td>2 m</td></tr> <tr> <td>Garage: Wall length greater than 7m and Vehicle door faces road or shared access</td><td>2 m</td><td>5.5 m</td></tr> </table>	Building Type	Internal	Road (or shared access where specified)	Dwelling or principal building	2 m	4 m	Garage: Wall length 7m or less and vehicle door faces road or shared access	1 m	5.5 m	Garage: Wall length 7m or less and vehicle door faces internal boundary	1 m	2 m	Garage: Wall length greater than 7m and Vehicle door faces road or shared access	2 m	5.5 m
Building Type	Internal	Road (or shared access where specified)															
Dwelling or principal building	2 m	4 m															
Garage: Wall length 7m or less and vehicle door faces road or shared access	1 m	5.5 m															
Garage: Wall length 7m or less and vehicle door faces internal boundary	1 m	2 m															
Garage: Wall length greater than 7m and Vehicle door faces road or shared access	2 m	5.5 m															

Provisions/Zone	Rule Reference	Full Provision		
		Garage: Wall length greater than 7m and Vehicle door faces internal boundary	2 m	4 m
		Accessory Building with wall length not more than 7m	1 m	2 m
		Accessory Building with wall length greater than 7m	2 m	4 m
		Utility Structures	0 m	0 m
		*Refer to site specific setback provisions in Table A-4.		
	Rule 4.9.7	Buildings may be sited along an internal boundary of the site if the building shares a common wall with another building		
Buildings and Streetscene	Rule 4.13.1 and Rule 4.13.2	For all residential development located within the Lowes Road Outline Development Plan area (Appendix 34) or the High Street, Southbridge Outline Development Plan area (Appendix 45) or a Living Z zone		
		That any fence between the front façade of the dwelling and the street boundary or Private Right of Way or shared access over which an allotment has legal access which is parallel or generally parallel to that boundary shall be a maximum height of 1m. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m.		
		Any other fence shall be a maximum height of 1m if it is located within 3m of the street boundary or Private right of Way or shared access over which allotment has legal access.		

Appendix C Administration of the Alpine Village Zone

C.1 Feedback from Consenting and Monitoring and Enforcement Teams

C.1.1 Resource Consents Team

Feedback from Council's Resource Consent Planners was received through a telephone conversation on 18 July 2018.

The Duty Planner commented that they have had no issues with the Alpine Village areas and that most property owners understand the purpose of the additional controls which apply in Castle Hill and Arthur's Pass regarding reflectivity of materials and fencing.

C.1.2 Monitoring and Enforcement Team

Feedback from a Council Monitoring and Enforcement Officer was received through a telephone conversation on 18 July 2018

The Monitoring and Enforcement Officer commented that the main issues with the Alpine Village provisions have occurred in Castle Hill. Due to the restrictions on fencing there is no demarcation of property boundaries apart from survey pegs. These survey pegs are often damaged and/or relocated by accident. This has resulted in decks being built either to close or over property boundaries. Decks over 10m² are also considered buildings as per the Operative District Plan provisions and therefore setbacks apply for larger decks. This also leads to compliance issues where the property boundaries are not correctly identified. This is a significant issue for the Monitoring and Enforcement Team.

Monitoring and Enforcement Officer was not aware of any recent issues in Lake Coleridge and Arthur's Pass, which is likely due to the limited development that has occurred in these villages.

C.1.3 Building Consents Team

Feedback from Council's Building Manager was received through a telephone conversation on 11 July 2018.

Matters relating to building consents were mainly raised, however the confusion applicants have between building and resource consents was discussed. Often applicants (mainly from outside the Alpine Village areas) are not aware of the Operative District Plan requirement for low reflectance colours in the Alpine Village areas.

The form of buildings and structures was also discussed. Encouraging developments with A-frame pitched roofs assists with preventing snow loading. However, additional projections to buildings cause an issue with snow loads and ingress from the build-up of snow on/or within chimneys or dormers. Although not related to planning, the team have had issues with residents not installing spouting in the Alpine Villages.

C.2 Key Finding

The following points summarise the key findings following discussions with the Consents and Monitoring and Enforcement Teams:

- the lack of fencing in Castle Hill has led to compliance issues in terms of identifying property boundaries lines and structures being constructed too near or over these boundaries;
- there is some confusions and/or lack of awareness of the additional rules from applicants who have come from outside the Alpine Villages. Those whom reside in the Alpine Villages are usually aware and understand the purpose of the rules; and
- additional projections may lead to snow loading issue; which can lead to water ingress

Appendix D Character and Amenity Assessment Criteria




Table A-1: Character and Amenity Assessment Criteria

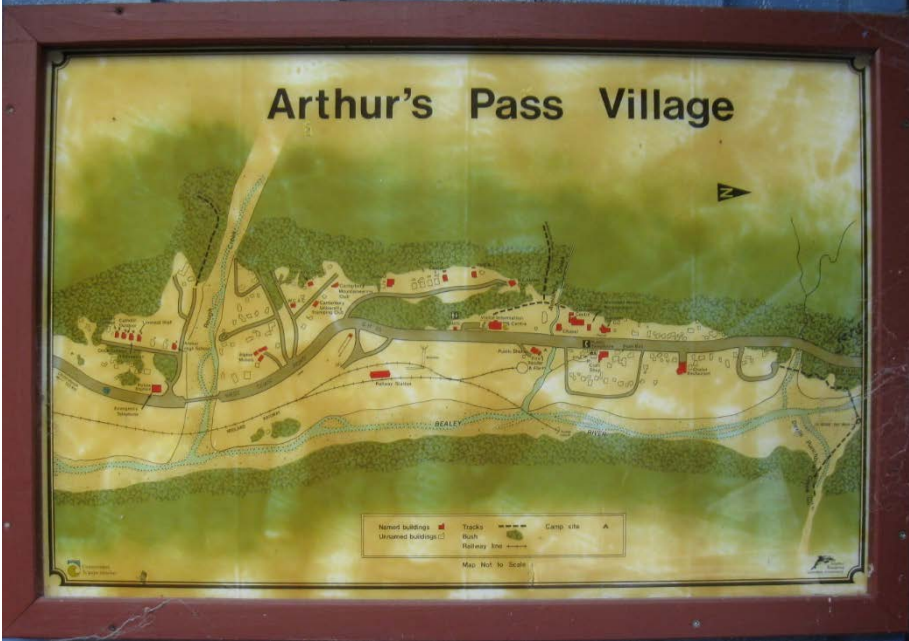

Criteria	Measurement
General Characteristics	
Surrounding landscape is 'unmodified, indigenous, mountainous'	Site coverage (Please note any large buildings on small sites; or other building or structure designs that dominate people's views of the surrounding area. (can be sourced/checked in GIS)
	Presence of fencing (Please take particular note of fencing in Castle Hill and Arthur's Pass)
	Number of structures
Unobstructed views towards surrounding rivers, mountains (important landscaping)	Building placement on site and location (e.g basin in the case of Castle Hill)
	Height and bulk (Please note any multi-storey buildings, large structures protruding from roof tops)
Alpine design theme/Alpine 'chalet' theme	Topography
	Colours of surrounding landscape
	Building design (individual design) including building size, material, colours, reflectivity (Please note any flashing or reflective structures)
	Number/amount of buildings
Unique historic values	Character and style of original construction huts (Arthur's Pass)
Unique amenity values	Viewshafts towards the Thomas River, Castle Hill reserve, Torlesse Range, Craigieburn Range, Flock Hill and Waimakariri River
Ecological, landscape, aesthetic or recreational value	Grouping of buildings (building platforms); Blending in with surrounds, in keeping with heritage; expansion to be retained within or adjacent to existing village
	Topography (surrounded by steep mountains)
Business opportunity	Business/Tourist accommodation and activity
Alpine/Natural outlook	Location (within national park/forest)
	Adjacent zoning (can be sourced/checked in GIS)
	Adjacent activities
	Location of further expansion
Alpine or Mountain Character	
On adjacent public space (road corridor, berm)	Road width and layout
	Presence of footpaths
	Street lighting

Criteria	Measurement
	Presence of street tree planting
	Natural and historic features
Surrounds (adjacent land)	Natural features including water features, indigenous vegetation, steep mountains, river
On site	Allotment size (can be sourced/checked in GIS)
	Site coverage (can be sourced/checked in GIS)
	Limited or no road setback (can be sourced/checked in GIS)
	Small internal setback to neighbour (can be sourced/checked in GIS)
	Lack of boundary fencing/boundary framing
	Lack of gardens /landscaping
	Type of planting (e.g. indigenous)
Buildings	Temporary or permanent nature
	Iconic architecture
	Roof types
	Building mass/size
	Height
	Material incl. cladding, roof
	Colours

Appendix E Assessments



E.1 Arthur's Pass


Criteria	General Characteristics	Measurement	Findings	Assessment
General Characteristics				
Surrounding landscape is 'unmodified, indigenous, mountainous'		Site coverage (Please note any large buildings on small sites; or other building or structure designs that dominate people's views of the surrounding area. (can be sourced/checked in GIS)	The housing stock on site is placed in close proximity to each other. There seems to be limited amount of private outdoor space, however property boundaries are not clearly identifiable on the ground. Residential dwellings have small building footprints, with some larger footprints for businesses (e.g. the Chalet, restaurant and accommodation currently vacant).	Arthur's Pass is made up of four different settlement 'clusters', three of which are located in elevated locations west of SH 73. Building placement occurs in these areas naturally and in keeping with the topography. Built form is separated by creeks and positioned amongst native bush. The built development is, apart from the town centre, situated within established native forest and bush. Built form is integrated in the natural environs and does not dominate the views to the surrounding area.
		Presence of fencing (Please take particular note of fencing in Castle Hill and Arthur's Pass)	For the majority of sites there is no internal fencing present. Limited amount/sporadic low level fencing towards the road boundary only, e.g. for the police station.	The lack of fencing allows for views between private buildings and across the township, which contributes to an overall sense of open space. Views to the surrounding landscape are retained and not obstructed by fencing structures.
		Number of structures/ buildings	About 50/50 ratio of dwellings that have an attached garage or a dwelling and no garage or portico structure. Dwellings used for holiday accommodation, in particular older style huts, often don't have a garage. Some accessory buildings were observed that have been used for the storage of fire wood. Area 1 contains sections that have a number of buildings on one site.	Buildings are placed in proximity to each other with little space in-between for private outdoor living space. The lack of physical boundaries makes the demarcation between individual sites fluid and gives the impression of space. The stand-alone typology and the compact dimensions of the majority of buildings limits any potential negative visual effects.
	Unobstructed views towards surrounding rivers, mountains (important landscaping)	Building placement on site and location (e.g. basin in the case of Castle Hill)	Arthur's Pass is an elongated settlement which has over time developed in a gorge along the Bealey River; railway tracks run along its eastern boundary. The township is split into four separate settlement areas.	Dwellings are placed in keeping with the topography and native forest and its natural features, such as creeks and native bush. Due to the steep topography views on the flat are limited. Views to the surrounding landscape and



Criteria	General Characteristics	Measurement	Findings	Assessment
			Residential units in area 1 are situated on the flat and for the majority facing SH73. Houses in area 2 are elevated and have views to river and the opposite slope. Area 3 is partly elevated and split into two separate pockets either side of a ridge line. Area 4 is separated from area 3 via the riverbed of Rough Creek. The dwellings within this area are either placed on the flat along the SH or in a second row partially elevated parallel to SH 73.	natural features are largely retained by building placement on elevated sites in the case of area 2 and 3. Where there is more than one row of housing buildings having been staggered thus retaining views also. Most dwellings are one-storey only, which ensures that views can be achieved/retained.
		Height and bulk (Please note any multi-storey buildings, large structures protruding from roof tops)	Buildings are dominantly one-storey with isolated two-storey buildings (usually of a particular function). Buildings for commercial use tend to be larger and taller, but remain within the two storey height limit. The size and bulk of dwellings varies, but overall buildings have a small footprint and are compact in size. On ground observation the majority would be no more than 80m2. Sizes also depends on area. For example houses in area 1 contain a lot of original structures, with small to very small footprints, whereas housing in area 2 and 4 consists of newer housing stock and larger footprints.	Low level buildings and stand-alone typologies help to reduce the visual height and bulk of buildings within the township. This low scale approach allows the built development to integrate rather stand out within the surrounding landscape.
Alpine design theme/Alpine 'chalet' theme		Topography	The settlement is placed in a narrow gorge with steep slopes covered in native, indigenous bush either side of it.	Due to the steep topography there is only a limited amount of land suitable to development.


Criteria	General Characteristics	Measurement	Findings	Assessment
		Colours of surrounding landscape	The dominant colour dark green stems from the surrounding native forest.	Dark/muted colours support an environment that is in keeping with the natural surrounds and positively contributes to retaining the high aesthetic values of this area.
	<div></div>	Building design (individual design) including building size, material, colours, reflectivity (Please note any flashing or reflective structures)	<p>The site visit confirmed that there are varied styles, colours and material themes throughout the village, depending on which area is surveyed. Area 4 and 2 has replicas of the same dwelling side by side. These villas appear to be relocated on site and have residential features such as articulated frontages, porches and gables. The buildings in area 3 are a mix of smaller huts and newer larger buildings, some of which include urban elements, including mono-pitch roofs and 2-storey heights.</p> <p>Housing stock in area 2 is similar to that in area 4 and consists of converted dwellings now used for accommodation or home based businesses.</p> <p>Dwellings on the flat in area 1 are mainly small to very small huts, some of the original housing stock remains. These older buildings have a small to very small building footprint with low ceiling heights. Some of these original huts have been built for the temporary use for the construction workers of the Otira Tunnel between 1907 and 1923.</p> <p>In-between dwellings there are larger structures, either for community purposes or businesses. There are only a small number of buildings of this character and they have been incorporated in terms of style and layout. The tourist accommodation 'the Chalets', which has been vacant for some time, for example uses alpine style features for its building.</p> <p>Dominant colours for dwellings are either burnt red or various shades of green. Some older huts have used brighter paint. The main cladding material used includes corrugated iron or painted timber; Roof structures are either low or high pitch, with some mono-pitch used for newer buildings.</p>	<p>Overall the building design does not follow a strict alpine character theme, but is more an agglomeration of styles that have some common features. Those being: rectangular built form, pitched roofs, small footprints, painted exterior and an overall seasonal/ temporary nature.</p> <p>This lack of coherent design is displayed in the amount of accumulation and additions to the original built form, most likely stemming from the fact that a lot of the development has occurred before any design guidance was in place.</p> <p>There is little evidence of recent development in this township.</p> <p>While the village shows some alpine character elements, this is not a dominant feature throughout the built form, but rather provided by the surrounding environment. The current built form characteristics could be associated with any other holiday hut accommodation type, regardless of its location. Huts of this character can be found throughout New Zealand in the high country and along lakes or rivers.</p>


Criteria	General Characteristics	Measurement	Findings	Assessment
Unique historic values		Character and style of original construction huts (Arthur's Pass)	Original huts are still present in area 1. These huts demonstrate the same style (low level ceiling, pitched roofs, rectangular shape, painted timber cladding) and footprint; some look dated and uninhabited.	Arthur's Pass village started as a road-construction camp with later become a workers camp during the construction of the Otira Railway between 1907 and 1923. Many of those original cottages still remain in the township, albeit in various conditions; some are used for tourist accommodation.
Unique amenity values		Viewshafts towards the Bealey River, Castle Hill reserve, Torlesse Range, Craigieburn Range, Flock Hill and Waimakariri River	Views to surrounding bush, river and gorge are only able for elevated parts of the township. Buildings on the flat do only have views of the surrounding bush and within area 1 the Bealey River.	Buildings on elevated sites have made use of views by either having 2-storey buildings or following a staggered building approach for occasions where there is more than one row of development. The placement of built form is a response to the natural environs and the topography and allows for viewshafts to the surrounding outstanding landscape.



Criteria	General Characteristics	Measurement	Findings	Assessment
Ecological, landscape, aesthetic or recreational value		Grouping of buildings (building platforms); Blending in with surrounds, in keeping with heritage; expansion to be retained within or adjacent to existing village	Most of the original huts have been retained; some have been classified as heritage items with an important message in the present day. Expansion of the original housing in area 1 has occurred in clusters of four on the western side of SH 73; some additions are only accessibly via narrow tracks through the native bush.	Development has occurred in keeping with the natural environs and respecting the elevated topography. The township and the individual development areas integrate well with the special nature of the surrounding environment. Expansion options within the four areas are limited, as native bush and steep slopes create a natural boundary. Bealey River prevents expansion on the flat to the East.
		Topography (surrounded by steep mountains)	The township is situated within a narrow gorge with steep slopes covered in native bush either side of the Bealey River.	The steepness of the gorge gives an 'enclosed' feeling to the township and limits access to natural sunlight, especially in winter.
Business opportunity		Business/Tourist accommodation and activity	<p>There is a number of residential dwellings that have been converted to home based businesses/ tourist accommodation throughout the township. Others are used by schools and churches for camps etc. There is a strong temporary/ seasonal use character to most of the dwellings surveyed.</p> <p>A currently vacant tourist accommodation and restaurant business operation is 'the Chapel' within area 1. It appeared at the time (autumn) of the site visit that a number of dwellings were not inhabited.</p>	The temporary nature of the dwellings suggests their seasonal use. The majority of buildings have either a business use, are used by community groups for accommodation or get used as holiday homes by private owners. Expansion and uptake for additional accommodation could happen in the way of converting private dwellings for tourist accommodation or vacating currently empty premises within area 1.

Criteria	General Characteristics	Measurement	Findings	Assessment
				
Alpine/Natural outlook		Location (within national park/forest)	The township is situated with the Arthur's Pass National Park, which is under protection for its conservation status.	This sensitive and highly valued location requires that any built form integrates well with the surrounding landscape, the steep topography and the historic nature of the township.
Other		Adjacent zoning	The township itself is zoned Living 1, the surrounding zoning is 'High Country'.	The adjacent High Country zoning provides a contrast to the residential zoning of the Arthur's Pass township. The very steep surrounding slopes limit any landuses, retaining the surrounds as an intact habitat to some rare and threatened animal and plant species found in the high country.


Criteria	General Characteristics	Measurement	Findings	Assessment
Other		Adjacent activities	Railway tracks run parallel to Bealey river and the State Highway 73 on the eastern side of the township while the western slope is covered in native bush.	The landuse adjacent to the Living 1 is complementary to a residential use, but provides a strong natural boundary. The very steep slopes are not suited to any farming land use and are also identified as an outstanding landscape with a high protection status.
Other		Location of further expansion	A limited amount of empty sites are available within areas 1 and 2 of the township.	Due to the natural and physical constrains there is limited options for expanding this township. A small amount of 'infill' on existing, but empty sites is available. Development in area 1 could also include the replacement of existing/dated housing stock that is beyond repair. The replacement of these dwellings needs to be taken with respect to their heritage value.
Alpine or Mountain Character				
On adjacent public space (road corridor, berm)		Road width and layout	Area 1 is accessed via SH73, a major arterial with urban commodities, including kerb and channel and street lighting. Area 3 can only be accessed via a single car width laneway that is an unformed dead-end road with no turning bay. Area 2 and 4 are accessed via formed single-laneways. Both have overhead powerlines and incorporated street lighting. Private accessways, in parts very steep, also single width, provide access to individual housing sites.	The informal way in which access is provided is in keeping with an alpine environment. The single lane narrow follows the contours. Roading in area 2, 3 and 4 has an access only function and is suitable for a limited amount of sections. Footpaths and urban street character elements, such as parking bays, curb and channels etc. are absent. However SH and roads in area 2 and 4 have a formed berm, stormwater swales and a structured, man-made and hence more urban character.




Criteria	General Characteristics	Measurement	Findings	Assessment
		Presence of footpaths	Footpaths are provided either side of SH73 within area 1. No footpaths are provided within other areas. There are informal pedestrian connections for the able bodied between the two parts of area 3 and a formed footpath that runs along the western side of SH connecting areas 1-3 with the township centre.	The absence of footpaths is a character element of rural road typologies and symbolise a low level of road users. This is very much the case for the majority of Arthur's Pass. The provided footpath along SH provides pedestrian connectivity to the otherwise separate area 'clusters'. Formally formed footpaths along SH within area 1 reflect the higher pedestrian patronage within the town centre and the function of SH 73 as an arterial route.

Criteria	General Characteristics	Measurement	Findings	Assessment
		Street lighting	Individual lamp posts are provided along SH73. Sunshine and School Terraces in area 1 and 3 respectively have street lights that are integrated into power poles.	The absence of street lighting is in keeping with limiting light spill in an environmentally sensitive area. Integrated street lighting attached to power poles reduces the amount of structures. Independent light poles are required to provide adequate lighting in the more frequented town centre and is in keeping with safety and amenity functions for prospective users.
		Presence of street tree planting	No street planting provided.	Lack of street planting is a way of removing a formal element and shading in the town centre. The surrounding native bush provides a green backdrop to the public realm.
Other	Otira Tunnel, 1910, source: Wikipedia	Natural and historic features	Native plants and surrounding indigenous bush is present throughout all private sites, however the closeness of the forest is removed from the sections east of the SH, here the natural feature of the Bealey River and the historic feature of the Otira Tunnel dominates.	The natural and historic features of the built and natural form provide a point of difference to Arthur's Pass and cements this township status as a unique settlement. Change to these features in the way of further expansion is not anticipated due to the strong natural boundaries in place.

Criteria	General Characteristics	Measurement	Findings	Assessment
Surrounds (adjacent land)		Natural features including water features, indigenous vegetation, steep mountains, river	There are several natural waterfalls present within the surrounding slopes.	Surrounding environs provide a vital component to the overall character of the township and need to be protected and retained.
On site		Allotment size (can be sourced/checked in GIS)	Section sizes differ between areas with area 1 having the smallest sections along the river (500m2 approx.). Area 2 has the largest sections around 1000m2. Sections in area 3 are smaller around the 550m2, whereas area 4 sections are around 650m2 (confirm via GIS).	The small section sizes reflect the prevailing stand-alone small unit housing typology. The varied allotment sizes are appropriate considering the topography, the current use and the historic character of built form.
		Site coverage (can be sourced/checked in GIS)	Visual observation would suggest about 30%, however it is hard to identify site boundaries on site (confirm via GIS) due to the lack of physical demarcation between sites.	Buildings are placed in accordance with the in parts steep topography; built form is integrated and does not dominate views to the surrounding environment.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Limited or no road setback (can be sourced/checked in GIS)	Buildings along SH in area 4 are setback. Buildings either side of SH 73 are positioned close to the road boundary while dwellings within area 4 and 2 are placed setback from the formed road. Buildings within area 3 are not accessed via road, but a narrow laneway. They are setback or placed in close proximity to the road a boundary depending on topography and/or orientation.	The proximity to the SH and the placement of buildings in area 1 stems from the historic development of the huts, close to access in the form of the SH road corridor. There is limited setback within area 3 whereas buildings in the more recent areas 2 and 4 have been setback from the SH for amenity and visual purposes.
		Small internal setback to neighbour (can be sourced/checked in GIS)	Dwellings in area 2 and 4 are placed evenly with about a 3m setback to the neighbouring property boundary (check GIS); buildings in area 1 are in parts placed much closer to their neighbouring boundary; setbacks in area 3 are varied, depending on topography.	The clustering of the settlements and the relatively small section sizes have resulted in dwellings being placed in close proximity to each other. However, native plantings and the lack of physical demarcation has helped to create privacy for the individual dwelling. The topography largely dictates the internal setbacks between neighbours in areas 2-4.
		Lack of boundary fencing/boundary framing	There is virtually no fencing present. Some sites use native plantings and the existing topography to frame their private property boundary.	Views to the surrounding landscape are not obstructed by fencing structures, which follows the policies in the Plan on this matter and needs to be retained as such.
		Lack of gardens /landscaping	Formal gardens or exotics were not observed; sites were mainly surrounded by grassed areas. Natives and part of surrounding forest were spilling into the residential sites.	The informal appearance blends the boundaries between native surrounding bush and built form nestled in-between. This supports overall the picture of a village that tries to blend in rather than stand out amongst its impressive backdrop.
		Type of planting (e.g. indigenous)	Mainly natives have been observed throughout the private and public realm.	Native planting is in keeping with the surrounds and the policies to protect and enhance this area.


Criteria	General Characteristics	Measurement	Findings	Assessment
Buildings		Temporary or permanent nature	Buildings are permanent, but their occupation is largely of temporary nature, with only a small number of dwellings, such as police, businesses, visitor centre etc. occupied all year round.	The temporary use of buildings is reflected in the building size and design, which suits holiday accommodation, but might be the reason for some lack of maintenance apparent in some of the buildings. A smaller footprints suits the challenging topography.
		Iconic architecture	The Otira Tunnel in the immediate vicinity is a unique heritage feature, identified as heritage item no102 in the District Plan. There are two original tunnellers' cottages, the Aniwaniwa cottage, as well as a chapel within area 1 that have been listed as heritage items in the Plan. Photo to left: Otira Tunnel, 1910. Source: Wikipedia	The identified heritage structures directly tied to the origin of the township are worth retaining and protecting.


Criteria	General Characteristics	Measurement	Findings	Assessment
		Roof types	Dominantly low-pitched roofs with isolated mono-pitch or 40 degree plus A frames.	A-frames and pitches roof types are typical character elements of an alpine scheme. The roof shapes stems from the snow bearing function, so that in the event of a heavy snow fall snow can easily slip off the sides of the roof.
		Building mass/size	<p>The size and bulk of dwellings varies, but overall buildings have a small footprint. The majority is to be estimated to be no more than 80m2 in size. Sizes also depend on the individual area. For example area 1 houses a lot of original structures, with small to very small dwellings, whereas housing in area 2 and 4 consists of newer housing stock and larger footprints.</p> <p>Large, bulky buildings are the exception and only exist in area 1. They are used for businesses and tourist operations.</p>	The prevailing housing character is suited to a temporary, seasonal use such as holiday homes and tourist accommodation. It is not considered that people will move to Arthur's Pass permanently, which would require alternative, larger housing stock and additional facilities.
		Height	Buildings are dominantly one-storey only, with isolated two-storey buildings (usually of a particular function); buildings for commercial use tend to be taller, but remain within two storey height limit.	Low level buildings and stand-alone typologies help to reduce the visual height and bulk of buildings within the township. This low scale approach allows the built development to integrate rather stand out within the surrounding landscape.

Criteria	General Characteristics	Measurement	Findings	Assessment
		Material incl. cladding, roof	Corrugated iron has been used for roof cladding and dwelling. Older housing stock uses stained timber as cladding material. Additions don't necessarily match the original house design. Some stone/stone veneer has been used for community buildings in area 1.	The material used reflects the historic origins of the township and its informal and temporary nature. Cladding types are chosen so that it could easily be re-used or re-painted. Council owned built form has tried to integrate some natural material, such as river stone and timber.
		Colours	Dominant colours are red and green for residential dwellings with the occasional use of cream or brown (earth) colours. A smaller amount of the older buildings have been painted in more vivid colours that clearly stand out.	Most of the colour schemes used are complimentary colours that blend in with the surrounding native bush and forest. Given the mixed age structure and the lack of a coherent design scheme for the village a variation of colours is considered to be part of that particular 'informal' character.



E.2 Castle Hill




Criteria	General Characteristics	Measurement	Findings	Assessment
General Characteristics				
Surrounding landscape is 'unmodified, indigenous, mountainous'		Site coverage (Please note any large buildings on small sites; or other building or structure designs that dominate people's views of the surrounding area. (can be sourced/checked in GIS)	Residential housing stock is generally placed in close proximity to each other. As there are no clear demarcation of individual sections it is hard to observe on the ground the extent of the section. On site it becomes clear that there is a distinction in housing and section size between the original housing stock (80's/90's) and more recent development. The older parts have small building footprints on small sections, whereas houses in the newer part are larger and on larger sections. In the old part there seems to be limited amount of available private outdoor space. 8 hectares of land has been zoned B1A but this is yet to be developed. It should be noted that future business activity would be subject to similar design controls that are presently applied to residential dwellings.	Castle Hill is placed in a basin surrounded by mountains and native bush. The village can be visually divided into an 'old' and a 'newer' part. Built form in the 'old' part is well integrated amongst the surrounding established tree plantings and does not detract from views to the surrounds. Recent development is a more on display, as the location lacks established greenery and also due to the larger size of buildings. Building placement generally occurs in keeping with the topography, which slightly slopes towards the Thomas River valley to the West. Views to the surrounding landscape are maintained, as section size is proportional to building size.
		Presence of fencing (Please take particular note of fencing in Castle Hill and Arthur's Pass)	For the majority of sites there is no internal fencing present. Some low level fencing towards the road boundary and between some more recent development can be observed. Some boundaries have been defined using rocks or plantings.	The lack of fencing allows for views between private buildings and across the township, which achieves overall a sense of open space. Views to the surrounding landscape are retained and not obstructed by fencing structures.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Number of structures	The majority of buildings in the 'old' part have one dwelling with an integrated single garage or a stand-alone accessory building used for garaging or the storage of firewood. Most buildings in the newer part have their garages integrated into the overall built. On site some house designs in the newer part looked like multiple units on one site.	Buildings are placed in relatively close proximity to each other, however the lack of physical boundaries makes the demarcation between individual sites fluid and gives the impression of space. The stand-alone typology and the compact dimensions of buildings in the older part particular limits any potential negative visual effects. On the other hand vegetation hasn't established in the newer part of Castle Hill yet to have the same level of amenity. Structures in these areas tend to be a more dominating.
Unobstructed views towards surrounding rivers, mountains (important landscaping)		Building placement on site and location (e.g. basin in the case of Castle Hill)	<p>Castle Hill is a compact high alpine village, which is placed in a basin in the Canterbury High Country. The State Highway 73 runs along its eastern boundary. Residential development occurs south of Castle Hill Drive on slightly undulating land sloping towards the river. The Thomas River with its steep slopes runs along the south and western extent of the settlement. At this point in time all of the village development has occurred south of Castle Hill Drive.</p> <p>The old part consists of dwellings placed in close proximity to each other, with smaller housing on smaller site overall providing a compact urban form amongst established vegetation.</p> <p>Development in the newer part follows more residential township principles with larger sections and bulkier buildings and a reduced building height.</p>	<p>Castle Hill village has its origin as a development in 1982 and has since steadily grown into a destination of seasonal holiday homes. In 2014 the village contained 126 houses of which only a handful were occupied by permanent residents. (www.castlehill.net.nz) Units placed on the outer rim of the settlement are able to have the best views either across the river or past SH into the surrounding mountainous high country. Buildings within the old part of the settlement are behind or amongst established tree plantings, so views might be limited to upper storey.</p> <p>The row of buildings along the SH are set back from the road.</p> <p>Overall dwellings are placed in keeping with topography and the surrounding natural and man-made features, such as the Thomas river and the State Highway. The townships consolidated urban form and the buildings within achieves a positive outcome where people's views of the surrounding landscape is not affected. Views to the surrounding landscape and natural features are retained by building placement and probably more so by house design and the fact that most dwellings are of double storey height.</p>


Criteria	General Characteristics	Measurement	Findings	Assessment
		Height and bulk (Please note any multi-storey buildings, large structures protruding from roof tops)	Buildings are dominantly double or one and a half storey buildings, where roof space has been utilised. The size and bulk of dwellings varies. Building footprints are small and compact in size in the older part, but of typically 2-storey height. Housing typologies in the newer areas are generally much bulkier and have larger footprints with some buildings appearing to be either used for tourism accommodation or having separate uses within one dwelling (e.g. several parties living in one house). These houses are placed on larger, residential allotments with section sizes ranging between 465- 1075m2. In contrast sections in the older, established part range from 350-500m2.	Double -storey buildings and stand-alone typologies are the dominant built form in the township. Their height and bulk is to some extent visually reduced by the established tree plantings on the fringes and within the township reserve. This type of coverage does not extend to the newer part of the township. Built development in this case does yet not as easily integrate with the surrounding landscape.
Alpine design theme/Alpine 'chalet' theme		Colours of surrounding landscape	The dominant colours are beige, grey and various shades of green.	Natural, muted colours for the built form complement the natural character of the surrounding environment and is in keeping with the prescribed building design colour scheme positively contributing to retain the aesthetic values of this area.
		Building design (individual design) including building size, material, colours, reflectivity (Please note any flashing or reflective structures)	<p>Throughout the entire township there is a strong presence of the alpine theme, reflected in the way houses are built and presented. These design outcomes are a direct response to the requirements in the District Plan. On site observation concluded different interpretations of the alpine theme.</p> <p>The theme is followed through by compact built form, timber cladding and pitched roofs. Buildings have generally gone 'up' instead of 'out' and have extended the high pitch roof cavity as an 'extra' room. There are a number of different roof shapes used in the village. Roof shapes including gable, M-shaped, Gambrel, Dutch Gable and Dormer roofs. Overall the single gable pitched roofs of 40 degrees plus roofs dominate.</p> <p>Housing shapes are mostly simple and rectangle. There is a strong consensus in</p>	<p>Overall the building design follows a strict alpine character theme. The styles on site are different interpretations of the alpine chalet theme with some common features those being rectangular built form, pitched roofs, small footprints and timber exterior.</p> <p>This display of coherent design is reflected in individually designed and built houses that have followed a strong vision for the place and has respected particular design guidance in place. The building rules are more stringent for Castle Hill village than for Arthur's Pass, because Castle Hill village was developed to a specific building design plan. The "alpine chalet" theme at Castle Hill was identified by residents in a Council survey (April 1999) as adding significantly to the amenity values of the village.</p> <p>The village is currently being developed in the newer part towards its western extent. The alpine character is a dominant feature displayed in the built form and supported by the surrounding</p>

Criteria	General Characteristics	Measurement	Findings	Assessment
	 		<p>the use of natural materials, such as stone and timber and in the use of muted natural colour with low reflectivity throughout.</p> <p>Building styles range from traditional Swiss chalet style with its gabled roofs and wide eaves, log-house cabins to modern two-storey A-frames, huts. Plain cabins that only offer the minimum of design requirements are the minority. In fact the majority of houses seem to be architecturally designed and incorporate some elements of the chalet theme, including decorative carvings and mouldings, balconies, large windows or weather board cladding.</p> <p>Dominant colours for dwellings are stained or natural timbers, resulting in various shades of brown and sometimes dark green. Some housing in the older part of the village contains red roofing and colours that can be found in a residential environment.</p> <p>The dominant cladding style throughout is board and batten or timber cladding; individual houses have used traditional shingles (in parts). Roofing material is corrugated iron. Newer housing has used a lot of black trims and flashings and include exposed chimneys.</p>	<p>mountainous environment. The style, colour and material themes throughout the village is consistent with the intentions of the plan. The built form is well integrated and visual effects on the high country landscape mitigated.</p> <p>Of all the alpine villages and EDAs Castle Hill displays the most cohesive environment. The current built form characteristics are unique and cannot be compared with any other settlement in the District.</p>



Criteria	General Characteristics	Measurement	Findings	Assessment
		Number/amount of buildings	<p>Overall there is about 50/50 ratio of dwelling with an integrated single garage or no garage. Only very few houses have double garaging. The majority of dwellings at the time of the site visit were locked up.</p> <p>Some buildings show accessory buildings such as storage sheds for fire wood or car ports.</p>	Buildings are placed in proximity to each other with little space in-between for private outdoor living space. Most sites have one building only. This limited amount of built form positively contributes to maintaining open space.
Unique historic values		Character and style of original development	The township got established relatively recently (1980's) purely as an alpine village.	The historic value of the original development is not as high as in other alpine environments (AP for example) due to the development being fairly recent. However the aspect that newer housing stock seems to get bigger and sites are getting larger has somehow affected the overall look and feel of the village and this is a point that should be further investigated.
Unique amenity value		Viewshafts towards the Thomas River, Castle Hill reserve, Torlesse Range, Craigieburn Range, Flock Hill and Waimakariri River	Views across the Thomas River valley river and to the surrounding mountain range are able for most parts of the township. Buildings have been placed on site to get views.	Buildings on site have made use of views by either having tall buildings or rotated the building on site to achieve some views. The placement of built form is a response to the natural environs and the topography and allows for viewshafts to the surrounding steep terrain.
Ecological, landscape, aesthetic or recreational value		Grouping of buildings (building platforms); Blending in with surrounds, in keeping with heritage; expansion to be retained within or adjacent to existing village	All housing has occurred south of Castle Hill Drive. Most of the original development is still in place. Expansion over the years has occurred to the West of the village.	Development has occurred in keeping with the natural environs and has occurred achieving a consolidated village shape. Any expansion will have to be assessed carefully as this would detract from the current compact form. However there is already a portion of land north of Castle Hill Drive that is zoned for further residential and business development.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Topography (surrounded by steep mountains)	Castle Hill Village is situated in a basin that has a slightly undulating topography in that land is dropping from Castle Hill Drive towards the Thomas River. The village itself is surrounded by steep terrain and mountains.	The relatively flat topography of the basin was a major factor for establishing this alpine village in its current location in the first place. The steep mountain range across the Thomas River to the west and south provide a dramatic backdrop, without visually enclosing the place. Further visual openings are provided across the SH following the Thomas River Valley to the East.
Business opportunity		Business/Tourist accommodation and activity	The village appears to be mainly used as holiday homes that can be rented out from private owners. See also: www.castlehill.net.nz .	Buildings are primarily used as holiday homes by private owners. Expansion of these could occur north of Castle Hill Drive on a presently zoned Living 1A/Business 1A parcel of 12.8 ha that is in single landowner ship.
Alpine/Natural outlook		Location (within national park/forest)	Castle Hill Village is situated within the high country environment. The surrounding landscape to the south and west is identified in the District Plan as an 'outstanding landscape'. Areas to the north and east of the boundary are earmarked as forestry exclusion zones.	Having substantial mature tree plantings within and surrounding the village is contributing to Castle Hill's distinct character. Any future built form requires to be retained within the natural boundaries and requires to integrate, not detract from the surrounding landscape.
Other		Adjacent zoning (can be sourced/checked in GIS)	High Country	The adjacent High Country zoning provides the backdrop to the residential zoning of Castle Hill village and allows for low impact land uses that are complementary to L1 activities.
Other		Adjacent activities	The surrounding area is mainly used for farming and tourist activities provided by different stations (Castle Hill, Flock Hill), including caving, tramping and skiing (Broken Hill). The land in immediate proximity to the East is used as a golf course and has use rights to establish a holiday park complex.	The surrounding activities are part of the Castle Hill Village and as such are complementary to the residential living environment. Adjacent rural farming is low intensity grazing and does not interfere with residential living. Any farming and tourism activities are also separated either by topography or by the SH.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Location of further expansion	On site observation was that there were still a number of sections undeveloped, particularly within the newer part of the village. The land located immediately north of Castle Hill Drive is currently undeveloped.	The District Plan shows that the area north of Castle Hill has obtained consent to subdivide and establish 111 allotments for residential and commercial use. Should this proposal be given effect to within the next 5 years, the size of the township would almost double in size. With such a significant expansion the current nature of a 'village' could also change to a 'township'; in particular if businesses establish. This development would require a major investments and the likelihood of this development occurring is considered unlikely given that historically resource consents obtained for this site have lapsed without being implemented.
Alpine or Mountain Character				
On adjacent public space (road corridor, berm)		Road width and layout	<p>Castle Hill Drive is the main road into the township off SH 73. The road consists of a two way sealed carriageway, with no formal berm and grassed stormwater swales. The road does not have a formal turning area and ends at the Castle Hill Lodge outside the township boundary. Residential housing occurs on one side only setback from the road corridor. Trelissick Loop is a secondary link road within the township with a road corridor that is a continuation from Castle Hill Drive. Off both roads there are a number of cul de sacs and off these further (private) access ways. Cul de sacs are sealed and have a two way carriageway however with no stormwater swales or other urban provisions. Most access ways are one car width only, some are sealed while others just consist of loose gravel.</p> <p>All roading within Castle Hill village, except for Trelissick Loop, are dead-end roads.</p>	The linear alignment of Castle Hill Drive characterises an avenue character, which should the northern side of it be developed, further support its hierarchy within the township. Roding in all areas has an access only function, is arranged in keeping with the surrounding environment and overall has a very informal organic form. The narrow carriageway is appropriate for the limited number of houses accessed off each accessway. Footpaths and urban street character elements, such as parking bays, curb and channels etc., street lighting are absent in the cul des sacs and accessways, which is in keeping with a low pedestrian usage.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Presence of footpaths	The township has a one-side only off-road meandering footpath along Castle Hill Drive and Trellissick Loop. The path is currently been formed, so in various stages at the time of visit. There are a number of unformed/informal pathways throughout the older part of the township connecting between the reserve, playground and between houses.	The limited use of footpaths is a character element of rural residential road typologies and symbolise a low level/ varying number of pedestrians. This is very much the case given the low permanent population number in Castle Hill Village. The numerous informal paths between houses and communal facilities provide a good level of pedestrian connectivity. However, due to their unformed nature and lack of lighting, they don't meet CPTED or barrier free principles.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Street lighting	Different types of street lights along Castle Hill Drive and Trellissick Loop, one side only.	The presence of street lighting is in keeping with providing safety and amenity at night time in residential areas. It is not in keeping with an alpine environment, where light spill is aimed to be kept at a minimum, which is why street lights have only been used in strategic locations rather than throughout the village.
		Presence of street tree planting	There are no street trees within the road corridor. Plantings in the newer area of the village are in clusters and in proximity to stormwater areas. Along the two main roads there are individual specimen trees and clusters of trees.	The presence of street planting is a way of accentuating a formal/urban element to the residential environment. Within Castle Hill village this has not been pursued rather it appears that accessways and roading have established with retaining mature tree plantings on site. Mature exotics and natives have also been used as markers into entrances thereby creating natural vertical gateways.
	Surrounds (adjacent land)	Natural and historic features including water features, indigenous vegetation, steep mountains, river	Surrounding mountain range (Craigieburn, Torlesse), Thomas river encircling the southern and western boundary of the township. The river valley includes mature native plantings and continues to the East. The township is also in vicinity to a	The surrounding environs provides a vital component to the overall character of the area and Castle Hill village and need to be protected and retained in their natural state.

Criteria	General Characteristics	Measurement	Findings	Assessment
			substantial area of native forest on its western boundary.	
On site		Allotment size (can be sourced/checked in GIS)	On site observation is that sections and built form for that matter is a lot larger in the newer part of the village. Although there is no clear demarcation between dwellings, sites appear to be compact and smaller in the original part (around the reserve).	Confirming the findings on the ground sections within the newer area range between 465-1075m2. In contrast sections in the older, established part range from 350-500m2. This change in section size diverges from the original compact 'cluster' of housing to a more spread out approach. This change in size needs to be further investigated as follow on effects could be perceived negatively and out of character for the village.
		Site coverage (can be sourced/checked in GIS)	Due to the lack of demarcation on site it is difficult to determine the amount of space taken up by buildings in relations to land size. Houses in the older part seem to be placed on smaller sized sections and might be outside the 40% that is permitted (check on GIS). The housing in the newer areas is substantially larger, but equally sections seem to be larger also.	Castle Hill Village has a low site coverage and the retention of open space is in keeping with a low density residential environment. It needs to be confirmed if this has been achieved within more recent development.

Criteria	General Characteristics	Measurement	Findings	Assessment
		Limited or no road setback (can be sourced/checked in GIS)	Houses along Castle Hill Drive and Tresillick Road are well set back from the road. Development within the cul de sacs and accessways is built closer to the roads.	The village's development is facing inwards, with setbacks in locations where reverse sensitivity effects needed to be avoided. This being the case along the SH and to a lesser extent from the main road (Castle Hill Drive).
		Small internal setback to neighbour (can be sourced/checked in GIS)	On site separation distances differ between the newer and older parts of the village. Using GIS data it appears that dwellings are setback from neighbours between 2.6-10m in the older part around Slalom Place and Frizzell Court. Setbacks in newer area are less with some houses built only 2m from internal boundaries in the newer areas off Trelissick Loop.	The placement of houses in groups around ROWs and the relatively small section sizes have resulted in dwellings being placed in close proximity to each other. However, substantial plantings and the lack of physical demarcation has helped to create privacy for the individual dwelling, particularly in the older part. In the newer part the close proximity of substantial built form in close proximity to each other is a residential characteristics and it needs to be determined if this is an outcome that is anticipated in an alpine environment.
		Lack of boundary fencing/boundary framing	For the majority of sites there is no internal fencing present. Some low level fencing towards the road boundary and between some more recent development can be observed. Some boundaries have been defined using rocks or plantings.	The lack of fencing allows for views between private buildings and across the village, which achieves overall a sense of open space. Views to the surrounding landscape are retained and not obstructed by fencing structures.
		Lack of gardens /landscaping	Formal gardens or exotics were not observed as such, sites were surrounded by well-maintained grassed areas. Natives and exotics from the surrounding common areas was spilling into the residential sites.	The boundaries between the informal surroundings and built form nestled in-between are fluid. This supports overall the picture of a village that tries to blend in rather than stand out amongst its natural environment.
		Type of planting (e.g. indigenous)	On observation there is a corporate maintenance/landscaping scheme apparent throughout the village. This includes green space along housing and the SH and established and new reserve areas. Overall there is a mix of native and exotic planting present.	In a high country context the mature plantings in the village provide a strong character element that has been transpired to the newer areas of the village with plantings put in place to continue this scheme in the future.



Criteria	General Characteristics	Measurement	Findings	Assessment
Buildings		Temporary or permanent nature	On site the majority of buildings were locked up and presumed to be holiday homes. Almost every house has a stack of firewood, which suggests that houses were used in the winter months which coincides with the ski season.	Given the small amount of permanent residents the dominant use of existing residential buildings is for holiday accommodation and seasonal use.
		Iconic architecture	The village doesn't contain any heritage or iconic architecture- however there are numerous buildings that have been architecturally design specifically to meet design brief and to respond to the unique location.	The village is relatively young compared to for example Arthur's Pass, however the bespoke architecture of a lot of the built form present to date has created a unique housing environment that is not be found elsewhere in the District and thus worth protecting.
		Roof types	<p>There are a number of different roof shapes used in the village. Roof shapes including gable, M-shaped, Gambrel, Dutch Gable and Dormer roofs. Overall the single gable pitched roofs of 40 degrees plus dominate.</p> <p>Reviewing some of the recent consents it becomes obvious that a large portion refers to roof pitch and people applying for a variation to the 40 degree currently prescribed in the DP.</p>	The roof types in the village are in keeping with an alpine environment where form follows function in the way that pitched roofs are adequate in a climate where the snow load is high.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Building mass/size	Buildings are dominantly double-storey or one and a half storey buildings, where roof space has been utilised. The size and bulk of dwellings varies; building footprints are small and compact in size in the older part, but of typically 2-storey height. Housing typologies in the newer areas are generally much bulkier and have larger footprints with some buildings appearing to be either used for tourism accommodation or having separate uses within one dwelling (e.g. several parties living in one house). These houses are much larger in size with estimated floor space of 120m2 on ground floor compared to about 60-80m2 in the older part.	Double -storey buildings and stand-alone typologies are the dominant built form in the village. Their height and bulk is to some extent visually reduced by the established tree plantings on the fringes and within the township reserve. This type of coverage assisting to reduce the visual height and bulk of buildings does not extend to the newer part of the township. Built development in this case does yet not as easily integrate with the surrounding landscape.
		Height	The majority of buildings were either 1.5 or double storey throughout the village.	The one and two storey buildings are able to harmonist with the surrounding alpine features. The stand-alone typologies help to reduce the visual height and bulk of buildings within the village; however height integration is more so achieved in the older part due to established trees of substantial height. This coverage is not yet provided in the case of the newer part. Regardless a continuous low scale built environment allows the built development to integrate rather stand out within the surrounding landscape.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Material incl. cladding, roof	<p>There is a strong consensus in the use of natural materials, such as stone and timber and in the use of muted natural colour with low reflectivity throughout. Building material used throughout the village included various forms of natural timber and stone.</p> <p>The dominant cladding style throughout is board and batten or timber cladding; individual houses have used traditional shingles cladding. Roofing material is corrugated iron. Newer housing has used a lot of black trims and flashings and include exposed chimneys.</p>	<p>The utilised bespoke design and use of natural materials throughout the newer and the older part of the village is in keeping with the design provisions and meets the intentions of the policies and objectives of the District Plan. The style, colour and material themes throughout the village is consistent with the intentions of the plan. The built form is well integrated and visual effects on the high country landscape mitigated. Of all the alpine villages and EDAs Castle Hill displays the most cohesive use of a distinct material and colour palette.</p>
		Colours	<p>Dominant colours for dwellings are stained or natural timbers, resulting in various shades of brown and sometimes dark green. Some housing in the older part of the village contains red roofing and colours found in a residential environment.</p>	<p>Most of the colour schemes used are complimentary colours that blend in with the surrounding environment. Despite a mixed age structure the coherent design scheme for the village has achieved a variation of complementary colours that are in character.</p>

E.3 Lake Coleridge


Criteria	General Characteristics	Measurement	Findings	Assessment
General Characteristics				
Surrounding landscape is 'unmodified, indigenous, mountainous'		Site coverage (Please note any large buildings on small sites; or other building or structure designs that dominate people's views of the surrounding area. (can be sourced/checked in GIS)	On site observation confirms houses take up only a small portion of the individual site, comparable to a low density residential/rural-residential environment. The large sections provide ample space for front yards and private outdoor living space in the back/to the side. Some newer development in cluster 1 has larger building footprints on smaller sites.	Lake Coleridge Village is made up of three different settlement clusters in-between the 'green fingers' of mature forest. Houses and accessory buildings take up only a small portion of the individual site. The resulting low site coverage and the retention of open space is in keeping with a low density residential environment.
		Presence of fencing (Please take particular note of fencing in Castle Hill and Arthur's Pass)	Some low level front yard fencing and supporting planting/hedging along it present. Tall internal fencing is provided alongside boundaries between properties and along private accessway.	The village displays the traditional fencing type to be found in established residential areas throughout the District. The structures provide a clear demarcation that separates private properties from each other and the public realm. In the case of newer development the demarcation towards the road is not as strong (yet).
		Number of structures	Usually one dwelling with a detached garage or detached accessory building/shed per site.	The stand-alone typology and the compact dimensions of the majority of buildings limits any potential negative visual effects.
Unobstructed views towards surrounding rivers, mountains (important landscaping)		Building placement on site and location	<p>The township is split into three separate settlement 'clusters'; another 'cluster' contains the post office, tourist information, public toilets and the power station.</p> <p>Residential units in clusters 1 and 2 are situated on the flat, whereas units in cluster 3 are elevated on a plateau. The majority of buildings in cluster 1 are placed along Acheron Avenue, with newer housing stock placed in sections in second row behind these houses and accessed via Ryton and Hart Place or a private ROW. A small number of houses have been developed on large sections along the southern side of Kowhai Drive.</p> <p>Houses along the southern side of Acheron Avenue share the same roading setback; they are aligned perpendicular to the road and address the street. Housing south of Harper Place in cluster 3 are rotated on site. Houses in cluster 2 are well setback from the road.</p>	<p>Lake Coleridge village is a small settlement, which has over time developed in a basin along the Rakaia River. Each of the three settlement clusters is connected via Hummocks Road. The first formal housing occurred along Acheron Avenue, which nowadays with its linear alignment and formal tree planting retains its function as the main road. Houses built along Acheron Road have traditionally been used as workers' accommodation for the power station. These buildings are placed with plenty of open space between them.</p> <p>Housing in area 2 is equally spacious, whereas newer areas in area 1 and housing in area 3 is placed in closer proximity to each other. Internal setbacks range from 6m (area 3) to 20m (area 2).</p> <p>Having a significant opening retains a sense of openness and allows for views to the surrounding Rakaia River Valley and hills backing onto Lake Coleridge and mountains to the south and west.</p> <p>Due to the size of the surrounding hills and mountains views are available from all settlement areas. Views to the surrounding landscape and natural features are retained by large sections, and low site coverage in the case of area 1 and 2. Housing in area 3 have been</p>


Criteria	General Characteristics	Measurement	Findings	Assessment
		Height and bulk (Please note any multi-storey buildings, large structures protruding from roof tops)	Buildings are dominantly one-storey, only one isolated two-storey building in area 1 could be noted during the site visit. Garages are separated buildings and mainly single types. The size and bulk of dwellings varies, but overall buildings have a modest footprint, and are compact in size. The majority wouldn't exceed 110m2. Sizes also depend on area. For example houses in area 1 along Acheron Ave contain mainly 3 bedroom villas, with newer structures where housing sizes vary between very small units to larger more urban style housing off Ryton or Hart Place.	orientated to gain maximum sunshine hours and views. Low level buildings and stand-alone typologies harmonise with the surrounding mountains and hills and help to reduce the visual height and bulk of buildings within the township. This low scale approach allows the built development to integrate rather stand out within the surrounding landscape.
Alpine design theme/Alpine 'chalet' theme		Colours of surrounding landscape	The surrounding mountains and hills provide a strong grey and earthy tone; however green from the surrounding forest plantings and the adjacent farmland contributes to the overall colour palette and the environs.	Natural, muted colours complement the natural character of the surrounding environment and ensure a building design colour scheme that is in keeping with the surrounds positively contributing to retain the aesthetic values of this area.

Criteria	General Characteristics	Measurement	Findings	Assessment
		Building design (individual design) including building size, material, colours, reflectivity (Please note any flashing or reflective structures)	<p>The housing typology in the three respective clusters is dominantly single-storey, stand-alone 1970/80's bungalows or villas. Garages are single sized and separate stand-alone buildings. Some smaller units that display more of an alpine theme are interspersed throughout area 1 and 3. Newer housing stock in area 1 tends to consist of larger housing with urban features, such as formed driveways and mono-pitched roofs and attached double-garaging.</p> <p>For the majority houses are timber constructions with various forms of cladding including stained timber, corrugate iron, Summerhill stone and concrete block. A single two-storey unit was noted in a back section of area 1.</p> <p>The only commercial building with a larger footprint than the remaining built form (bar the power station) is Lake Coleridge Lodge located within area 3.</p> <p>When onsite there has been evidence of new development in cluster 3; however a number of sections in area 1 remain empty.</p>	<p>The current built form characteristics could be associated with any other township in Selwyn. Developments of this type can be for example be found in the old parts of Rolleston around John Street. For the majority building design does not follow an alpine character theme, but is an example of residential style housing with features of the respective era (such as side entrances, low roof pitch, separate garages). The coherent design displayed for example along Acheron Avenue is testimony to housing stock being built around the same time and possibly by the same developer. Newer built form that diverts from this expresses a mix of urban and rural elements depending on the use of the building (e.g. temporary holiday accommodation vs. permanent residence).</p> <p>While the village shows no alpine character elements through its built form, the surrounding forest with the mountains as a backdrop is dominant throughout and as such is a particular and unique environment to the Canterbury High country that is worth protecting and retaining.</p>
Unique historic values	 <p><i>The first of the cottages built on East Flat, now Acheron Avenue, 1914.</i></p>	Character and style of original workers cottages	<p>One of the first of the cottages built in 1915 as an example of an all-electric home, privately owned, is still remaining.</p> <p>Acheron Road appears to be the main road into the village.</p>	<p>Lake Coleridge village started as a camp for the construction workers of New Zealand's first hydroelectric power station, which became operational in 1914. Temporary camp sites developed and a more permanent village got established. The first cottages built in 1914 where placed either side of Acheron Avenue (see picture). Most of the original cottages have been removed and replaced with new residential housing, however the prototype 'show home' of an electric home built in 1915 remains. Many power station functions are now automated and the village's permanent population is less than 25 residents.</p>

Criteria	General Characteristics	Measurement	Findings	Assessment
Unique amenity values		Viewshafts towards the Rakaia River and Southern Alps	Views to the surrounding mountain range to the south and west across the Rakaia River valley and to the rolling hills in northeast direction are available from all three cluster areas, however views are most prominent from area 3.	Large sites, sufficient internal setbacks and low-level building heights allow for views to the surrounding landscape. Buildings on elevated sites have made use of views by rotating their building to get maximum sunshine hours and views.
Ecological, landscape, aesthetic or recreational value		Grouping of buildings (building platforms); Blending in with surrounds, in keeping with heritage; expansion to be retained within or adjacent to existing village	Most housing stock is placed within the three distinct settlement clusters. Expansion of the original housing in area 1 has occurred in second row (Ryton Place and also off Hummocks Road via Hart Place). There are empty sites within Area 1, the northern part of Kowhai Drive is currently undeveloped. At the time of the site visit new development occurred at the end of Harper Place in are 2.	Development has occurred in keeping with the natural environs, in particular the forest shelterbelts that surround each cluster. Expansion options within the three areas are limited, as shelterbelt plantings and bush, as well as the Rakaia River create a natural boundary to any further development. However, there are limited expansion options available within the existing clusters on currently undeveloped sites in area 1 in particular. Developing both sides of Kowhai Drive has potentially been dismissed due to shading from adjacent tree plantings.


Criteria	General Characteristics	Measurement	Findings	Assessment
		Topography (surrounded by steep mountains)	The different clusters of the village are situated on flat land with the exception of cluster 3, which is situated on a plateau in an elevated position. The village sits above the Rakaia River, but below Lake Coleridge. Area 2 and the power station sit lower than the remainder of the town. The area along the riverbed of the Rakaia to the East is relatively flat, with some rolling hills to the northeast.	The flat topography and the proximity to the power house played a major role when the township started to be developed within cluster 1 in the 1900's. The steep mountain range setback behind the Rakaia River to the south and west provide a dramatic backdrop, without visually enclosing the place.
	Business opportunity 	Business/Tourist accommodation and activity	From observation there seems to be an equal amount of permanent and temporary housing within the township. The Lake Coleridge Lodge was closed at the time of visit.	Buildings are either used as a permanent residence or get used as holiday homes by private owners or community groups for accommodation. Expansion and uptake for additional accommodation could happen in the way of converting current permanent residence/private dwellings into tourist accommodation or developing empty sections within area 1.
Alpine/Natural outlook		Location (within national park/forest)	Situated within the Canterbury High Country, flanked by the riverbed of the Rakaia River valley to the South and hills to the North. The village is nestled within and surrounded by mature tree plantings some of which are part of the Harry Hart Arboretum.	Having substantial mature tree plantings within in a high country environment is unique and gives Lake Coleridge Village a distinct character. The trees were planted in the 1920' -50's by the powers station's superintendent at that time Harry Hart, who experimented with planting exotic trees (see www. lakecoleridgez.info), which now have become part of an arboretum. Any built form requires to be retained within the natural boundaries and requires to integrate, not detract from the surrounding landscape and the historic beginnings of the township.

Criteria	General Characteristics	Measurement	Findings	Assessment
				
		Adjacent zoning (can be sourced/checked in GIS)	High Country	The adjacent High Country zoning provides the backdrop to the residential zoning of Lake Coleridge township and allows for low impact land uses that are complementary to L1.
		Adjacent activities	The surrounding area is mainly used for farming, the lake and its surrounds are a popular tourist destination for activities such as: walking and tramping, camping, hunting and fishing, skiing and jetboating. The Lake Coleridge power plant, owned and operated by Trustpower is still operating and generating power with an average annual output to 270GWh. Educational tours are available by arrangement.	The surrounding activities are part of the Lake Coleridge Village and as such are complementary to the residential living environment. Adjacent rural and commercial (power plant) activities are visually separated from housing due to the substantial tree planting buffer.
		Location of further expansion	Each of the settlement clusters is contained within the natural boundaries of the surrounding forest or the slopes of the Rakaia River Valley. There are sites within the township area of area 1 that are currently undeveloped.	Possible residential housing expansion past the township boundary up to the heavily planted surrounding edges could occur in area 1 and 2; Access and potential shading could be a limitation factor, whereas topography might be an issue for further expansion in area 3.
On adjacent public space (road corridor, berm)		Road width and layout	Acheron Avenue is the main road into cluster area 1 and consists of a two way sealed narrow carriageway, with no berm and no stormwater swales. Residential housing occurs on either side of the road corridor. Kowhai Drive has built form on	The linear alignment of Acheron Avenue characterises an avenue character, which in a residential context, signals the hierarchy of the road within the township. Roading in all areas has an access only function and is arranged in keeping with the surrounding environment. The

Criteria	General Characteristics	Measurement	Findings	Assessment
			<p>one side only. The road corridor consists of a narrow, formed carriageway with no s/w swales. Both Acheron Ave and Kowhai Drive have a linear alignment, while Riverview Terrace and other minor access roads in area 1 and 3 are formed to single width only and laid out in a more organic form. Harper Place, the main access into area 3 is a one-way road, with single lane width only.</p> <p>All roading within Lake Coleridge village, except for Hummocks Road, which connects the individual clusters, are dead-end roads.</p>	<p>narrow carriageway is appropriate for the limited number of houses accessed off it.</p> <p>Access to sections in area 3 and back sections in area 1 is provided in an informal way, which is in keeping with an alpine environment. Footpaths and urban street character elements, such as parking bays, curb and channels etc. are absent.</p>
		Presence of footpaths	No formal/formed footpaths within either area or between areas. However there are informal pathways through the bush that link between the individual settlement clusters.	The absence of footpaths is a character element of rural road typologies and symbolise a low level of road users. This is very much the case given the low permanent population number in Lake Coleridge Village and the individual clusters respectively. The informal paths between the clusters provide a level of pedestrian connectivity. However due to their unformed nature and lack of lighting, they don't meet CPTED or barrier free principles.
		Street lighting	Different types of street lights along the main access road exist within each area.	The presence of street lighting is in keeping with providing safety and amenity at night time in residential areas. It is not in keeping with an alpine environment, where light spill is aimed to be kept at a minimum.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Presence of street tree planting	Acheron Street has mature Birch tree plantings either side. Native Kowhai trees are planted alongside the western side of Kowhai Terrace. Area 3 has no street planting.	The presence of street planting is a way of accentuating a formal/urban element to the residential environment. Both area 1 and 2 have made use of this, whereas street planting is absent in area 3. A mature English Oak tree at the entrance to the site provides a gateway into the area.
		Natural and historic features	All three clusters are surrounded by forest and mature trees on at least three sides. The public community and the playground in area 1 contain mature exotic species. Area 2 and 3 contain each a part of the A.E. Hart Arboretum. Within the arboretum in area 2 there are listed heritage trees. Most sections in area 1 contain mature exotic specimen trees. The Lake Coleridge power station is listed as a heritage item in the District Plan.	The man-made features of the power house and its heritage value is a unique contribution to the area and the District. The presence of mature exotics and the surrounding forest creates a distinct environment that is contained within these natural boundaries. The backdrop to the West is created by the sheer and barren mountain ranges of the Southern Alps. Changes to these features is not anticipated due to their heritage value and the amenity they provide to the place.

Criteria	General Characteristics	Measurement	Findings	Assessment
Surrounds (adjacent land)		Natural features including water features, indigenous vegetation, steep mountains, river	The village is bordered by the Rakaia River Valley to the south and west, the Southern Alps behind it and hills and farmland to the north and the east. Lake Coleridge is not visible from the village and sits elevated about 6km north of area 3.	The surrounding environs provides a vital component to the overall character of the area and the township and need to be protected and retained in their natural state.
On site		Allotment size (can be sourced/checked in GIS)	During the site visit a mixture of section sizes were observed. Sections in area 1 built along Acheron Avenue are of the typical quarter acre section size, with smaller sections around 500m2 located in back sections and along Ryton Place. Area 2 has sections that range from 730-1600m2. Area 3 has sections of 700m2 and larger, depending on location.	The varied allotment sizes are appropriate considering the topography and the current use. More recent development tends to be on smaller size sections.
		Limited or no road setback	Dwellings are set back by about a car length from the main road in area 1 and 2. Sections that have been developed in the back and more recent development have placed housing much closer to the road corridor. Sections along the north side of Harper Place are placed close to the boundary, sections to the south are set back. Setbacks are consistent within an area.	Overall buildings have been oriented towards the public realm. Roading setback has followed the principle of orientating the dwelling in a way to achieve the maximum sunshine hours for private outdoor living areas. This has resulted in various setbacks from the road depending, which side of the road the development occurred on. Buildings that have been built around the same time (e.g. houses along the south side of Acheron Avenue) share all the same setback.

Criteria	General Characteristics	Measurement	Findings	Assessment
		Small internal setback to neighbour (can be sourced/checked in GIS)	On site separation distances between the areas differ, but overall are substantial. Using GIS data it appears that dwellings are setback from neighbours between 10-16m in area 1, with some exception in the area around Ryton Place. Area 2 has separation distances of over 30m, whereas the northern part of area 3 has the smallest internal setbacks, between 6-10m, still well above what would be minimum setbacks in a residential context.	The substantial setbacks between built form demonstrates a low-very low density and is typical for a rural-residential character. The typical quarter acre section of the olden days is still apparent in Lake Coleridge village.
		Lack of boundary fencing/boundary framing	Most sites have low front yard fencing of various types (picketed, close board). All fencing is supported by planting. Internal fencing is in parts tall and close-board.	Fencing provides a definite demarcation of property and is a very residential characteristic. Due to the low height and the softening aspect of plantings used the fencing retains a public/private interface where views to and from the road into the private properties are possible. This is an important aspect for a safe and attractive neighbourhood.

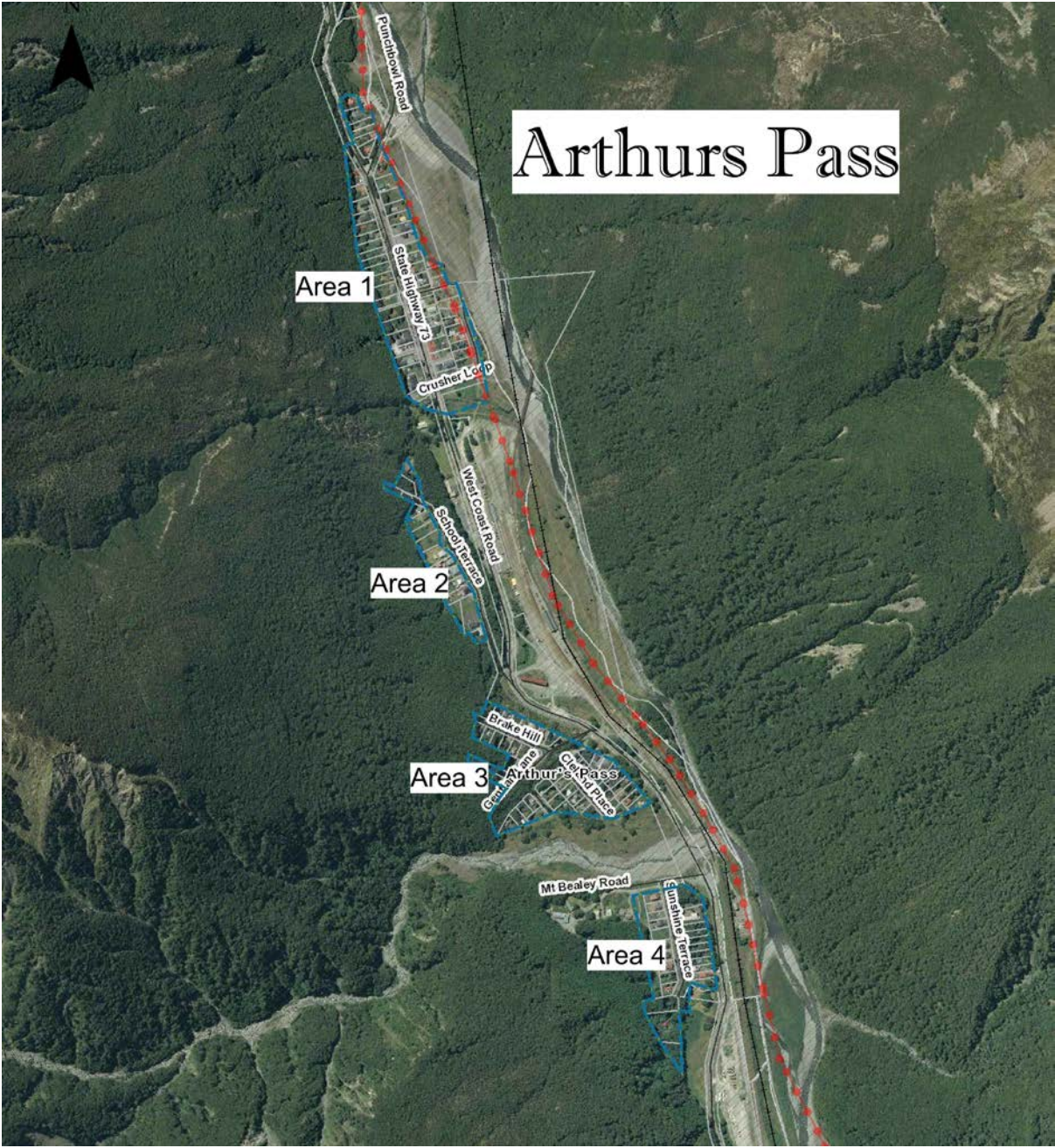
Criteria	General Characteristics	Measurement	Findings	Assessment
		Lack of gardens /landscaping	Most of the gardens are well-kept and are landscaped and planted with exotics. Many had maintained lawns and established vegetable gardens.	Having established and well-maintained gardens signals the permanent use of the dwelling itself. Having permanent residents adds year round vibrancy to a place.
		Type of planting (e.g. indigenous)	Exotic plantings could be found within private gardens and within the public realm. Native plantings was only observed in street planting in area 2. Surrounding forest mainly consists of exotic conifers. Unsure of type/species of planting within the two arboretums.	Despite the high country nature the planting in and around the village has been man-made with a clear preference on exotics. This creates a distinct environment that differs from other high country areas.

Criteria	General Characteristics	Measurement	Findings	Assessment
Buildings		Temporary or permanent nature	On observation there was a number of dwellings that had permanent residents. Interviewing a local resident on site there are houses used for fishing huts, community use and generally temporary use on weekends and in the holidays. The dwellings in area 1 seem to be built and used as workers accommodation for the power house. Some lack of maintenance was apparent with some of the temporary buildings.	The temporary or permanent use of buildings is reflected in building size, design and maintenance. A smaller footprint generally suits the use as a holiday accommodation, whereas 3bdr+ are more suited to permanent housing. With the operation of the power plant becoming more and more operated the demand for permanent housing might become less unless alternative employment opportunities for example in the tourism sector can be provided.
		Iconic architecture	The township does contain some architecture that is worth retaining: the original post office, the remaining 'show-home' all-electric cottage, the power station/house (heritage item) and the power station bulk store building.	The identified structures, one of which has heritage status, directly tied to the origin of the township are worth retaining and protecting. The power station bulk store was used for back in the day for the community- dances were held here during the construction of the village. The post-office building is still used by residents today to collect their mail. The cottage built in 1915 as an example of an all-electric home remains in the township. Coleridge Hydroelectric power station was NZ governments first major generation scheme in 1914 and has over the past 100 years had multiple upgrades and is fully operating still.

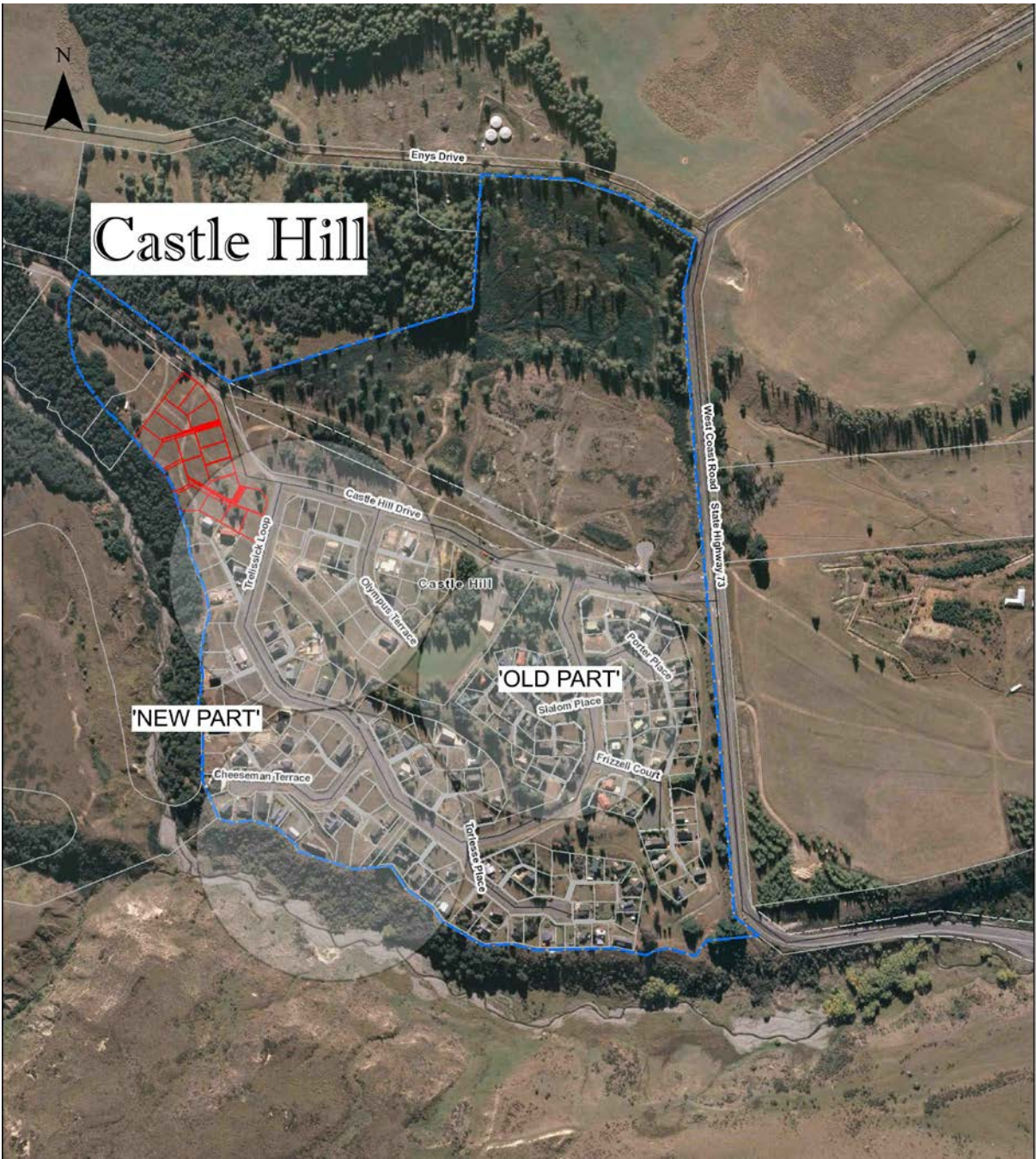
Criteria	General Characteristics	Measurement	Findings	Assessment
		Roof types	<p>On-site observation included low pitched roofs (bungalows), pitched roofs (villas) and some steep A-frame type roofing structures.</p> <p>Area 1 also contained a number of mono-pitched houses.</p>	A-frames and pitches roofing types are a typical character elements of an alpine scheme; however in Lake Coleridge they only make up a minority and overall the alpine theme is not a dominant feature.
		Building mass/size	The dominating housing typology is a 3 bedroom stand-alone villa or bungalow. Some newer housing stock varies in size.	The prevailing housing character is suited to a temporary, seasonal use as well as permanent accommodation. It is not considered that more people will move to Lake Coleridge permanently, which would require additional housing stock and community facilities.
		Height	All buildings except two are one-storey dwellings.	Low level buildings and stand-alone typologies help to reduce the visual height and bulk of buildings within the township. This low scale approach allows the built development to integrate rather stand out within the surrounding landscape.

Criteria	General Characteristics	Measurement	Findings	Assessment
				
		Material incl. cladding, roof	For the majority houses are timber constructions with various forms of cladding including stained timber, corrugated iron, Summerhill stone and concrete block. Roof cladding included corrugated iron and tiles.	The materials used are typical in a residential context. Where temporary holiday accommodation has been built, the design is more aligned to an alpine theme with natural timbers used for cladding.
		Colours	White and beige (light colours) dominate the cladding colour with the isolated darker cladding colour.	Most of the colour schemes used are complimentary colours that blend in with the surrounding high country and forest. Given the lack of a coherent design scheme for the village, a variation of colours is considered to be part of that character.

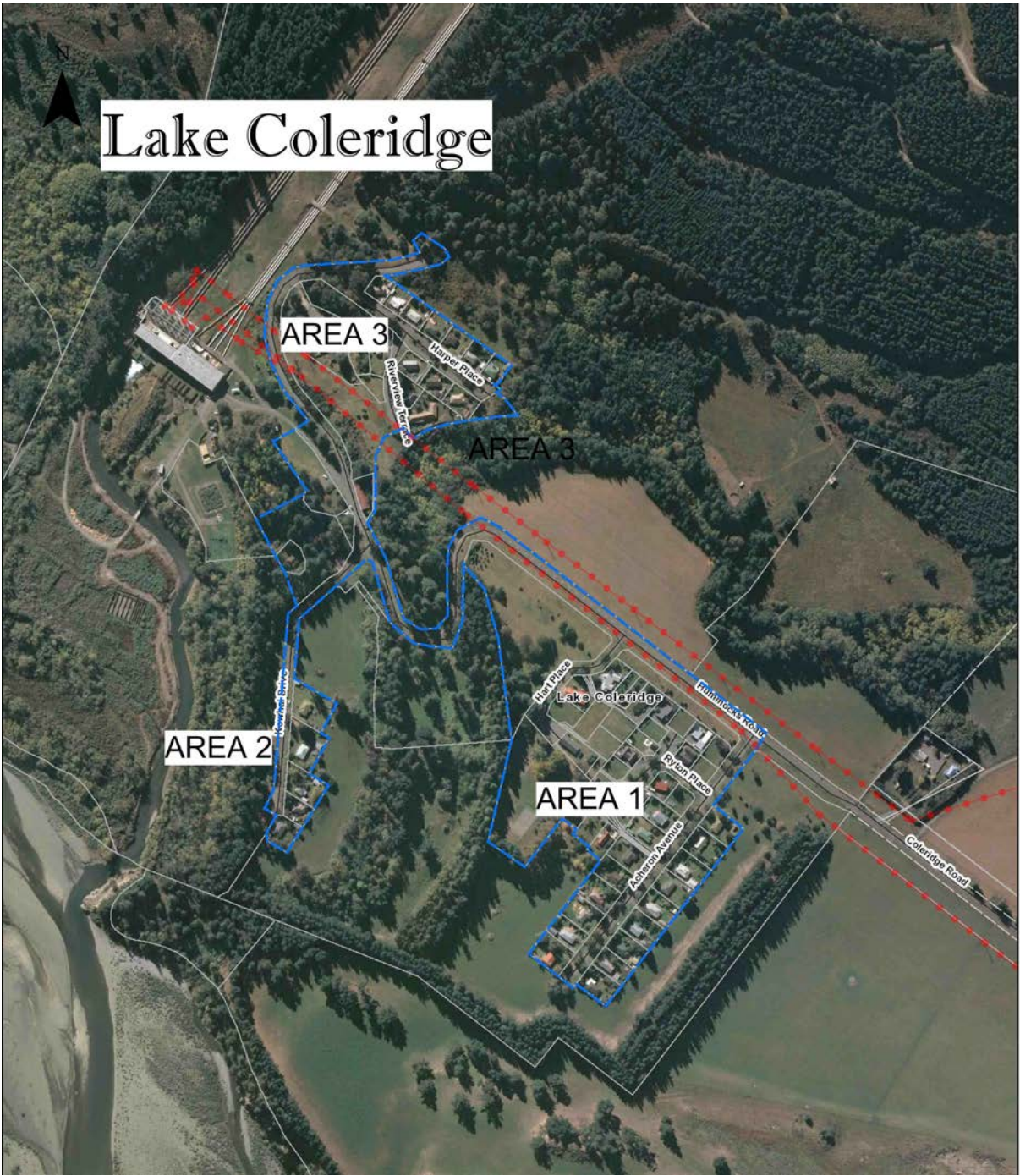
Appendix F Arthur's Pass Map



Appendix G Castle Hill Map



Appendix H Lake Coleridge Map



Christchurch

Hazeldean Business Park, 6 Hazeldean Road
Addington, Christchurch 8024
PO Box 13-052, Armagh
Christchurch 8141
Tel +64 3 366 7449
Fax +64 3 366 7780

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