



# CASTLE HILL VILLAGE RESERVES MANAGEMENT PLAN

June 2011

*Prepared for*

**Castle Hill  
Community Association**

*and*

**Selwyn District Council**

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# Summary

## Executive Summary

The Castle Hill Community Association (CHCA) has developed this Reserve Management Plan (RMP) in consultation with Selwyn District Council, for the long term management, development and expenditure planning for reserves in the Village. The purpose of the reserves is for:

- Informal village recreation and informal village sporting activities;
- the physical welfare and enjoyment of the public;
- protection of the natural environment and beauty of the alpine setting;
- create and maintain an alpine rural atmosphere and character within the village;
- retaining the open spaces structure and informal outdoor recreational activity patterns of the village;
- to create and maintain wind shelter, shade and climatic amelioration throughout the village.

The CHCA recognises the RMP as a living document that will reflect the changing needs and requirements of the local community.

The CHCA recognises the Castle Hill Village reserves system as unusual within Selwyn District in having been purpose designed to create and maintain alpine rural atmosphere and informal recreation resources in a network of spaces intimately connected with the village layout.

## Summary of Objectives

### Administration

**Objective 1:** To provide efficient and appropriate management and administration of Castle Hill Village reserves, for the health and well-being of all users.

**Objective 2:** Users requiring exclusive use of a building or area of reserve shall be recognised through a formal lease or license agreement.

### Reserve Usage

**Objective 3:** To provide for a variety of informal recreation activities in the reserves, and identify opportunities for improving or expanding activities in response to changing community needs and recreation trends.

**Objective 4:** Ensure levels of service for existing recreational facilities for informal users are maintained.

**Objective 5:** Ensure developments planned for the reserves give consideration particularly to village recreation needs while also considering wider district and regional users.

**Objective 6:** Ensure that Crime Prevention Through Environmental Design (CPTED) principles are applied within the reserves while also ensuring maintenance of village environmental character remains the primary objective.

### Landscape

**Objective 7:** Maintain the alpine rural character and visual structure of the village in all reserves.



**Objective 8:** Manage, protect and enhance the natural and cultural values of the reserves for all users, neighbours and village residents.

**Objective 9:** Implement a long term strategy for tree and shrub maintenance, replacement and expansion in the reserves.

**Objective 10:** Ensure public safety by maintaining tree and open areas in reserves for minimisation of risks.

### **Services, Structures and Facilities**

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**Objective 11:** Enhance informal recreation within the reserves by providing appropriate facilities, structures and services.

**Objective 12:** Ensure the scale, design, siting and maintenance of reserves services, structures and facilities are appropriate for village activities and alpine rural character.

**Objective 13:** Ensure the reserves are accessible to and enjoyable for users with a wide range of mobility and physical capacities.

**Objective 14:** Ensure the reserves remain free of motor vehicles and their effects.

**Objective 15:** Provide and maintain new play equipment that caters for a range of children's ages and is compliant with NZ Standard 5828:2004, "Playground Equipment and Surfacing", and continue to monitor and maintain all existing equipment to the standard that related to the date of its installation.

**Objective 16:** Provide signage in reserves that promotes public use, enjoyment and safety, while being sympathetic with the landscape and rural alpine character, and maintaining a cohesive village style.



## Summary Action Plan

HEADING	TASK	ACTION	BUDGET AVAILABLE	ESTIMATE OF COST	COMPLETE BY
Admin	<b>Reserves Committee</b>	<i>CHCA delegated Committee continues day-to-day oversight of village reserves (Policies 1.1, 1.2).</i>			ongoing
	<b>Long term RMP review</b>	<i>CHCA to undertake a Desktop Reserve Management Plan Review every 5 years to update and identify changing needs of the community (Policy 1.3)</i>		Nil	2016
	<b>Long term RMP review</b>	<i>CHCA to facilitate discussion to identify the aspirations of all Reserves users and Village residents, 12months ahead of any RMP review processes. (Policies 1.3, 1.4)</i>		Nil	2015
	<b>Reserve Rate</b>	<i>CHCA review Reserve Rate and advise SDC its position (Policy 1.6)</i>		Nil	annually
	<b>LTCCP</b>	<i>CHCA to submit expenditure programme for approval under SDC Annual Plan and Long Term Council Community Plan process (Policy 1.5)</i>		Nil	annually
	<b>Development Contributions</b>	<i>SDC to monitor development contributions and liaise with Committee (Policy 1.7)</i>			ongoing
	<b>Archives</b>	<i>CHCA to obtain scanned copies of all old minute books, plans and photos and lodge in SDC archive. (Policy 1.8)</i>		Nil	Ongoing
	<b>Maintenance</b>	<i>SDC continue to coordinate maintenance between reserves and adjacent areas through mowing contract. (Policies 1.9, 7.3)</i>		Nil	ongoing
	<b>Village extensions</b>	<i>Council &amp; CHCA establish a working protocol ensuring proper consideration of reserves in any future village extension applications.</i>		Nil	2012
	<b>Link Strips</b>	<i>CHCA undertake programme publicising Link Strips among village residents and users. (Policy 1.10)</i>	Nil	\$500	2012
	<b>User Agreements</b>	<i>CHCA to prepare a standard Use Agreement form for village reserves (Objective 2)</i>	Nil	\$500	2012

HEADING	TASK	ACTION	BUDGET AVAILABLE	ESTIMATE OF COST	COMPLETE BY
	<b>User Compliance</b>	<i>CHCA prepare annual statement of use agreements and compliance. (Policy 2.3)</i>		Nil	annual
<b>Reserve Use</b>	<b>Active &amp; passive recreation</b>	<i>Complete application for funding to construct the reserves footpath system. (Policy 3.1)</i>	Nil	To be determined	2011
		<i>Complete application for funding BMX area (Policy 3.2)</i>	Nil	To be determined	2012
		<i>Complete application for funding to construct the tennis court/skating area extension (Policy 3.2)</i>	Nil	To be determined	2013
	<b>Dog Areas</b>	<i>Identify dog areas, publicise in Newsletter &amp; erect signs (Policy 3.4)</i>	Nil	\$5,000	2012
	<b>Levels of service</b>	<i>Conduct annual facilities review (Objectives 4, 5)</i>	Nil	Nil	annual
	<b>CPTED</b>	<i>Conduct annual review of CPTED (Objective 6)</i>	Nil	Nil	annual
<b>Landscape</b>	<b>Reserves Development Plan</b>	<i>Conduct annual review of Development Plan (Map 4) to ensure appropriateness and compliance (Policies 7.1, 7.2, 8.1)</i>	Nil	Nil	annual
	<b>Wetland</b>	<i>Complete application for funding to construct the wetland (Policy 8.3)</i>	Nil	To be determined	2015
	<b>Weeds &amp; Pest Management</b>	<i>Establish a programme to control and manage weeds and pests, in conjunction with ECAN and DOC (Policy 8.2)</i>	Nil	To be determined	2012
	<b>Tree Maintenance Programme</b> <i>(Objective 9)</i>	<i>Apply for funding for tree assessment:</i>	Nil	Nil	March 2012
		<i>Undertake short-term tree work</i>	Nil	\$7,000	2012
		<i>Prepare Fire Risk assessment</i>	Nil		2012
		<i>Prepare Plant Species List</i>	Nil		2013
		<i>Prepare Tree Maintenance Programme</i>	Nil		2013

HEADING	TASK	ACTION	BUDGET AVAILABLE	ESTIMATE OF COST	COMPLETE BY
		<i>Instigate annual tree inspection, maintenance &amp; replacement programme</i>	Nil	To be determined	Annual
	<b>Public safety</b>	<i>Conduct Review under Tree Maintenance Programme (Objective 10)</i>	Nil	See above	2012
<b>Services, Structures &amp; Facilities</b>	<b>Village Facilities</b>	<i>Apply for funding to establish a skating rink &amp; BBQ area (Policies 3.2 &amp; 11.2)</i>	Nil	To be determined	2014
	<b>Memorials</b>	<i>Develop policy on memorials</i>	Nil	Nil	2013
		<i>Complete application for funding to build memorial wall (Policy 12.3)</i>	Nil	To be determined	2014
	<b>Access</b>	<i>Undertake disability audit and review annually (Objective 13)</i>	Nil	Nil	annual
		<i>Implement necessary accessibility improvements if any</i>	Nil	To Be determined	2013
	<b>Playground</b>	<i>Arrange for SDC to undertake an assessment of playground equipment safety and action identified issues to provide ongoing compliance. (Policy 15.1)</i>	Nil	Nil	2011
	<b>Signage</b> <i>(Policy 16.1)</i>	<i>Assess existing signage and prepare Signage Plan for Reserves</i>	Nil	Nil	2012
		<i>Complete application for funding to establish reserves signs.</i>	Nil	To be determined	2013

While the CHCA and SDC have signalled their intentions of maintenance and improvements within the “action plan” these are subject to the CHCA and/or Council being able to source funding within their long-term financial planning strategies



# 1. Introduction

## 1.1 Purpose of the Reserves Management Plan

This Management Plan concerns the reserves of Castle Hill Village in Selwyn District. A Reserve Management Plan (RMP) provides a vision for future management, development and expenditure for a particular Reserve. The Reserves Act 1977 requires a council to prepare RMPs for all land classified as 'Recreation Reserves' under its management or control. The Castle Hill Village Association (CHCA) acts under the delegated authority of the Selwyn District Council as the administrators of the Castle Hill Village Reserves.

This RMP outlines the CHCA and Council's general intentions for the primary purpose, use, maintenance, protection, preservation and development of the Castle Hill Reserves through a series of objectives and policies. The objectives and policies set parameters to aid decision making regarding development and use of the Reserves, highlighting items that need further consideration or addressing (for example weed control, stormwater management) and often include suggestions for various works or improvements (for example, signage, more parking).

The Reserves Act 1977 (Section 41) states;

*"The Management Plan shall **provide for and ensure the use, enjoyment, maintenance, protection and preservation**, as the case may require, and, to the extent that the administering body's resources permit, the **development**, as appropriate, of the Reserve for the purpose for which it is classified..."*

The Castle Hill Village Reserves are classified as Recreation Reserves and Local Purpose Reserves. Section 17 of the Reserves Act states that Recreation Reserves are **"... for the purpose of providing areas for recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities..."** In addition, **"the public shall have freedom of entry and access to the reserve"**.

Section 23 of the Reserves Act states that Local Purpose Reserves are **"... for the purpose of providing and retaining areas for such local purpose or purposes as are specified in any classification of the Reserve"**. The reserves classification at Castle Hill, including local purposes reserves, is described in Section 2.6.

It is hoped that the ideas, objectives and policies in this plan will provide a clear, logical and exciting strategy, and through public involvement will reflect a consensus of opinion, and will highlight issues requiring operational resolution for the future of the Village Reserves.

## Reserve Management Plan Procedure



## 1.2 Reserve Management Plan Procedure

The Reserves Act 1977 defines the procedure for preparing RMPs (see diagram to the left). This Plan was adopted by the Malvern Community Board (under delegated authority of Selwyn District Council) on the 27 June 2011.

Adopted Plans can be reviewed at any time to adapt to changing circumstances. The CHCA will undertake a desktop review of the RMP at 5 year intervals, to ensure that the Plan remains current. Any changes will be subject to Selwyn District Council approval. This review process is provided for within the Reserves Act.

## 1.3 Management Plan Preparation

Graham Densem Landscape Architect was engaged by Selwyn District Council to work with the CHCA, to help prepare the RMP. Previous information was used as background for the Plan.

## 1.4 Implementation – Action Plan

RMPs often contain suggestions for various developments and improvements, but suggestions do not necessarily mean that the work will occur for many years, or in some cases it may be deleted as a consequence of future review.

While the CHCA has signalled its intention for maintenance and improvements within the “Action Plan”, these are subject to the CHCA and/or Council being able to source funding within their long-term financial planning strategies. This ability to source funding may mean that proposed work may not occur for many years, or in some cases, may be deleted entirely in a future review.

## 1.5 Statutory Context

This **RMP** will provide the direction for the ongoing day-to-day development and management of the reserves. At the same time activities and the development of Reserve land remain subject to other legislation, Council policy and bylaws.

The **Resource Management Act 1991** (RMA) provides an overall direction in terms of sustainable management.

The **Selwyn District Plan**, prepared under the provisions of the RMA, provides objectives, policies and rules relevant to reserve management.

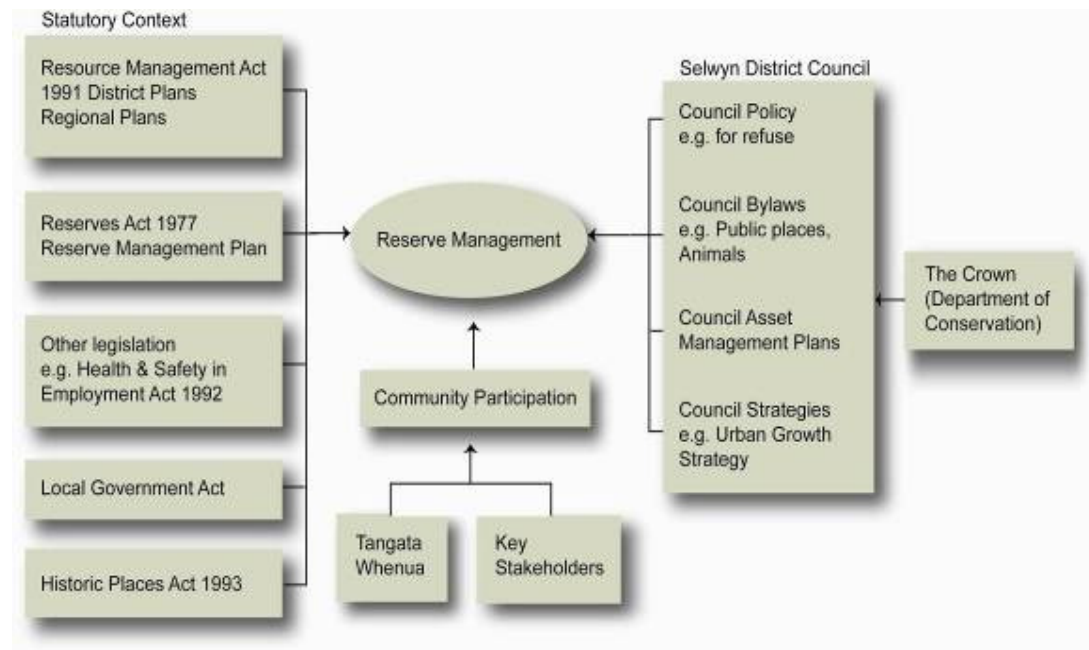
The RMP must not be inconsistent with the RMA or District Plan.

In addition, this RMP has been developed with consideration to the Selwyn District Long Term Council Community Plan (LTCCP), which sets out Councils priorities, planning and financial programming for the next 10 years.

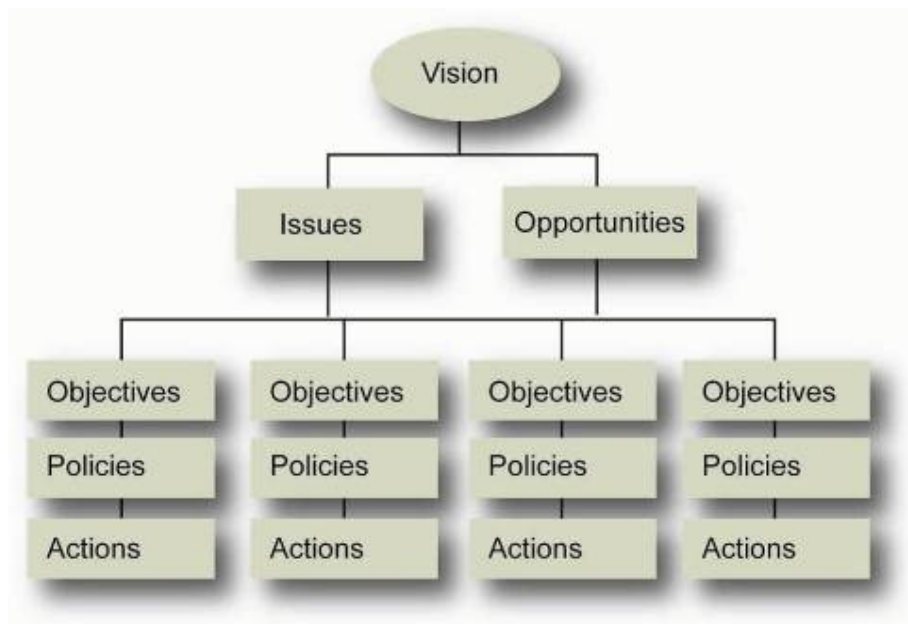
Action Plans arising from a RMP may feed into LTCCP Activity Plans if they are significant in value. LTCCP Activity Plans describe the activity, what it involves, its goals, and actions required to achieve the goals.

## Statutory, Local Authority and Community Context for Reserve Management Plans

The following diagram details the statutory context for the RMP and the linkages to community consultation.



## How to use this Reserve Management Plan



## 1.6 How to use this Reserve Management Plan

### **Vision:**

Identifies themes and ideas important to the local community and provides guidance for development and management to ensure the overall natural and cultural identity and recreational requirements are recognised and maintained over the long term.

### **Issues and Opportunities**

Identifies issues and opportunities specific to this Reserve and provides cues for developing appropriate Objectives, Policy and Actions.

### **Objectives**

Succinct statements of the principle management aims. These generally cover aspects such as preservation, conservation, function, character, use, development and integrity.

### **Policies**

Statements to aid decision making and to help provide solutions to problems.

### **Actions**

Actions are the “To Do List” with individual items outlined, i.e.: the what, who and when.











## 2. Context & Resource Section

### 2.1 Village Location

Castle Hill Village is located in the Upper Waimakariri Basin of Canterbury, 100km west of Christchurch on State Highway 73, and 60km east of Arthurs Pass. See Map 1.

The village is about 2.5 kms north of the Castle Hill Station homestead on SH73, and about 3kms north of the public car park at the Castle Hill/Te Kura Tawhiti Reserves. There is no direct access from the village to these reserves.

To the west the Castle Hill vicinity is bounded by the Craigieburn Range, whose summits rise to 2,000-2,100m. To the south east it is bounded by the Torlesse Range from 1,850-1,950m, and to the north east by Broken Hill and Flock Hill, about 1,500m. The area is drained by the Porter and Thomas Rivers and Cave Stream, which combine east of the village to form Broken River. The Village is between 700 and 740 metres above sea level.

The character of Castle Hill is generally alpine, derived from the surrounding mountains, forests, grasslands and the alpine climate. However the character of Castle Hill also arises from its limestone features, notably the spectacular rocks of the Castle Hill Reserves, the sinkholes and cave of Cave Stream, the limestone strata of Prebble and Gorge Hills, and Broken River.

The Castle Hill locality has historical and cultural significance from both its Maori and European past, and is popular year-round for alpine walking/tramping, rock climbing, skiing, fishing and outdoor scenery appreciation.

To the south, east and north Castle Hill village is bordered by Castle Hill Station, and to the west by the Thomas Forest, an outlier of the Craigieburn Forest Park (see Map 1). There are four skifields on the Craigieburn Range, namely Porters to the south of the village and Broken River, Cheeseman and Craigieburn to the north.

The Selwyn District Plan classifies the rural land abutting the village on the south and west sides as 'Outstanding Landscape' (see zoning maps in Appendix 1B). This also shows a future commercial area, zoned Business 1A, at the north of the village.

Of importance to this Management Plan is the interrelationship of the village reserves with the recreation activities, limestone areas, scenic reserves and alpine atmosphere of the district surrounding.



MAP 2 | CASTLE HILL VILLAGE AIRPHOTO

Scale: 1:4500 @ A4



## 2.2 Village Description

'Castle Hill Village' is defined as an area of developed residential sections, roads, reserves and vacant land between Enys Drive in the north, State Highway 73 in the east, the Thomas River embankment in the south, and the Thomas Bush in the west (see Map 2 and Appendix 1B).

The village includes (i) developed and vacant sections of the original village, on either side of Trelissick Loop (stages 1 & 2); (ii) a recent westwards extension of new sections and of Trelissick Loop (stages 3 & 4); (iii) planned but undeveloped land between these sections and Castle Hill Drive (stages 5 & 6); (iv) an undeveloped 4ha lot in different ownership, partly zoned L1A, west of the village; and (v) undeveloped freehold land between Castle Hill Drive and Enys Drive in the north, which is zoned Living 1A, Business 1A and 'High Country 'Forestry Exclusion'. See the 'Development Staging' plan in Appendix 1A and Township Plan 050 in Appendix 1B.

The area of 'Forestry Exclusion' between Castle Hill and Enys Drives (see Appendix 1B, Sheet 1) is the site of 'Trelissick', the original Enys homestead of 1865. Today this land is owned by the Brittan family and contains a single more recent house.

The Thomas Bush west of the village is part of the Craieburn Forest Park, administered by the Department of Conservation.

Castle Hill Village has a near unique alpine setting with 360 degree mountain views and a micro-climate somewhat protected from the extremes of north-westerly and southerly mountain weather.

The Village is one of few areas of freehold residential land in the Waimakariri Basin. In September 2009 it contained 82 houses, of which approximately 10% are occupied permanently and the balance are second or holiday homes. A proportion of owners rent their homes for overnight, weekend or sometimes longer visits, most rental demand coming from Canterbury and the central West

Coast. In addition the Village attracts day visitors and travellers from SH 73.

The numbers of people present in and using the Village has a distinctly episodic pattern, with peak usage during weekends, school holidays and major statutory holiday weekends. This continues through both summer and winter activities.

As well as the current 82 houses, the village also comprises approximately 104 vacant sections, referring to stages 1 - 4 of the Village as seen on the map in Appendix 1A. Possibly 15 or 20 of the vacant sections may not see houses built in the foreseeable future, either because an existing house straddles a lot boundary and occupies 2 sites (in 4 cases), or because the lot is owned and kept vacant by an adjacent house owner to protect views or sense of space (perhaps 15 sites). Nevertheless, further growth of house numbers and reserves usage can be expected over the next 10 years, from the approximately 80 other vacant sites in stages 1 - 4. It is the areas with designated and formed reserves in Village stages 1 - 4 to which this Management Plan refers.

The undeveloped areas in stages 5 & 6 do not contain currently-designated reserves, although see s.2.6 below regarding an agreement as to future reserves proposed in this area. In 2008 a development was commenced in the stage 5-6 area but is now in abeyance so for the time being the status quo prevails. In the absence of firm plans for reserves in stages 5 & 6, these areas are not considered in this Plan. However the general need to incorporate any future reserves into existing reserve patterns is noted, and also the need to maintain linkages between the village and its surroundings in the meantime.

The Selwyn District Plan shows no heritage trees, buildings or sites within Castle Hill Village (see Township Map 050, sheet 1 in Appendix 1B). No Archaeological sites within the Village are registered with the New Zealand Archaeological Assessment Site Record File.

The Selwyn District Plan does however show two Designations within the Village. One is D182, which refers to the Recreational Reserve, SDC being the Authority Responsible. The other is D138, in the north near Enys Drive. This provides for a water supply reservoir, but is currently not operative. (See Appendix 1B, Plan 050 Sheet 1).

Castle Hill Village as described above has an area of 36.5 ha. The categorisation of Village land at March 2006 was:

Current Residential ( <i>with houses</i> )	6.4 ha
Future Residential ( <i>no houses</i> )	11.8
Reserves	3.8
Roads	6.2
Future Commercial	<u>8.3</u>
<b>Total</b>	<b>36.5</b>

## 2.3 History

The Village is close to the group of reserves containing limestone features, a conservation area and the Statutory Acknowledgement Area of Castle Hill/Kura Tawhiti. Archaeological, traditional and published records indicate the area was important from the Waitaha to the Ngai Tahu Maori periods.

A memorial in Cathedral Square, Christchurch states that Canterbury was occupied from about 850AD until 1505 by the Hawea/Rapuwai/Waitaha confederation, then from 1505-1675 by Ngati Mamoe and from 1675-1837 by Ngai Tahu. These dates are likely also to apply to the Castle Hill area in general, with small variations.

**Waitaha:** Histories<sup>1</sup> indicate that Waitaha called the Castle Hill area 'te Kohanga' or 'birthplace of the Gods'. At this time the area of the limestone rocks was of astronomical prominence as an 'observatory' for predicting the coming seasons and weather, which was crucial for the kumara season. In summer a considerable population migrated from the coast and supported this role, living in marae within and adjacent to the rocks. In spring, kumara were brought in pots from the lowlands, in honour of its importance as the prime food crop of those peoples.

The limestone geology was sacred due to the eons of creatures whose remains had built up the rock since the beginnings of time, and who were seen therefore as ancestors in the chain of life. Prominent leaders were buried in the vicinity, including Rakaihautu, the ancestor who first explored and occupied the South Island about 850AD.

**Ngai Tahu**<sup>2</sup>: The Ngai Tahu name Kura Tāwhiti means "treasure from a distant land", referring to the kumara vegetable which was once cultivated in this region. Kura Tāwhiti was one of the mountains claimed by the ancestor, Tane Tiki, for his daughter Hine Mihi. Tane Tiki wanted the feathers from the kākāpō taken from this area to make a cloak for her.

The area was used by Ngāi Tahu for mahinga kai. They collected kiore (Polynesian rat), tuna (eel), kākāpo, weka, kiwi, kākā and kererū. Kura Tāwhiti was within a network of trails and temporary campsites used for seasonal journeys in gathering such kai. Knowledge of these trails is held by whānau and hapū and is regarded as taonga.

<sup>1</sup> See 'Song of Waitaha the histories of a nation' Ngatapuwaiti Trust, ChCh 1994

<sup>2</sup> From Department of Conservation Website  
[www.doc.govt.nz/Community/005-Conservation-and-Maori/Topuni/060-Kura-Tawhiti.asp](http://www.doc.govt.nz/Community/005-Conservation-and-Maori/Topuni/060-Kura-Tawhiti.asp)

Expeditions were also undertaken for other purposes, such as Ahikāroa – keeping cooking fires burning on the land; Mātauranga – handing down knowledge of practices and methods; Kōrero pūrākau – telling the associated traditional stories; Hīkoi rohe – passing on familiarity with tribal and hapū trails and boundaries.

Ancient rock art remnants found on rock outcrops of Kura Tāwhiti are particular taonga. The outcrops provided shelter and temporary camping places and aspects of the occupants lives and beliefs are recorded here. These outcrops and their rock art have tapu status for Ngāi Tahu.”<sup>3</sup>

**Statutory Acknowledgement Area:** In 1998 an area of the Castle Hill reserves was designated as Topuni under the Ngai Tahu Claims Settlement Act, to ensure that the values Ngai Tahu place on this area are recognised, acknowledged and respected. These are some distance from the Village reserves that are the subject of this Management Plan but integral to the character of Castle Hill.

**European:** The first European, Joseph Pearson, visited the Upper Waimakariri Basin with Maori guides in 1857. Grazing runs were occupied soon after at Castle Hill and Craigieburn (now Flock Hill), and the first bridle track over Porter’s Pass was made in 1858-59. In the Castle Hill vicinity this track followed the east side of the Porter River and did not directly pass today’s Village site (see Map 1).

Castle Hill and Craigieburn stations remained isolated outposts until 1865, when a coach road was constructed from Christchurch to the West Coast via Arthurs Pass. This road, known as ‘the Bealey Road’, was intended to access the West Coast goldfields. It passed along the eastern boundary of today’s Village, establishing the route still followed by State Highway 73. In 1866 the first Cobb & Co stage coaches connected Christchurch with Hokitika.

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<sup>3</sup> Ibid

Castle Hill Station was first farmed by the Porter brothers, from 1858 to 1864, their accommodation being on the Porter River. John and Charles Enys took over the run in 1864 and in 1865 built a homestead called Trelissick on a site on the north side of the present Village (area (v) on Appendix 1(d)). This site is currently owned by the Brittan family although the house no longer exists.

In 1871 an accommodation house called the Castle Hill Hotel was built on the Bealey Road (SH73) immediately opposite the entrance to today’s village (see Map 2):

*“Fred Harris ...in 1871... built a new accommodation house opposite the present Castle Hill Village, and was succeeded by Thomas Douglas. In 1881 W J Cloudsley, who had been manager at Cass, began a 14 year tenure, which included adding a second storey to the building. The coal supply for the hotel was from a seam close by on the banks of the Porter River. In 1903 the Castle Hill Hotel had 20 rooms and had become a popular place for visitors wanting a holiday with plenty of scenery and fresh air, huge log fires and Mrs Cloudsley’s famous scones... The stone for the hotel came from blocks 2km from the site and assembled by a stonemason named Davies. The hotel was gutted by fire on September 17, 1904, and never re-established”<sup>4</sup>*

**Castle Hill Village:** The land now comprising the Village remained farmland from the 1860’s until the 1970’s. A Village located amongst the ‘rocks’ was developed in concept by John Reid/Castle Hill Run Ltd in 1971. Following initial hearings, where the application for that village was declined, the Tussock Grasslands and Mountain Lands Institute prepared a report<sup>5</sup> recommending the current site as suitable for a village. Hearings were again held in 1979, with final approval for today’s village being given in 1980. Stages 1 and 2 of

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<sup>4</sup> R. Logan, 1987, “Waimakariri” p77.

<sup>5</sup> Hayward. J A. & Boffa. E D. “Recreation in the Waimakariri Basin” Lincoln Papers in Resource Management No 3 –172 Published for the Tussock Grasslands and Mountains Lands Institute by the Lincoln College Press.

the Village, containing 130 sections, were completed in 1984 and the first houses occupied in 1985.

The Council's 1979 Hearing Records contain evidence presented on the planning and landscape intentions for the Village and its reserves, upon which approvals were based. Important among these in terms of background to this RMP are:

- *The Village was designed as a development to accommodate up to 1,400 persons overnight (400 houses and other accommodation units)*
- *Final approval for the Village provided for an area of 6.46 ha of "public space" out of the total area of 36 ha*
- *The overall landscape design concept will be based on identifiable clusters of housing set amongst open space defined principally by trees, drifts of shrubs and grassland"*
- *It was recognised that individual sections would be small, but this would be balanced by generous space provisions in the large reserve areas*
- *"Tree planting throughout the residential area will have a larch/ pine/ beech theme and it is envisaged that a dense forest-like intermix of the three species will be planted throughout the accommodation and reserve area. Houses, roads and access ways will be cut out of the base plantings as and when required."*<sup>6</sup>

## 2.4 Landscape

### Geology, Topography & Soils

The landforms of the Village consist of two main glacial outwash terraces that were later cut by the eroding action of the Thomas River on the south and west of the Village.

The soils of the Village consist of early Tertiary sediments including siltstone, sandstone, conglomerate, and high country yellow brown earths, overlain in places by deposits of glacial outwash. The two soil types covering the area of the Village are the "Cass" and

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<sup>6</sup> Jackman. A E, 1979. Landscape architectural evidence at the planning consent hearings

"Craigieburn" types.<sup>7</sup> These soils would have originally covered the Village at depths of between 300 mm – 600 mm over gravels. This group of soils are friable, porous, low in clay and sandy in texture. These soils were modified during the initial construction of roads and section formation in the Village in the early 1980s.

The village is situated within the Upper Waimakariri Basin, an upland area comprising the steep 'hard rock' mountains and hills of the Torlesse & Craigieburn Ranges (80%), outwash fans and terraces (15%), and 'soft rock' limestone hills and features (5%). Hayward & Boffa refer to it as perhaps the best documented mountain area in the South Island (*ibid*, p.4). They also note the limestone areas in particular have been a focus of scientific and recreational attention, despite their comprising such a small proportion of the land.

Hayward & Boffa's following description of the Basin is an apt statement of the context surrounding Castle Hill Village:

*'It is a region of steep mountains, sprawling fans, smooth terraces and wide river beds. It is an area of contrasts: of rain forests and impoverished grasslands, of spectacular erosion and green paddocks, of pleasant hillside streams and raging mountain torrents.'* (*ibid* p.4).

### Climate

The Village lies in the rain shadow of the main divide of the Southern Alps. The climate is characteristic of an intermontane basin, with warm summers and cool winters. Winds are predominantly from the northwest. Strong but less frequent colder southerly winds also occur, and in the winter intermittent snow falls in the Village. Annual precipitation is around 900mm, and annual

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<sup>7</sup> Hayward and Boffa (1972), p67



sunshine 1700 hours<sup>8</sup>. Frosts on average occur on more than 100 days annually with severe frosts to minus 12 deg. C recorded in the Village.

The predominantly tree clad reserves of the Village play an important part in sheltering houses from the buffeting northwest winds and in retaining snow in shaded areas around trees during the winter for outdoor snow-based recreation.

### Landscape Character

The Castle Hill Basin is a distinctive, unique and memorable natural high country landscape. It was identified in the Canterbury Regional Landscape Study (1993) as a Regionally Outstanding Natural Landscape, while the Proposed Selwyn District Plan shows the Basin generally as an 'Outstanding Landscape' zone, but with 'Forestry Exclusion' zones on farmed flats and fans, including the Castle Hill area (Rural Area Map 029, see Appendix 1B). The 'Forestry Exclusion Zone' is a sub-area of the 'Outstanding Landscape Zone' which allows for various farming activities specified in the District Plan.

The Village has virtual 360 degree mountain backdrops. To the south-west and west is the steep hardrock mountain mass of the **Craigieburn Range**, with a beech forest area, the **Thomas Bush**, on the lower slopes west of the village. To the north-east lies the smooth mountain landform of **Flock Hill** with its characteristic series of prominent limestone outcrops. These rise above the limestone features of the Cave Stream Reserve, and **Gorge Hill** and **Prebble Hill** to the east. Further east and south-east lie the more rugged mountain slopes of the **Torlesse Range**. This range is of different character to the Craigeburns, appearing much more intricately detailed with rock outcrops, bluffs, screes and beech forests. To

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<sup>8</sup> LINZ (2002), p11

the south, and much closer to the village, are the **Castle Hill/Kura Tawhiti Reserves**, which contain the distinctive limestone rocks, some of which are visible from the village. From the reserves, tussock-covered slopes rise westwards to the Craigieburn Range and the Thomas Bush. The north skyline of the village is formed by **Long Spur**, a prominent, largely grassland spur that connects the village area to the mountains and surrounding terraces. Where not in reserves, the above features mostly are the grazing lands of Castle Hill Station, except Flock Hill, which is on Flock Hill Station.

The Village Reserves and their trees pose an obvious conflict between the maintaining of views to the surrounding landscape and the shelter and character they provide. The management of Reserve trees therefore forms a significant portion of the discussion in later sections of this Plan.



*Alpine Character*

## Birds in the Village

The Castle Hill area is an important habitat for a wide number of bird species. A noted feature of the village is the relative abundance of birds and the loud “dawn chorus”.

The Reserves of the Village undoubtedly play a large part in attracting and maintaining birds in the Village. Birds recorded on the Castle Hill Station as part of the LINZ 2001 study<sup>9</sup> are shown in Table 1.

## 2.5 Administration

The Village was officially recognised by the Malvern County Council in 1980 after a 4 year consenting process. In October 1989 the Malvern and Ellesmere County Councils merged to form the Selwyn District Council, which now is responsible for managing all reserves in the Village.

At a practical level the Selwyn District Council maintains contracts for the regular mowing and spraying of weeds of selected reserve and other areas.

In 1996 Selwyn District Council delegated some of its functions in running the Castle Hill Village reserves to the **Castle Hill Community Association (CHCA)**<sup>10</sup>, stipulating:

**TABLE 1: BIRDS RECORDED IN 2001 LINZ FIELD STUDY OF CASTLE HILL STATION**

SPECIES	ABUNDANCE	LOCATION
<i>Australian harrier</i>	Common	Open country
<i>Bellbird</i>	Common	Forest, scrub
<i>Black-backed gull</i>	Uncommon	Open country
<i>Blackbird</i>	Common	Forest, scrub
<i>Chaffinch</i>	Abundant	Forest, scrub
<i>Grey warbler</i>	Common	Forest, scrub
<i>Karerearea (NZ Falcon)</i>	Uncommon	Open country
<i>Kea</i>	Uncommon	Open country
<i>Magpie</i>	Common	Open country
<i>Paradise shelduck</i>	Common	Open country, riverbeds
<i>Pipit</i>	Common	Open country
<i>Redpoll</i>	Common	Forest
<i>Rifleman</i>	Common	Forest
<i>Silvereye</i>	Common	Forest, scrub
<i>Skylark</i>	Common	Open country
<i>Song thrush</i>	Common	Forest, scrub
<i>South Island pied oyster catcher</i>	Common	Riverbeds
<i>Spur-winged plover</i>	Uncommon	Open country
<i>Yellow hammer</i>	Uncommon	Open country

<sup>9</sup> LINZ 2001 “*Crown Pastoral Lease Tenure Review: Castle Hill Pastoral Lease: Conservation Resources Report*”, p24

<sup>10</sup> SDC letter of 11 December 1996 to the CHCA

- (1) *That the general maintenance of reserve land should continue under the existing Council contract but be extended over a wider area after consultation with your Association. This includes mowing, spraying and litter removal.*
- (2) *That the issue of tree thinning, removal and replacement be under the management of a subcommittee of your Association and include the SDC Rural Reserves Officer as a member.*
- (3) *That this subcommittee formulate short, medium and long term strategies for the enhancement of the reserve land.*
- (4) *That private households submit requests to this subcommittee."*

The Constitution and membership of the CHCA are set out in Appendix 3 of this Plan.

The name 'Castle Hill Community Association Inc' is as constituted in the Register of Incorporated Societies. However it is noted the Constitution in Appendix 3B and the SDC letter of delegation both refer to the 'Castle Hill Village Community Association'. The name from the Register will be used throughout this Management Plan.

Since 1996 the CHCA has had a separate subcommittee called the **"Reserves Committee"** that has taken as its main roles to:

- *Prepare a brief reserves assessment and to try and prioritise which trees could and should be removed from Village reserves in the future;*
- *Handle requests for tree removal from Village reserves (receive written requests, liaise with neighbouring property owners and assist in/ supervise removal);*
- *Organise work days to remove trees and maintain reserve areas around the Village hall.*

The Reserves Committee makes no decisions on reserve management and tree removal issues. It merely recommends to the

CHCA for formal decision-making. Selwyn District Council retains responsibility for water supply, drainage, sewerage, roading and fire fighting in the village. The Council also retains authority for planning, development and building approvals.

## Local Government Act 2002

The Local Government Act 2002 requires or allows for the following:

- **Consultation** - The Council, through the CHCA or its Reserves Committee, will consult with the community regarding on-going development of village reserves and where issues develop outside this Management Plan.
- **Approval for specific events** - In accordance with the appropriate 'notice of intention' the CHCA or its Reserves Committee may permit sole use for any part or a designated area for an approved purpose or activity and restrict community use for the duration of that purpose or activity.
- **Meeting matters**
  - That the CHCA and Reserves Committee have its agenda available two days prior to each meeting;
  - That unless a meeting is held "in committee" the community is able to attend meetings of the CHCA and Reserves Committee.
  - That the minutes or report of any meeting should be released to the public as soon as is practical following each meeting.

## Financial Management and Rates

The **Selwyn District Council's Annual Plan 2010/2011** sets Targeted Rates of \$22.50 per property for recreation reserves. For



MAP 3 | VILLAGE RESERVES

Scale: 1:3500 @ A4

the 80 rateable properties at Castle Hill this totals **\$1,800** funding from rates for the village reserves. This sum is primarily for projects and no maintenance expenditure is specified. Due to the integration of road verges and reserves particular to Castle Hill, reserves maintenance is primarily from the Township Budget, which provides for maintenance of reserves, footpaths, playgrounds, trees, landscape & beautification in the village generally.

The reference to '80 rateable properties' above is to village sections with houses on them. The sum of \$1,800 can therefore be expected to increase with growth of the village.

In addition to Rates funding, the **CHCA Statement of Financial Performance for the Year Ended 31 December 2009** itemises income of **\$3,300** from subscriptions, hall hire and firewood sales. The monies collected by the Association are used firstly for general administration of the Association, including the 2-monthly newsletter, and then for general village purposes. Over recent years this has generally been to support Village events such as the Easter Arts Weekend, and for the maintenance and improvement of facilities such as the hall and tennis court.

Rates and CHCA funding together amount to a yearly budget of around \$5,100 for the Castle Hill reserves, although noting (1) that not all CHCA expenditure will be for the reserves, and (2) that other undifferentiated funding from the Township Budget is used for reserves maintenance.

The CHCA's financial practise to date has been to look at total income, assess the Council Asset Management Plan and look at the needs of reserve users and annual maintenance requirements, before committing to anything other than minor maintenance. As a delegated committee of the Council, input is sought from the CHCA about projects that should be included in the SDC's Annual Plan. All Committee members give their time and equipment free of charge.

Generally the reserve is open and free for informal usage at all times but specific facilities and areas, notably the Village Hall, can be hired for individual groups or events. The small yearly budget restricts reserve development and it is intended over coming years to incorporate opportunities for additional income sources in this Plan.

## 2.6 Reserves Classification And Legal Description

**Reserve Type:** The Castle Hill Village reserves are of three types (see Map 3 and Appendix 2):

- **Recreation Reserves:** These comprise the main bulk of reserve land and are a network threading throughout the residential area, as opposed to the single discrete reserves found in most older towns. They serve a variety of functions, incorporating community facilities such as the hall, tennis court and children's playground, areas of public open space for informal uses, areas of trees providing shelter and landscape character, and paths providing walking routes throughout the Village (as distinct from the roadside footpaths).
- **Local Purpose Utility Reserve (Southern Margin):** This is an 823m<sup>2</sup> strip between 2 & 3m wide, separating the 13 sections along the south eastern side of the Village from the Thomas River embankment. It is pegged but not defined on the ground, and mostly but not entirely comprises rough rural land outside the wire perimeter fence surrounding the Village. Parts however are within the perimeter fence. These also are undifferentiated and have by usage become incorporated within various private lots.

- **Local Purpose Utility Reserves (Link Strips):** These are thin strips of reserve, less than one-metre-wide, located between the legal road reserves and adjacent private sections in various places. They were established to maintain alpine village atmosphere by excluding vehicle access directly to sections across gutters and footpaths at those points and to avoid vehicle activities and garages in the front (public side) of sections. Instead they require vehicle access and parking to be via designated rights-of-way into the rear of the section. Plans of these reserves are included in Appendix 2.

**Reserve Area:** Castle Hill Village as it currently exists comprises the original 1980 development (Stages 1 & 2) plus the recent 2007/8 extension to the west (stages 3 & 4). See plan in Appendix 1A. The area of reserves in Stages 1 - 4 as so defined are:

▪ Recreation Reserves	3.0684 ha
▪ Local Purpose Utility Reserve (South Reserve)	0.0823 ha
▪ Local Purpose Utility Reserves (Link Strips)	0.0109 ha
<b>TOTAL CLASSIFIED RESERVES</b>	<b>3.1616 ha</b>

These areas are shown on Map 3.

**Unclassified Reserves:** Also shown on Map 3 is an **area marked 'A'**, which is additional to the above but which is regarded as 'existing reserve'. This comprises land over which the Council entered into a caveat in May 2000. The caveat ensures area 'A' will become recreation reserve and classified accordingly, when that area of village is developed in the future. The caveat allows for its

use by the community as such until that time. Details of that caveat are included as Appendix 2E.

Area 'A' contains the village community centre and the tennis and petanque courts and in the minds of the community is an integral part of the village reserves. Through its being registered as a caveat on the land title, the Council recognises 'Area A' as part of the recreation reserves actively managed by Council. It comprises 0.6261ha of land approximately.

Adding 'Area A' to those set out above, the area of existing reserves in the village as defined for this Management Plan are:

▪ From above	3.1616 ha
▪ Area 'A'	0.6261 ha
<b>TOTAL RESERVES AREA</b>	<b>3.7877 ha</b>

**Area 'Q':** Also shown on Map 3 is a further area, labelled 'Q', over which the CHCA and the then land owner entered into an agreement in December 2008. This was an understanding between those parties as to an area of land over and above area 'A' which it is intended also will become recreation reserve and classified accordingly in the future when the area is subdivided. In December 2009 the land containing Area 'Q' was sold but the new owners have accepted the provisions of this agreement.

As this agreement is not entered on the land title Area 'Q' is not regarded by the Council as 'existing reserve', but as a statement of future intentions. Area 'Q' is shown on Map 3 for advisory purposes only.

The CHCA strongly endorses the addition of Area Q to the reserves area as essential to achieve the original planning intent for Castle Hill Village.



**Legal Status:** The existing reserves have not been gazetted. However their ownership has been vested in the Council and they have been formally declared recreation or local purpose by Council resolution. Under Sections 16.2(a) & (b) of the *Reserves Act 1977* a reserve is created once its survey plan is deposited with Land Information NZ, and the receiving Council passes a resolution classifying the reserve for the stated 'recreation' or other 'local' purpose (Section 16.2(b)). In such situations a reserve need not be gazetted, and this is the case at Castle Hill Village.

**Open Space Areas Not In Reserves:** On the ground, the boundaries between existing reserves and other land areas of the village are not always obvious. Some localities assumed to be 'reserve' thus do not in fact fall within the definitions of this Management Plan. This includes in particular the village main entrance area (Castle Hill Drive), road reserves within the village and some private undeveloped sections abutting reserves, which can appear to be reserve. It also includes the state highway margins beyond the boundary fence.

Excluding private and state highway land, the Council generally maintains such areas under its mowing contract, irrespective of formal reserve status. However it needs to be borne in mind that this Management Plan cannot on its own provide for all open areas of Castle Hill Village.

Road margins within the legal 'Road Reserves' of the village are areas of significant tree, grass and environmental content, often visually continuous with Recreation and other reserves. Road margins contribute significantly towards the overall purpose of maintaining 'alpine character' throughout the Village. While this Management Plan cannot provide formally for management of the Road Reserves the need for coordination is noted. Therefore a 'coordination' approach is adopted in this Management Plan, through a recommended Policy for Road Reserves management (see Policy 7.3). But it is advisory only and not binding.



*Recreation Reserve, proposed Village Green area*



*Link Strip Reserve, Trelissick Loop*

## 2.7 Recreational Activities

The main outdoor recreational facilities currently offered by reserves within the Village are shown in Table 2.

In several cases the main 'facility' for these activities is the reserves environment itself not any structure. Ongoing requirements for these activities are discussed in section 4.3 below.

It is noted this section refers to outdoor facilities. Indoor activities and facilities are included in s.2.8 following.

## 2.8 Services, Structures & Facilities

**Village Hall:** The hall is a modern two-storied timber structure with 'Coloursteel' roof, constructed in alpine style and finished in dark, natural colours. Internally it comprises a main hall, small kitchen and toilets. Externally, on its west side is a deck and pergola facing the tennis court and externally-accessible public toilets. On its east side is an extended eave which acts as a firewood store. The public toilets are signposted from the main road and frequently used by travellers. See photographs on pages 36 & 42.

**Car Park and Access:** The Hall is approached by gravelled footpaths from the village and from a gravelled car park from Castle Hill Drive. The footpaths often are used at night and in rainy, windy or snowy conditions and have standard lights on poles. The car park acts as part of the public face of the village, being used commonly as a picnic and toilet stop by outsiders and sometimes overnight by campervans. There are two picnic tables in these areas. These are low-key facilities but are essential for operating the Hall.

Currently there are no formed paths in other reserves.

**Tennis & Petanque Courts:** A single hard-surfaced tennis court with surrounding high mesh fence is located immediately west of

<i>Type of Activity</i>	<i>Where Carried Out</i>	<i>Importance of Reserves to This Activity</i>
Walking/ running	<i>Throughout reserves generally and as routes out of the Village</i>	Essential
Mountain biking	<i>As for walking</i>	Important
Tennis	<i>Court adjacent Community Centre</i>	Important
Petanque	<i>Court adjacent Community Centre</i>	Important
Children's play	<i>Reserve adjacent Trelissick Loop &amp; lot 43.</i>	Essential
Informal ball games	<i>Open areas</i>	Important
Slide	<i>Bank in reserve adjacent Trelissick Loop &amp; lot 130</i>	Important
Skiing	<i>On all recreation reserve areas following snowfalls</i>	Important
Tobogganing	<i>On steeper banks &amp; sloping areas in recreation reserves, after snowfalls</i>	Essential
Walking Dog	<i>Throughout reserves generally</i>	Important
Fire Fighting Drills	<i>Reserve near Trelissick Loop or near Community Centre</i>	Essential

the Village Hall and a gravelled petanque area is immediately south of the court. These, along with the Hall, are the focus of Village Sports Days. See photographs page 42.

**TV Repeater:** Repeater equipment which provides TV reception throughout the village is located in a small building at the south-west corner of the tennis court.

**Playground Equipment:** Five items of fixed children's play equipment are located in the playground beside Trelissick Loop. These comprise a see-saw, 2-seater swing, climbing net, climbing wall and in-ground trampoline. The see-saw and trampoline are metal-framed and the others timber framed. Areas of soft gravel or bark nuggets surround each item. In addition there are 3 seats and/or picnic tables with seating. See photographs, page 38.

Surrounding the playground are trees which also provide part of the play facilities, with evidence of informal children's play in these areas. In addition, these provide essential shade and shelter.

In addition to the above there is a metal climbing frame in the 'Village Hall' area, immediately south of the petanque court, and a metal slide in the 'Slide and Toboggan Area' (Area 'E' on Map 4).

**Signs & Visitor Information:** Signage within the village is generally confined to the village entrance and street signs, and is lacking within the reserves. Exceptions are a disused covered structure which once housed a signboard in the 'Entrance Forest' reserve next to Trelissick Loop (see s.4.11.2b), and various Council 'service' signs such as a standard toilet indicator on the roadside outside the Village Hall, and 'no camping' signs. These latter are in standard 'local authority' style and no attempt has been made by the Council to marry them with the 'Castle Hill Village' style. No visitor information is provided.

These are suggested as items for redress in the recommendations to this Plan. (See Objective 16 in Section 5 following)

**Fences & Gates:** In keeping with the open character of the village concept, there are no fences or gates on the reserves, other than those around the tennis court.

<b>TABLE 3: BUILDINGS &amp; ASSETS, CASTLE HILL RESERVES</b> <i>(current)</i>		
<i>Building/Asset</i>	<i>Location</i>	
Hall	Village Centre Reserve	
Courts	Village Centre Reserve	
Play equipment	Playground Reserve	
Signage	Entrance Forest Reserve	
Pathways, Lighting	Village Centre Reserve	
Water supply & fire hydrants	Various; Tap in playground.	
Drainage system	Central Belt, Playground and South West Reserves	
Fire Equipment	Central Belt Reserve	

**Drainage System:** Open swales have been formed throughout the village to conduct runoff as a 'natural drainage' system. Some of these are within reserve areas, notably the Central Belt and Playground Reserves, and their presence is noted as an 'asset' which maintains natural character, to be maintained over time.

**Fire Equipment:** A fire trailer is maintained for village volunteer use, located in the Central Belt Reserve immediately west of Trelissick Loop. Currently this is accessed across a vacant private lot. It is used for periodic training exercises and is available for house or scrub fires on private or reserve land and although perhaps a community asset, is noted here as a reserve 'asset'. The possible need for an alternative access route in the future is noted, if the private section is required for building. See photograph, p.61.

## 2.9 Trees In The Reserves

The original (pre-human) vegetation of the Cass Ecological District and lower slopes of the Craieburn and Torlesse ecological districts are thought to have been almost entirely mountain beech forest. Molloy<sup>11</sup> proposed that all but the alpine summits, open riverbeds and small areas of valley floor supported beech forest. Burrows<sup>12</sup> considered that mountain totara forest and mixed hardwood forest were probably also present on limestone tors.

Before development of the Village in the early 1980's the site was farmed as part of Castle Hill Station and covered with short tussock and open grassland.

The region is botanically important. It is the home for a number of rare plants, mainly found in the limestone rock and related rock area adjacent to the Village. Appendix 4 lists the rare plants found in the Castle Hill basin. The area also is the 'type locality' for several indigenous plant species, meaning that these species were first described in the Castle Hill area and that other plants with the same name from anywhere in New Zealand must be referable to a specific plant specimen from this area. This affects the village reserves generally but not specifically.

### Original Tree Plantings

Further to s.2.3 above, tree plantings throughout the residential area, streets and reserves of Castle Hill Village were envisaged by the original planners as an essential and integral part of the environment. Evidence to the planning consent hearings in 1979 stated:

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<sup>11</sup> Molloy, B.P.J. (1977). The Fire History in "Cass : History and Science in the Cass District, Canterbury, New Zealand" University of Canterbury, Chch. p157-171

<sup>12</sup> Burrows, C.J. (1960). "Recent changes in vegetation of the Cass area of Canterbury,NZ" NZ Geographer p16; 57-70

- The "overall landscape design concept will be based on identifiable clusters of housing set amongst open space defined principally by trees, drifts of shrubs and grassland"<sup>13</sup>
- "Tree planting throughout the residential area will have a larch/ pine/ beech theme and it is envisaged that a dense forest-like intermix of the three species will be planted throughout the accommodation and reserve area. Houses roads and access ways will be cut out of the base plantings as and when required."<sup>14</sup>

The proposed tree planting was detailed as follows:

*"It is proposed that tree planting be initiated early on in the development. The plantings will be based on forestry techniques and generally spacings will be at 2 metre centres. The overall distribution and density of species will be related to land use, and in addition to the species density will be an identity feature in the development. The following species list is proposed as the basic framework for the site planting:-*

#### 'Group One:

- |                           |   |                |
|---------------------------|---|----------------|
| ▪ <i>Betula</i> species   | - | Birch          |
| ▪ <i>Larix</i> species    | - | Common larch   |
| ▪ <i>Larix leptolepis</i> | - | Japanese larch |

*'These deciduous trees will form the principal theme species and they will make up approximately 50% of the total planting. Many self seeded larch define the northern escarpment of the site. It is anticipated that once planting gets under way and stock are excluded from the site further seedlings within the proposed planting areas will occur.*

#### 'Group Two:

- |                                   |   |                 |
|-----------------------------------|---|-----------------|
| ▪ <i>Chamaecyparis lawsoniana</i> | - | Lawsons cypress |
|-----------------------------------|---|-----------------|

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<sup>13</sup> Jackman. A E, (1979). Landscape architectural evidence at the planning consent hearings

<sup>14</sup> Ibid

- *Pinus ponderosa* - Ponderosa pine
- *Pinus sylvestris* - Scotch pine
- *Sequoia sempervirens* - Redwood
- *Tsuga Canadensis* - Hemlock spruce

*‘These conifer species would make up approximately 20% of the overall planting. Once the framework planting is established other accent species including deciduous species would be utilised.*

*‘Pseudotsuga menziesii - Oregon pine*

*‘This species would represent approximately 10% of the total planting, thus bringing the total density of coniferous species to 30%*

#### **Group Three:**

*Nothofagus solandri var Cliffortoides - NZ Mountain beech*

This native species is found growing along the Thomas River escarpment and in the remnant forests of the basin. It would be used extensively and would eventually make up a significant portion of the planting, however, this planting would not be carried out until sufficient shelter has been provided by the other tree species.

#### **Group Four:**

*‘In addition to the above species it is envisaged that accent plantings of other species would be introduced as the framework planting was thinned/ or as a suitable microclimate was established. Shrub species would be utilised as barriers, boundary definition or as a general understorey planting. About the village area, public parking areas, the lake and hotel facilities more detailed planting proposals would be developed.’<sup>15</sup>*

<sup>15</sup> Jackman. A E, 1979. Landscape architectural evidence at the planning consent hearings

The approval for the village, given by the Malvern County Council in 1979, contained the following conditions relating to landscaping and planting:

*“7. That all landscaping be in close accord with the landscape concept plan included in the application. Prior to the commencement of any works a landscape management plan identifying species location, density and maintenance programme proposed shall be submitted for approval of the County Engineer. Approval of such plan shall constitute the plan as an essential condition of this approval. On the perimeter of the development (other than the specific proposals included in the application for the state highway boundary) planting shall generally be more dense. An estimate of the cost of the landscaping proposals shall be provided, and a satisfactory bond provided to cover the work.”*

*“16. No tree shall be topped, in any circumstances, and no tree otherwise damaged or removed unless absolutely essential, and where it is essential to remove a tree it shall be replaced by another one or more trees in the approximate locality. The authorisation of the County Engineer shall be obtained before any tree over 1.5m in height is removed”<sup>16</sup>*

After the approval Castle Hill Run Ltd duly provided the plan, a copy of which is attached as Appendix 1C. The Malvern District Council actively monitored planting and in July 1986 in fact served notice on the developer that unless landscape planting was completed it would carry out the works itself and deduct the costs from the bonds held.

In 1987 the Malvern County Council engaged the Ministry of Forestry (MoF) to report on the “amenity plantings”. MoF reported that there were approximately 770 living trees out of the original 6070 trees specified. Extensive weed control, additional

<sup>16</sup> Malvern County Council, 6 April 1979, Extracts from the 6 page Resolution of the Council relating to the approval of the “Resort Village”.

interplanting and fertilizer application was recommended. It is noted that the schedule in Appendix 1C provided for 2,418 trees.

### **Current State of Trees in Reserves**

After 20 years the initial tree plantings have matured and radically transformed the village from open grassland to a coniferous alpine forest setting. Trees have grown in reserves, street berms and private sections to an extent that progressive thinning has been necessary over the last 10 years. In many cases this was due to overshadowing or too close proximity to houses. Some species have not thrived in the conditions while others have been prone to wilding spread. Some individual trees have been damaged by winds or unauthorised human 'surgery'. Many probably originated as wildings rather than the original formal plantings

*The following is a summary of the main species found:*

**Lodgepole Pine (*Pinus contorta*):** *This species can grow to over 25 metres, is evergreen and has a medium-dense canopy. Trees sets cones as early as age 3 and seeds disperse widely and over long distances, propagating aggressively. The species is therefore the main 'wilding' threat in the village. It is not unduly wind tolerant and can suffer severe damage to branches in heavy snow conditions. In the past, the Reserves Committee has encouraged the removal of this species as the first to be thinned from Reserves. The aim of this management plan will be its eventual removal from the village.*

**Western Yellow Pine (*Pinus ponderosa*):** *This species grows to over 35 metres. It has a dense evergreen canopy. The seeds do not disperse readily nor do the seedlings propagate readily. The species has a distinctive bark and a large needle structure that adds diversity to the Reserve plantings in terms of visual amenity values. The largest trees have attained a height of 20m at approximately age 25.*

**Eastern White Pine, Weymouth Pine (*Pinus strobus*):** *This species grows to over 35m with a rounded head, although specimens in the stage 5 area at Castle Hill are 6-8m and conical after 25 years. Appears wind and cold tolerant and has low wilding risk. This is a 'five-needle' pine and*

*with its glaucous green colour would be a suitable replacement for *Pinus contorta* where space permits.*

**European Larch (*Larix decidua*):** *This species grows to over 25 metres and is the only deciduous conifer. It has a medium canopy during the summer. Its seedling and dispersal characteristics are similar to those of Douglas Fir. The growth and shedding of needles each season provides constant colour changes, with light green foliage in the spring, to medium green in the summer, various shades of gold in the autumn and hoar frosted stems in the winter. Its loss of needles over the winter means that the species does not shade adjacent properties and allows a resumption of views for 4 months of the year. The largest trees have attained a height of 15m at approximately age 25.*

**Douglas Fir (*Pseudotsuga menziesii*):** *On a good site this species can grow to over 50 metres, as demonstrated on the Britten property. It has a dense canopy and is evergreen. The seeds disperse readily but the wild seedlings are only moderately aggressive in their propagation and are not considered to be a problem in the Village. This species is generally wind firm and has good snow holding/shedding characteristics. They are particularly attractive when snow clad. Their dense needle cover has made them the most important tree in terms of attracting birds to the Village. The largest trees already have attained a height of 20m at approximately age 25.*

*Due to its large size, Douglas fir is unsuitable in close proximity to residential and shade-sensitive areas and the aim of this management plan will be to scale back its use in the reserves to landmark and shade-tolerant areas.*

**Redwood, Wellingtonia (*Sequoiadendron giganteum*):** *Very large and long-lived, an evergreen pyramidal conifer up to 90m tall. About 30 specimens survive in the reserves, up to about 5m after 25 years. Wind firm, snow tolerant, and not apparently wilding prone. Mature examples on the Brittan property 'Enys' have fine conical shape. A specialist 'landmark' tree for use where its size does not affect residential or shade-sensitive areas.*

**Eucalypts:** *There are small numbers of the cold-tolerant mountain eucalypts in the Village, notably *Eucalyptus perriniana*, *E.gunnii*, *E.dalrympleana* and *E.delegatensis*. These species can grow to over 20*



metres, have a light canopy and are evergreen. The seeds do not disperse readily nor do the seedlings propagate readily. Within the village they have proven a favoured food source for native birds in season, particularly bellbirds.

**Mountain Beech (*Nothofagus solandri* var *cliffortioides*):** This native species grows to approximately 15 metres. It has a medium to dense evergreen canopy. The seeds do not disperse readily nor do the seedlings propagate readily. The species is indigenous to the area. The species is not unduly wind tolerant and can suffer severe damage to branches in heavy snow conditions. It is important as a species for attracting bird life into the Village and an aim of this management plan is to increase its use in the reserves.

**Silver Birch (*Betula pendula*):** This species grows to over 15 metres. It has a light canopy and is deciduous. The seeds disperse readily but the wilding seedlings are not an issue in the Village. Its white coloured bark and deciduous nature adds diversity to the reserves. The pollen associated with its flowering raises allergenic responses with many people and the species should be gradually removed from the village.



*Deciduous evergreen balance*

Other trees from the original planting schedule are **Red Alder**, which is not in the reserves but on some private sections; **Lawsons Cypress**, which appears on 'Enys' to grow well at this altitude; **Scots Pine** (*P. sylvestris*), which has wilding tendencies and should be avoided; and **Japanese Larch**, which is not known to have survived at Castle Hill, if ever planted.

### The Impact Of Trees On The Village

The trees that have grown in the village have both favourable and adverse impacts on their surroundings:

FAVOURABLE	ADVERSE
Alpine appearance	Blocking sun
Shelter from wind	Shading
Softening lines	Blocking views
Improved aesthetic	Potential for damage to property
Shade in summer	Wind funnelling
Increased bird life in Village	Frosting
Frost/Snow retention (winter beauty)	Fire potential
Play spaces for children	Seed source for wildings

**A: Favourable (*Positive Impacts*):** The following positive impacts of trees in the Village are noted:

- **Landscape and Aesthetics:** The mix of alpine cold tolerant exotic and indigenous trees is one of the unique features of the Village. They are particularly important when combined with the relatively strict building code of the Village in creating the European or North American alpine appearance. Trees soften and partially hide the effect of buildings in this previously open environment. Trees are important to winter aesthetics when they are snow covered or for deciduous varieties, covered in hoar frost. The larch trees of the Village also add a distinctive

seasonal aspect with their changing summer, autumn and winter colours.

- **Shelter:** The trees have dramatically reduced the adverse effects of wind through the Village. The improvement of this aspect of the tree environment in the Village cannot be overstated. Residents who built in the first 5 years of Village development, before the trees had a deflecting influence on wind, have vivid stories of damage and buffeting from north west winds gusting to over 120km/hour. In this period several houses were partially demolished during construction and the lighting of log burners during strong north-west winds was difficult because of down-draughts.
- **Frost and Snow Retention:** Another major asset of the Village is its winter appearance. Trees contribute significantly to the retention of snow and frosted areas in the Village and these are in turn an important winter playground for children and adults in tobogganing, learning to ski, building of snow structures and snow fights. See photos, p.41.
- **Bird Life:** A distinct environmental amenity differentiating the Village from most town areas is the quality of its bird life, particularly the presence of native birds with their distinctive bird song. Trees are essential to providing habitat for birds throughout the Village, noting that native birds may be equally attracted to the flowers and seeds of exotic trees as to those of native trees. (See Section 2.4, p.22 above).
- **Children's Play:** The Village provides opportunities for safe, unsupervised outdoor play by children, something which is often seen around the Village. Tree areas in the public reserves provide opportunities for children's imaginative games and simple constructions such as tree huts, forts or 'mud pies'.

**B: Unfavourable (Negative Impacts):** The following negative impacts of trees in the Village are noted:

- **Frosting and Blocking of Sun:** Trees, particularly those on the north side of dwellings, can cause undesirable shading and in some instances internal frosting in houses. Some tree removals have already been undertaken to help remedy this effect, but as trees grow taller and more houses are built, further shading of houses can be expected. Many residents are relaxed about partial shading as evidenced by the number of additional trees planted on their private properties. These often are carefully considered in relation to windows and the house generally, bearing in mind the beneficial shading and cooling also to be gained in summer. Blocking of sun, particularly low angle winter sun, can be mitigated to some extent by thinning and pruning of trees. The mixing of deciduous trees in Reserve plantings can assist and also the planting of smaller trees.
- **Obstruction of Views:** Trees, together with the bulk of neighbouring houses, can obstruct views. This is a very diverse issue, considering the range of viewpoints that exist throughout the village. It was not the original intention to have unobstructed views from all houses and places in all directions, but rather to retain reasonable openness and outlook, and to avoid claustrophobia. To date, thinning and selective removal of Reserve trees has managed to maintain identified views, this being decided on a case by case basis. The retaining of views can be achieved to some extent by pruning the lower branches of trees. The inclusion of deciduous trees in Reserve plantings can retain winter views.
- **Wind Funnelling:** There is scope for trees to shift and funnel wind flows within the village, as they grow. Tree groupings in the Village are relatively broken up in placement, with no long "shelter belt"-type plantings to cause significant funnelling.

Compared with earlier years before there were trees in the Village, the trees now tend to deflect winds upward and above the Village, generally reducing the intensity of possible funnelling. Thinning and pruning of lower branches on a number of Reserve stands has allowed stands to have a wind filtering affect that allows some wind penetration while also lessening wind speeds, thereby reducing the funnelling and buffeting that may be associated with solid blocks of trees.

- **Tree Damage to Buildings:** This has not been an issue to date, but the potential exists in occasional very high winds that trees could topple or large branches could blow out and damage dwellings. Damage is most likely to occur from north-west winds and from species that are not wind-firm, such as *Pinus contorta*, silver birches and mountain beech.
- **Fire Spread:** This also has not been an issue to date but the potential exists for loss of buildings, infrastructure or even lives if fire were to gain hold within the reserves trees. Fire could originate from natural occurrence such as lightning, carelessness, or malicious acts. It could also spread from grass into trees and thereby into residential areas. The best protections is to limit the spread of any fire by physically separating plantings with firebreaks; by maintaining separation between trees and houses; by planting less fire-prone species at fire breaks and near houses; by regularly clearing flammable grass and underbrush; and by maintaining efficient volunteer fire skills, so any outbreak is quickly limited.
- **Wilding Source:** The spread of wilding trees is a significant issue for the village, village surrounds and the wider Castle Hill – Craigieburn - Flock Hill area generally. The most wilding-prone species is *Pinus contorta* (Lodgepole pine), while others with some spread are Douglas Fir and larch. For the village reserves, management should comprise progressive removal of all *contorta*, lessening of Douglas Fir numbers, the locating of any retained wilding-prone species internally in planting areas

so seed is not dispersed, and periodic inspections and clearance of wildings. As not all wilding sources are within the reserves it will be necessary to continue such management for the foreseeable future.

### Management of Trees in Reserves

The current procedure for tree removal from Reserves is as follows:

- *Request received in writing to the CHCA by persons wanting trees removed.*
- *The Reserves Committee considers the request within the provisions of this Plan (Section 4 - Vision for the Reserves), including consultation with affected neighbours,*
- *The Committee may seek advice and assistance from the Council, prior to forwarding their recommendation to the CHCA for endorsement.*
- *Following approval, the applicant and members of the CHCA provide the labour to have trees removed or tended. Generally 50% of any wood is donated as firewood to the Village hall, with the balance shared between those providing labour.*

Such requests have historically concerned shading or blocking of views and the general approach by the CHCA has been the creating of smaller clumps of trees with “view corridors” between, rather than clear cutting of whole stands. Other responses have been to prune side branches up to say a third of tree height in some stands. Topping of conifers is not favoured. Preference is normally given to clearing *Pinus contorta* trees first, with Douglas fir, ponderosa pines and larch generally retained for longer term growth and later thinning. Where replacements may be required, these will generally but not exclusively be mountain beech, depending on specific requirements of the location.





*Village Hall (top), Walkways and Central Belt (lower)*





*West of Village (top), Slide/Toboggan Area and general activities (lower)*





*South-East Reserve (left), Playground (top right) and Thomas River Embankmen (lower right)*





*Highway frontage and traffic*





**RESERVES TREES:** *Trees require thinning for sunlight but create important shelter and forested environments. Native beech and native shrubs are appropriate in this alpine environment.*



**WINTER ACTIVITIES** *are a distinctive feature of the village reserves*



*Castle Hill Community Association  
AGM and Sports Day, March 2010*





## 3. Consultation

### 3.1 Community Consultation

**Consultations within the Village:** This Plan has been prepared for Selwyn District Council in consultation with the Castle Hill Community Association (CHCA), based on their extensive knowledge of village opinions and of the changing usage and demands on the village reserves.

An initial Draft Plan was placed on the CHCA website on 26<sup>th</sup> February 2010 and Village residents whose email addresses have been supplied were alerted to the website. The Plan was then presented at the CHCA AGM by Graham Densem on 7<sup>th</sup> March 2010, with approximately 40 attendees. That meeting resolved to undertake a further round of consultations within the Village, to ensure all viewpoints were properly presented.

A further Village consultation meeting specifically concerning the Draft Plan was held by the CHCA on 2<sup>nd</sup> April, with 10 attendees. It received verbal and written comments which the CHCA tabulated and considered, forwarding comments/recommendations, dated 27<sup>th</sup> April 2010, for incorporation in the Finalised Draft.

Not all Village residents or owners are CHCA members. Also, some CHCA members may not have been aware of the consultations. The CHCA consultations have sought to present the Council with the best possible input to the Plan, but have in no way sought to pre-empt the Council's overall public responsibilities under the Act.

### 3.2 Public Consultation

The draft Plan was advertised for public comment for a period of two months, as per S.41 (6) (a) of the Reserves Act 1977.

There were a total of four submissions received, all of which were in support of the Plan. There were a few minor changes made to the draft Plan as a result of points raised in the submissions.



## 4. Vision for the Reserves

The 'vision statement' in this section incorporates aspirations and intended futures for the Castle Hill Village Reserves, arising from the Castle Hill Community Association (CHCA) experience of their issues, development and management, and from residents' feedback within the village. Sections of this chapter are sub-numbered for ease of reference.

### 4.1 Reserves Classification

**4.1.1 Reserves Types:** Castle Hill Village should continue to provide for the three distinct types of reserve described in section 2.6 above, namely:

- (i) **Recreation Reserves:** The open spaces specifically set aside for recreation and environmental purposes. These thread throughout the village and form the backbone of its open space pattern, useable areas and trees. They are the focus of this RMP although management principals for the other two reserve types described below are discussed also.
- (ii) **Local Purpose (South Reserve):** A narrow belt of Council-controlled land separating houses along the south margin of the village from farming activities on the Thomas River embankment.
- (iii) **Local Purpose (Link Strip Reserves):** The narrow strips of Council reserve separating some private sections from their street frontages. They were established to manage the point of vehicle access to those sections, which is intended to be from access lanes at the rear, as opposed to directly from the street.

**4.1.2 Road Reserves:** The legal reserves providing for vehicular and pedestrian circulation and services throughout the Village, and over which the right of public access exists. These also need reference in this RMP. Although generally beyond the scope of this Management Plan, the roads are of particular importance in the case of Castle Hill Village in that they contain naturalised verges, swale drainage systems and other services, signage, trees and etc which are integral to the overall rural-alpine character of the village. They also physically encompass the Local Purpose Link Strips where they occur.

This Management Plan proposes coordination of road management with that of the recreation and local purpose reserves

**4.1.3 Ownership:** The village reserves should continue to be owned and managed by the Council for the public benefits described throughout this document.

## 4.2 Village Character

**4.2.1 Village Structure:** The reserves will continue to form a continuous belt of open space throughout Castle Hill Village and be a structural and environmental 'backbone' of the village layout.

**4.2.2 Village Character:** The reserves will maintain the original intention of not only providing for recreation and circulation but also of maintaining the 'rural alpine village' character sought by the original developers. These character elements are described as follows:

**i) Alpine Character:** The combinations of materials, colours, structures and built characteristics plus spaces, places and trees that relate and adapt to the dramatic mountain landforms, weather, atmosphere and environment, views, lifestyles and outdoor activities of the mountains. There is a sense of respect for, of living with, and of adapting to the superhuman forces and hostile mountain environment in which the village exists and from which its character emerges.

**ii) Rural Character:** Spaciousness, low densities of development, dominance of natural surfaces and areas, and relative lack of buildings, roads, fences and structures, all of which are normal in the countryside, compared to the city.

'Rural' and 'natural' exist on a continuum from pristine, untouched conservation areas, through extensive 'high

country' and traditional lowland farmed areas, to intensive horticultural and rural/residential areas of the lowland rural areas. Castle Hill Village falls within the area of high country extensive character, that is, relatively high on the continuum. It is intended that future developments will retain this 'high' position on the continuum of rural natural character

**iii) Village Character:** Smallness of size and scale, informality of activities and simplicity of surroundings in a small residential settlement, for instance not unduly divided up by fences, barriers or changes in surfacing. Vehicular traffic will be low in volumes, slow in speeds, and vehicles smaller, thereby comprising a background to village activities and not dominating them. Roads will be correspondingly undeveloped in character. The social atmosphere is one of friendliness and collective cooperation, as evidenced by the Village Hall, formal and informal village events, working bees, and the ability for children to range about in safety.

The 'alpine rural village' model drawn on by the original designers of Castle Hill Village relates in part to the US/Canadian western mountain regions. It involves house walls of largely unpainted natural materials, steeper roofs to shed snow, generous eaves and porches to interface between the hostile climate and snug (winter) or cool (summer) indoors. As far as this may concern structures within the reserves, this built character (materials, style of shelters, signs etc) will be continued in both new constructions and the maintenance of existing ones.

**4.2.3 Difference from City Character:** The original village design sought to maintain the character naturally inherent in the Upper Waimakariri Basin and to avoid suburban practises that would lessen that character. The intention was to sustain the Village in perpetuity as a place of difference from the city, thereby maximising its value as a place of recourse, relaxation and 'healing' from the city. It is intended these senses of difference from the city, and of responsiveness to local character will be



maintained in the future developments, extensions and maintenance of the village reserves.

**4.2.4 Open Space Quantities:** The original Village development was based on a philosophy of small residential sections, generally about 350 to 450 m<sup>2</sup>, set within generous reserves of open space. The sense of rural alpine character and spaciousness thus was intended to be maintained particularly by the trees and spaces of the reserves, minimising the need for owners to have to maintain large areas of their land on weekend and holiday visits.

It is important for maintaining the future character of the village that the balance of private and public land, and the envisaged quantities of reserve be maintained in future developments and expansions. This is stated in the village approvals documents as *'6.46ha of "public space" out of the total area of 36ha'*, which equates to 17.95% of the village (Section 2.3, p.20 above refers). This may seem high, but the specific reasons for it should be kept in mind. Accordingly, this plan proposes this proportion of reserve be maintained in any future village expansions.

**4.2.5 Fences:** An issue in maintaining rural alpine character is the avoiding or minimising of obvious fencing, property demarcations or the sense of the village being 'divided up' too much into exclusive land parcels and lots. It is the continuous flow, openness and low key management of the land that gives a sense of freedom of a rural village environment. To that end, the reserves will maintain, as far as possible, the sense of openness, naturalness, ruralness and an informal style of organisation and will avoid boundary or other fences and plantings that take the form of hedging or boundary demarcations. This includes Road, Link Strip and Recreation Reserve boundaries and as far as possible, the boundaries between reserves and private sections.

**4.2.6 Character of Street Reserves:** The streets of Castle Hill Village are the primary means of people's arrival and circulation and thus central to the sense of village environment. The street

layout within the village was arranged to create continuous housing, reserves and walking areas bisected as little as possible by vehicular traffic. Street cross-sections were designed to maximise the extent of grassed surfaces on verges and frontages and to avoid concrete infrastructure such as kerbs and drains wherever possible. Street margins, where suitable, were set aside for tree plantings and kept open to surrounding open spaces adjacent areas thus combining to maximise the sense of openness and of integration to the village surrounds.

The village streets thus do double duty as traffic areas and as open spaces which maintain the natural character of the village. It is intended that these attributes will be maintained in future maintenance and extensions of the street system.

**4.2.7 Signs & Services:** An integrated system of street and other signage and services such as light poles of 'alpine natural' character, was adopted throughout the original village development. These are not standard industrial products but units purpose-built for these surroundings. This style of lighting, signage and other services will be maintained and continued in all future Road, Link Strip and Recreation Reserves maintenance and extensions. Council service signage such as toilets and parking should conform to this style as well as meeting other regulatory requirements.

**4.2.8 Drainage:** To maintain natural character and minimise hard surfacing and structures a system of natural drainage and naturalised drain infrastructure was established throughout the streets and reserves of the village. This avoids roadside kerbs and channels and as far as possible, visible engineering infrastructure, while managing runoff through a combined system of naturally-shaped open swales and underground pipes. Engineering infrastructure is necessary for establishing a drainage system and does exist within the village, but is built in natural forms, buried or located in such ways that the open rural character is maintained.

These natural drainage systems will be continued in all maintenance and future developments of the road, Link Strip and Recreation Reserves.

**4.2.9 Link Strip Reserves:** To keep vehicles in the background of village activities, the system of 'link strips' described in 2.6 above was instituted. This requires vehicle access to houses be largely from rear lanes, thereby keeping streets, street frontages and the public character of the village uncluttered by vehicles, driveways and the paraphernalia of motorised transport. It is intended these Link Strip reserves and their purpose be provided for in all village and reserve maintenance and extensions.

In some cases link strips appear have become absorbed in private sections, perhaps because owners may be unaware of their existence. To maintain their effectiveness for the future, all strips will be identified through this Plan, and where necessary, will be managed as part of the street reserve. Where misuses may occur, these can be dealt with by the CHCA on an individual basis.

**4.2.10 Summary, Village Character:** The elements of 'alpine rural character' established in the original Castle Hill Village development will be maintained in future reserves and tree management, and any extensions, and co-ordinated with other open space throughout the village. This refers to Road, Link Strip and Recreation Reserves and as far as possible also street and other area management and extensions.

### 4.3 Reserves Activities

**4.3.1 Informal Activities.** It is intended that informal activities will continue to form the bulk of activities occurring within the reserves.

**4.3.2** The following are intended as the main informal activities occurring within the reserves of Castle Hill Village:

- (i) **Walking**, generally throughout the reserves as well as on purpose-formed pathways where they exist;
- (ii) **Mountain Biking**, in a manner that respects other users, public and private property and the environment;
- (iii) **Children's Play**, informally throughout the reserves and particularly at (i) the playground with its dedicated play equipment and (ii) the slide/toboggan area;
- (iv) **Tennis, petanque, barbeques, social gatherings** and other community-organised sports and activities at, or based at, the community centre;
- (v) **Low-level organised team sports and events, and low level spontaneous activities** such as (but not limited to) ball sports, touch or golf, frisbees, kite-flying, 'chasing' etc in all open areas, so long as carried on in an appropriate area and without nuisance to other reserves users and neighbours;
- (vi) **Tobogganing, skating, water slide, cross-country skiing and Winter Sports generally**, at the water slide, proposed Ice Rink, and generally throughout the reserves in winter;
- (vii) **BMX riding and Flying Fox** at prescribed facilities within the village, and (BMX) on purpose-built tracks in the surrounding countryside.
- (viii) **Exercising and walking of Dogs** so long as attended by their owner, properly under control, and not a nuisance to other reserves users or neighbours, except that they should be on a leash, and otherwise comply with the particular Council by-

laws, around the main Children's Playground, the slide-toboggan area, and the climbing frame south of the petanque courts.

It is noted that the above reserves activities generally require open space as their setting, as compared to forested areas of the reserves, although benefiting from the forest surrounds.

**4.3.3 Formal Sports.** The reserves are not intended for formal team sports or for outside teams, outdoor events and happenings, or for hire, except as they may fit in with the activities and atmosphere described in 4.1-4.4 and do not result in damage to plantings and reserve facilities. All such uses by parties from beyond the village shall be by prior formal lease or license agreement, issued and approved by the CHCA.

**4.3.4 One-Off Village Events** organised or sponsored by the CHCA, such as Sports Day, Mid-Winter Dinner, the Art Auction, the working bee, and other future as yet unforeseen community events, are intended as on-going uses within the reserve, and will be carried out within the provisions of this Plan.

It is intended such events would generally occur within the hours of 9am – 11pm unless specifically agreed by the CHCA and would not involve outdoor amplified sound systems unless likewise agreed.

**4.3.5 One-off Private Events** organised by village residents or outsiders, such as outdoor weddings, reunions, outdoor theatre, bands or entertainment shall be by prior formal agreement with the CHCA. Such events shall be conducted within the spirit of this Management Plan, and will avoid damage to plantings, surfaces, structures and facilities of the reserves.

Such events shall not normally be conducted by outsiders or commercial interests within the village reserves except at the discretion of the CHCA. It is intended they would occur within the hours of 9am – 11pm unless by prior agreement of the CHCA, would not involve amplified sound unless likewise agreed, and would be conducted so as not to be a nuisance to other reserves users and village residents.

It is intended the Village Hall may be used for such **indoor activities** from time to time, within the same requirements regarding effects on the reserves and other residents as stated elsewhere in this section 4.3.

**4.3.6 Motor vehicles, motorbikes and motorised conveyances and recreation vehicles** such as go-carts or quad bikes are in general not permitted within the reserves except for bona fide service vehicles authorised by the CHCA, and so long as they do not damage the ground surface (e.g. in muddy areas), do not affect public or private property, trees or landscaping, and do not cause noise nuisance to neighbours or other users. The reserves are not to be used for access or short cuts by vehicles to private lots except for one-off deliveries of heavy loads, so long as these do not damage the reserve.

**4.3.7 Motorised Models** The flying or running of model aeroplanes, helicopters, wheeled models and the like shall be permitted as minor activities so long as conducted in locations and a manner so as not to cause noise or other nuisance or danger to other reserve users and residents. Organised gatherings for such activities, such as a club, may be conducted with prior agreement by the CHCA, and shall be conducted within similar parameters to informal gatherings, with particular regard to the noise and danger created for others.

- 4.3.8 Dogs.** While the management of dogs in the unfenced village surroundings poses issues for owners, and despite occasional problems, the reserves generally offer a happy environment for informal activities of families including their dogs. Within the limits of the Council Dog Control Bylaw 2006, seen on the Council website, dogs generally are permitted within the reserves so long as attended by their owner (as defined in the bylaw), properly under control, and not a nuisance to other reserves users or neighbours. Dogs should not be left to roam free.
- 4.3.9** Generally, dogs need not be on a leash unless necessary for their control. However they must be on a leash near the main children's playground, the slide-toboggan area, and the climbing frame near the petanque courts. The bylaws prohibit dogs within 10 metres of any children's public play equipment. However the Castle Hill Village reserves are not listed in that bylaw as one of the public reserves where dogs are prohibited generally.
- 4.3.10** It is expected that all faeces deposited by dogs will be removed immediately from the reserves and public places by the owner. Also, that owners will respect the fact that not all reserves users welcome the attentions of dogs owned by others.
- 4.3.11** Problems can arise from dogs brought by weekend visitors who may be unprepared for or uncooperative with the particular open conditions of the Castle Hill Village reserves. It is expected that all house owners who rent or loan their places will clearly identify the dog protocols to tenants when making the arrangements, and will display a notice setting out the dog protocols in the house.
- 4.3.12 Cats.** Because of their potential effects on wildlife all cats, domestic or wild, are banned from the reserves.

- 4.3.13 Respect for other users.** All activities and uses are required to occur in a manner which respects other reserves users, neighbours and the public, public and private property, trees and the environment.

#### **4.4 Pathways, Circulation & Vehicles**

- 4.4.1 Informal Network:** The reserves will continue to provide for a wide range of undifferentiated walking and cycling, short cuts and connections on its open grassed surfaces. In some cases such routes will be maintained as short-mown grass routes under the village grass mowing plan.
- 4.4.2 Pathway System:** In addition to the undifferentiated routes, a formed and gravelled main pathway system exists and will be extended and maintained as an all-weather walking and 'family cycling' circuit within the reserves. This proposed route is shown on Plan 4, p.62. This is intended for use on a 'share the footpath' basis and is not envisaged as for 'hard-out' BMX or mountain biking. In general the pathways will be unlit except in places of specific need, particularly near the Village Centre.
- 4.4.3 Links to Forest Park:** The pathway system will establish and maintain links with various walking tracks beyond the village, notably those leading to the Thomas Forest and the swimming hole, and to new tracks that may be established in the future.
- 4.4.4 East of SH73:** Private recreation facilities, namely a golf course and horse riding areas are currently being established east of the village on the opposite side of State Highway 73. With the current low levels of usage, no particular provision is to be made for footpaths or routes from the village to these at present. Should usage levels grow in the future, this issue will need to be taken up with



Land Transport New Zealand as it will entail the crossing of State Highway 73.

- 4.4.5** As stated in 4.3.6 above, motor vehicles including motor bikes, quad bikes, go-carts and similar are not to use the walking/cycle routes or footpaths or the reserves generally. Although beyond the ambit of this Management Plan, this also applies to footpaths within the road reserves.
- 4.4.6** As stated in 4.3.7 above all users of, and all activities on, the circulation and footpath system are expected to respect other users of the footpaths as well as others within the reserves and neighbouring properties. Users also are expected to respect all reserves plantings and facilities as well as neighbouring private land.
- 4.4.7 Accessibility Standards:** Due to their natural character, the reserves are unlikely to provide for special access needs such as wheelchairs to a greater degree than in natural areas generally. However it is intended that such users be provided for through all reasonable means and in particular as provided for under the Human Rights Act 1993, the Building Act 1991, and New Zealand Standard NZS 4121:2001 Design for Access and Mobility.

## 4.5 Tree Areas

### 4.5.1 Balance of Treed and Open Areas

4.5.1.1 The public reserve areas of Castle Hill Village will remain as the place where much of the tree volume of the village is maintained.

4.5.1.2 The amounts of tree area within the reserves will be balanced against the need to also maintain useable open spaces.

4.5.1.3 Tree areas are to be located and maintained in a manner that retains reasonable open views within and beyond the village

4.5.1.4 Tree areas are to be located and maintained so they provide reasonable wind shelter and summer shade within the village while not unduly shading houses in winter.

### 4.5.2. Tree Areas Within Reserves:

- (i) **Tree Management Plan:** To balance several competing factors in the maintaining of trees and open spaces within the reserves the first draft of a **Tree Management Plan** for the village is included as Map 5 of this Management Plan. This plan shows the outline of all tree and open space areas throughout the village as a whole and in association with 4.5.2.2 below will be the basis on which all tree plantings, trimming and removals will be undertaken by all parties. The Plan will be developed and updated periodically.
- (ii) **Tree Area Plans:** Tree and open space areas within each section of reserve are shown in greater detail in Maps 6.1 - 6.5 of this Management Plan. These are based on the more general Tree Management Plan for the whole village (Map 5), but will show greater detail as to tree locations, types and any specific requirements for that section of reserve. In their present form these plans are preliminary only and will be developed over time as an outcome of the various management, new species and pest control measures outlined throughout this Management Plan.
- (iii) Tree areas in any section of reserve will be suitable for the intentions, reserve purposes and characters described in sections 2.3, 2.4, 2.6, 2.7 and 2.9 above, and in the current Section 4 generally. All plantings, removals and

maintenance within any reserve area will be in accord with the relevant Tree Area Plan as administered by the CHCA.

- (iv) Tree Areas within reserves will be variously balanced with Open Space areas as discussed in 4.5.3 below.

**4.5.3 Open Areas:** In balance with the 'Tree Areas', significant portions of the reserves will be maintained as 'Open Areas', being those shown without tree planting on the Tree Management Plan and Tree Area Plans. Most recreation and activities will occur in the Open Areas, which also will remain important for allowing views, sun and fire separation. Open Areas will be more exposed to winds than treed and residential areas.

Open Areas will comprise mainly exotic rural grasses such as browntop, which maintain rural character yet are capable of accommodating the variety of summer and winter uses and conditions that occur within the reserves. Open areas will be occasionally mown under the Council's mowing contracts, will be cleared periodically of wilding or other unplanned tree growth and weeds such as broom, and will be maintained as free as possible of pests such as rabbits and wasps.

**4.5.4** Open Areas may contain small amounts of amenity shrub and small tree plantings, in simple 'drifts' comprising a few species only, laid out and maintained as befits a natural area. Their purpose will be to provide shelter, privacy or detail focus in selected locations. Amenity Planting Areas are likely to be a particular focus for native alpine plants, but may contain exotic shrubs.

**4.5.5** The treed margins of open areas will be planted with trees of suitable size and character as occasional features, focal points, or for seasonal effects, and also those capable of withstanding wind and snow damage. The treed margins

will be maintained in a tidy state as regards wind fall or other damage

**4.5.6 Tree Character:** The trees of the reserves will retain Rural Alpine Character by the following means:

- (i) **establishing and maintaining only a small range of species set out in simple patterns within any Tree Area, as opposed to fussy 'landscape designs';**
- (ii) **including mainly tree species typical to rural areas, with only limited use of feature or focal-point trees;**
- (iii) **maintaining a balance between evergreen and deciduous trees, and between broadleaf and conifer species;**
- (iv) **where appropriate, establishing native trees appropriate to this alpine area while maintaining a balance between native and exotic trees. This refers particularly to mountain beech, but also possibly mountain totara, kowhai or other native species to be identified;**
- (v) **establishing and maintaining tree groupings of informal layout, shapes and edges, as befits a rural area.**

**4.5.7 View Corridors:** As far as possible in relation to trees in reserves, views will be maintained from within the village to the Craigieburn Range in the west; the Castle Hill rocks in the south; the Torlesse Range in the east; and for the east of the village, to Flock Hill in the north east. These views are part of the essential alpine character of the village. It must however be appreciated that views cannot be guaranteed from all locations, due to plantings on private sections, which cannot be controlled under this Plan.

**4.5.8** While tree areas that unduly obscure views should be avoided, it is not feasible that panoramic views will exist within the treed environment envisaged for the Village. A balance of open and treed areas thus is required, to ensure all houses and areas have a **reasonable view and outlook** in at least one direction, and reasonable winter sun. As regards reserves plantings, the following principles are to be maintained, to ensure the requisite balance between trees and openness is maintained:

- (i) To ensure that reasonable outlook is available from all houses, a system of **‘View Corridors’** will be established and maintained within reserves, comprising open areas which allow visual connection between the Village interior and surrounding mountains. Every house should have a view or outlook maintained in at least one direction, as far as that may be achieved by managing reserve trees.
- (ii) To achieve this, a general system of plantings as tree ‘clumps’ will be adopted within the reserves, whereby tree groupings are established and maintained in locations that keep at least parts of defined view corridors free of trees and which frame views to the mountains.
- (iii) It is not the intention that every house will retain panoramic views but will, rather, be entitled to reasonable outlook, in balance with the need to maintain substantial tree numbers and environmental shelter within the reserves.
- (iv) In some cases it may be appropriate that views be maintained through lower branch pruning or the ‘limbing up’ of trees, to enable views underneath their canopies, as opposed to the full removal of the tree. It is noted that coniferous trees should not be topped.

- (v) The agreed ‘tree’ and ‘corridor’ areas will be shown on the Reserves Management Plan, and may be reviewed and updated periodically as the Council, in consultation with the CHCA, may see fit.

**4.5.9 Tree Area Purpose:** In addition to their general character and purpose, the tree type and composition of parts of the Tree Areas may need to achieve specific purposes or uses such as wind shelter, visual focal point or avoidance of shading. In such cases, the foreseen purpose will be noted on the Tree Area Plans. Some typical specific purposes are:

- (i) **‘Wind Shelter’ Tree Areas:** on the outer margins and other wind-prone areas of the reserves, with particular requirements for wind-resistant tree species and layouts to withstand periodic storms with minimal damage;
- (ii) **‘Amenity’ Tree Areas:** where specific tree attributes such as deciduous effects in winter, colour or texture are called for, for visual effect;
- (iii) **‘Landmark’ Tree Areas:** where particularly large or broad trees are appropriate, to enable large-scale visual focus areas to establish for the long term grandeur of the village.
- (iv) **‘Shading Margin’ and ‘Tree Gradient’ Tree Areas,** where smaller trees are called for adjacent to residential lots or other sensitive areas to avoid shading or danger of wind throw to houses or recreation areas;

**4.5.10 Open and Screen Tree Areas:** In areas where visual openness or screening under tree areas may be called for, these will be designated as **‘Open’ or ‘Screen’ Tree Areas** on the Tree Area plans, indicating the maintenance

to be adopted. In ‘**Open Areas**’ trees will be limbed up to allow views under the trees and through the tree area, and this is to be the general ‘default’ approach throughout tree areas. In ‘**Screen Areas**’ trees will be maintained with branches to the ground, preventing views through the forest, for instance where visual privacy or wind shelter may be required. This effect also may be achieved through underplanting with shrubs if desired.

**4.5.11 New Tree Species:** Within the aims of retaining rural character through using only a small range of trees, and to compensate for 2 species this Plan proposes be progressively removed from the reserves, *Pinus contorta* and Silver Birch, it is proposed that a list of appropriate new tree species be prepared. These should be in the following categories:

- (i) small conifers for edge plantings;
- (ii) broadleaf deciduous to replace silver birch
- (iii) native alpine trees;
- (iv) landmark and feature trees
- (v) native alpine shrubs for mass plantings

4.5.12 To maintain simple rural character and avoid an over-managed tree character, only a small range of trees should be contained within the reserves. Therefore only small numbers of new introductions would be required. This Management Plan makes no specific recommendations on new species, but provides for a study of new species within each category to be undertaken. See Policy 9.3 & “Action”, Section 5.5, p.74.

#### **4.5.13 Tree Monitoring & Maintenance**

- (i) A regular **Monitoring and Maintenance Programme** will be established whereby the condition of all trees is

periodically surveyed, recorded, and where necessary any trimming, shaping, removals, replacements and any other necessary maintenance is carried out. The intention is to formalise the work already done by the CHCA. See Policies 9.2 & 9.5, p.74

- (ii) Under such a Programme the establishment of wildings and weeds such as broom also will be monitored and where necessary, periodically removed.
- (iii) A **Fire Risk Management Programme** also will be implemented, whereby prudent separation of the various Tree Areas will be maintained, to minimise the risk and spread of fire. This will be linked to other fire prevention and fighting measures already in place throughout the village. The programme should include regular publicity, for instance through the Newsletter and signage, to ensure an awareness of fire risk is maintained among village owners and reserve users. See Policy 9.4, p.74.

## **4.6 Fences & Boundaries**

- 4.6.1 Except in rare circumstances there will be no fences or hedges in or bordering reserves within the village. An exception, for example, would be the fence around the village tennis court.
- 4.6.2 This intention should not refer to fences surrounding the village, where they coincide with reserves boundaries, and which are necessary for stock control or highway management.



#### 4.7 Signage, Lighting & Memorials

- 4.7.1 Signs and Lighting:** Where these may be required within the reserves, they will conform to the system of signage and lighting designs constructed from natural materials that was initially established throughout the Village. Where signs may be required to conform to statutory or other standards, these will be adapted so they also conform with the system of village designs.
- 4.7.2** Where signs or lights may approach the end of their lifespan or otherwise require replacing, they will be replaced by new items of similar or other appropriate, conforming design.
- 4.7.3** The CHCA will undertake a review to establish what additional signage may be required throughout the reserves and will establish an action plan towards this. See Objective 16. It also will consider whether any solar or other environmental techniques might be adopted for reserves lighting.
- 4.7.4 Memorials:** Areas allowing for remembrance former village residents and events will be established near the Community Centre and the Playground, as shown on the Map 4. Ad hoc memorials, including utility objects such as benches, are not to be established at other places within the reserves, including street reserves. Existing ad hoc memorials will be removed to the designated area.
- 4.7.5** At such time as a Pavilion may be established near the future Village Green as shown on Map 4, it is intended memorials generally would be housed there, and it would become referred to as the **'Memorial Pavilion'**.
- 4.7.6** Alternatively or in addition to 4.7.5, it is proposed that a stone **sitting wall** be constructed as an adjunct to the

playground, providing seating for parents as well as locations for memorial plaques to be attached.

- 4.7.7** The CHCA will investigate these alternatives and make provisions for one or both in the action plans arising from this Management Plan. See Policy 12.3.

#### 4.8 Reserves Extensions

- 4.8.1** As extensions of the reserves occur in the future the provisions of this Management Plan will be applied also to those areas, including proportions of open space and reserves within the village and the layout, character and trees of reserves in the extensions. See Policies 7.1, 7.2 and 7.5.

#### 4.9 Planning & Management

- 4.9.1** Because of the particular interrelationships between village layout, streets and reserves in Castle Hill Village, maintenance of housing, street and reserves in the village and the planning of future extensions will be carried out in an integrated way by the Council in cooperation with the CHCA.
- 4.9.2** This Management Plan will be made available to village residents and users through website, publications and notices posted in the reserves, as well as through the normal Selwyn District Council websites and other channels. Abuses, encroachments or failure to comply will be dealt with by residents initially, by CHCA notification where necessary, or ultimately by formal Council action, where warranted.

#### 4.10 Crime Prevention Through Environmental Design (CPTED)

- 4.10.1** The Selwyn District Council has endorsed the principles and Guidelines of CPTED in the *Safer Canterbury – Creating Safer Communities* document (SDC Policy Manual C602). The document can be found on [www.ccc.govt.nz](http://www.ccc.govt.nz), the Christchurch City Council website:
- 4.10.2** The principle is that environmental design and management can make streets, parks and public areas less susceptible to crime and enable people to feel more comfortable in using them. Freedom from crime, danger and fear are an essential basic quality of life.
- 4.10.3** Although the techniques are myriad and dependant on the specifics of a place, the following typical list is gleaned from the Guidelines:
- **Natural Surveillance:** less personal assault, vandalism and robbery where perpetrators think they may be watched. Conversely, people feel safer in a public place if someone is likely to be 'looking out for them'.
  - **Clear Sightlines:** lack of fences and barriers, ensuring vegetation is trimmed up and does not provide hiding places for offenders;
  - **Lighting:** of pedestrian routes and avoiding shadows near pathways;
  - **Activity:** pedestrian routes in well-used areas and avoiding isolated places and culs-de-sac;
  - **Entrapment:** avoid long narrow spaces without alternative exit points;
  - **Maintenance:** places feel better if well looked after;

- **Ownership:** they also feel better if it is clear who is in charge, and there is effective management.

**4.10.4** The Castle Hill reserves are generally open and 'owned' by the community, and have a high feeling of security for users. Nevertheless the potential for crime exists and a policy of ongoing monitoring for CPTED is proposed by Objective 6 on p.73 of this Management Plan.

#### 4.11 Reserves Development Plan

**4.11.1** A **Reserves Development Plan**, showing the physical layout and extent of the reserves, is included as Map 4 of this Management Plan (p.62) and is intended as a central component of this Plan.

**4.11.2** The Reserves Development Plan names the following areas of reserve, and summarises their intended future:

#### RECREATION RESERVES:

**A. Highway Frontage\*:** Mounded open areas facing the West Coast road (SH73), including an access area from Frizzell Court. These have the essential purpose of separating the village from passing traffic (noise and privacy buffer), creating a visual impression of the village from the road, and providing general recreation and walking areas for the village. These purposes are to be maintained, with grass mown under the Council's existing contract conditions, weeds cleared and the plantings tidied and renewed. The proposed all-weather footpath will traverse this reserve from end to end.

\* **Note: Reserve Area A** should be distinguished from Extension Area 'A' defined in the 1995/2000 Caveat (see S. 2.6 and Appendix 2E).

**B. Entrance Forest:** An area of trees between the Trellissick Loop-Castle Hill Drive intersection and Community centre, which acts as a visual screen for the village and a backdrop creating alpine village character for visitors arriving in the village. The screening purposes are to be maintained, with new trees inserted and a 'Screen Area' of forest re-established at the eastern edge (see s.4.5.10 above).

**C. Village Centre:**

**C1. Village Hall:** This central area of the reserve contains the Village Hall, including public toilets, parking area, tennis and petanque courts and surrounding trees. The area is to continue as the village focus and the most-developed part of the village reserves. New facilities will be added as appropriate, with surrounding trees and connecting paths maintained and enhanced. Provision for use by outsiders as regards the parking area, toilets and signage is also to be maintained.

**C2. Village Forest:** An area of trees west of the Community centre which serve an important windbreak and visual screening function. These currently comprise largely *contorta* pine, and it is proposed these will be progressively replaced by long term species, including 'Landmark' trees, which will in time come to form a 'Village Forest'. A pond which enables winter skating is proposed within the shade of this forest.

Much of the area of existing trees is beyond (west of) the reserves area as defined in Map 3. To establish and maintain an effective main windbreak and tree area it is desirable that in planning future reserves extensions, as wide an additional area as possible be incorporated

west of the Community centre, for instance as defined by 'Area Q' on Plan 3.

**C3. Village Green (Provisional):** In the event that 'Area Q' becomes reserve land in the future, it is proposed that an oval grassed area with encircling shade trees be established as shown on Map 4. It is envisaged this could be the focus for informal games and village events such as a sports day or cricket match, which would function in association with the nearby Village Hall and tennis/petanque courts.

Map 4 also shows the location for a 'pavilion' overlooking the Village Green. This item also is provisional, but is envisaged as an open-sided roofed octagonal building, with fireplace, tables and benches, overlooking the 'Village Green' and in the other direction the skating area. This would function in association with the Village Hall during community and public events.

**D. Village Central Belt:** A linear reserve threading through the residential area, partly following a natural escarpment, and which provides a treed 'backbone' for the village as well as walking routes. It is proposed that these functions be maintained, and the formed pathway of the Village Walkway be routed through this area. It also is proposed that the trees be maintained for form, shelter and summer shade, but that smaller or deciduous species be maintained along the south side, to avoid winter shading for houses south of the Central Belt.

**E. Slide/Toboggan Area:** A small reserve area at the west end of the original village development, where a slide and water slide have been constructed down the embankment, used in winter for tobogganing. See

photos, p.37 & 41. The area joins the Village Central Belt Reserve to Trelissick Loop and will continue to be of importance for access to the reserve. It is proposed the slide be maintained in good condition, an all-season, all-weather footpath be constructed down the slope in conjunction with the existing steps, the slide/toboggan slopes be kept free of trees, and the remaining surrounds be planted with further trees similar to the Central Belt Reserve.

**F. Playground:** An open area south of Trelissick Loop, containing dedicated play equipment and partly surrounded by trees. It is proposed this area be maintained according to the standards in NZS 5828:2004 'Playground equipment and Surfacing' and be progressively improved as funds permit. Also that the formed Village Walkway be routed past the edge of this area and the surrounding trees managed for shelter, shade and the avoidance of danger. It is proposed that a stone sitting wall with memorial plaques be considered by the CHCA.

**G. South-East Reserve:** A partly-open, partly-treed area at the south eastern extremity of the village. Being topographically the lowest part of the village, two drainage systems feed through this area before discharge into the Thomas River.

It is proposed (i) that the tree areas be developed and reorganised to maintain view corridors towards the Torlesse Range while also enhancing the village tree collection; (ii) that a small wetland with native plantings and seating be formed at the collecting point for drains; (iii) that the formed walkway be routed through this area; and (iv) that a dedicated BMX bike area be formed within this area.

**H. South West Access Reserves:** Comprises two lineal access lanes in the west of the village, allowing foot access from Trelissick Loop to the top of the Thomas River embankment.

H1: The embankment adjacent the **western-most access lane** is part of the Thomas Bush Reserve, a detached section of Craigieburn Forest Park, administered by the Department of Conservation. Access Reserve H1 enables access to that part of the DOC reserve and in particular to that part of the Thomas River where an informal swimming hole has often been used by village families in the past.

H2: The embankment adjacent to the **easternmost access lane** is leasehold grazing land within Castle Hill Station and is subject to grazing by cattle from time to time. Access reserve H2 provides mainly for access to the 'Thomas Embankment Reserve' (see 'J' following) although it also contains drainage utilities and amenity trees.

*(Note: In reserves lettering the letter 'I' is not used, to avoid possible confusion with the number '1'.)*

#### **LOCAL PURPOSE UTILITY RESERVES (*Southern Margin*)**

**J. Thomas Embankment Reserve:** a lineal reserve strip, no more than 3 metres wide, established to separate residential areas of the village from farm activities on the Thomas River embankment, particularly as regards to potential instability of the terrace edge. This reserve is 'accessed' at the western end from Trelissick Loop (see 'H1' above), and at the eastern end from the South East Reserve described in 'G' above. There are no gates through the village



boundary fence and access is intended to be limited and infrequent for the present.

Depending on the future of the adjacent land following tenure review, it is proposed that if conflicts with farm stock cease to pose a risk to the village, a grassed pathway be formed, allowing pedestrian access along the top of the embankment within this reserve.

#### **LOCAL PURPOSE UTILITY RESERVES (*Link Strips*):**

K. **Link Strip Reserves:** For reasons of scale these areas are not itemised on Map 4, but their locations are shown on Map 3 and Appendix 2D. These were established to manage access to private sections in accordance with 'alpine village' character. Their purpose is endorsed and where necessary they should be managed in conjunction with their adjacent road reserves.

#### **RESERVE TREES**

**4.11.3** The Tree Areas outlined in Maps 4, 5 and 6 are proposed to comprise different tree types for the various purposes described in this section. It is envisaged these differing types would be developed progressively as infills and replacements of existing trees that have died or are removed.

(i) **General Trees:** This group comprises the tree mass of the village generally as it exists now or may be developed under this Management Plan. This includes removal of problem species and addition of mountain beech.

(ii) **Landmark Trees:** Small, defined areas where large trees are proposed as long term village-wide grand 'landmarks' by virtue of their ultimate height, breadth or character. The locations are selected to avoid issues of scale, shading or danger near houses. Numerically a small group.

Trees proposed for this function are Douglas Fir, Wellingtonia, and European Beech. There are no known native species that might achieve this size at Castle Hill.

(iii) **Small Trees:** This group includes mostly new trees placed on forest edges for visual effect or wind protection, numerically a relatively small group. Suggested species are *Prunus avium* (wild cherry), *Betula papyrifera* (paper birch), mountain totara, kowhai and mountain nei nei (*Dracophyllum traversii*)

(iv) **Shrubs Areas:** groupings of mainly native shrubs to about 2m in height for screening, shelter and atmosphere, particularly along footpaths, forest and residential edges. These would be similar to those already existing along the State Highway 73 frontage. Typical species *Hebe*, *Olearia* and *Senecio*, with others to be decided.

(v) **View Corridors:** specified areas where vegetation is managed to maintain openness and views by avoiding tall trees, by trimming or removal of existing trees, or maintaining areas in grass and native and exotic shrubs or small trees. Such areas need not be devoid of trees, so long as the aim of maintaining views is achieved.

## **DRAINS AND WETLAND**

- 4.11.4** Two small open channels drain the Village Central Belt and Highway Frontage areas, collecting in the South East Reserve before discharging into the Thomas River. These are seasonally dry but carry flows in winter and during rainfall. See photos, p.38 & 40
- 4.11.5** It is proposed that a small area of the South East Reserve, as shown on Map 4, be formed, lined and maintained as a wetland as far as may be appropriate within the existing flow regimes. It is envisaged that minor earthworks may be required to enlarge an existing basin, lining with waterproof materials, the forming of a weir to allow water level management, and the planting of native wetland shrubs, capable of withstanding dry periods, around the margin. Benches or seating would be added.

## **RESERVE EXTENSIONS**

- 4.11.6** As the Village expands it is intended the land shown as 'Area Q' on Plan 3 should be established as additional reserve, as a minimum. This addition has been conceived as expanding the Central Reserve Belt through the future residential areas, but also as providing space for a 'Village Green' open area for informal sports, and limited space for extending the 'Village Forest' described in s.4.11.C2 above. It is envisaged that the various new trees, footpath and other facilities would be established once the reserve comes into formal existence
- 4.11.7** In the meantime Policy 7.2 of this Management Plan identifies 'Area Q' as intended future reserve, to ensure all reasonable steps are taken to protect that land from incompatible activities or developments, and to work

towards its formal reserve status as village expansion takes place.

- 4.11.8** The above would not preclude future village expansions including reserve areas over and above Area 'Q' up to the total amounts discussed in s.4.2.4 above.

## **LINK STRIP RESERVES**

- 4.11.9** The rationale of these Local Purpose Reserves was described in sections 2.6 and 4.1.1, and their layout details are shown in Appendix 2D.
- 4.11.10** The rationale of the original village creators is supported in Policy 7.5 of this Management Plan. It is intended that Link Strip areas be identified through inclusion in this Management Plan and their functioning publicised amongst villagers and others users of village housing, such as those renting for a weekend. It is intended they also be identified amongst Council planners charged with approvals of village extensions and new house applications, and that link strip reserves will continue to be established in new areas of village expansion.
- 4.11.11** It is intended that the Link Strip areas be maintained by the Council in conjunction with adjacent street maintenance.

## **NON-RESERVE AREAS**

- 4.11.12** Although not formally subject to this Management Plan, areas continuous with but not part of the formal reserves areas are noted as also of importance to the character, public amenities, recreation and management of the village. This refers for example to vegetation, structures and activities in areas flanking the village entrance and

playground, and the various road verges, particularly those of Trelissick Loop and Castle Hill Drive.

- 4.11.13** It is proposed these non-reserve areas continue to be maintained in accord with the precepts of village character stated in this Management Plan, and that this be achieved in conjunction with maintenance of their neighbouring reserves, principally through the Council's grass mowing contract, which covers both areas.

## **OBJECTIVES AND POLICIES**

- 4.11.14** The precepts and intentions of Sections 2, 3 & 4 are gathered in a series of Objectives, Policies and Actions presented as Section 5 of this Plan, and the Summary Action Plan preceding Section 1 of this Plan.



*Fire Trailer*

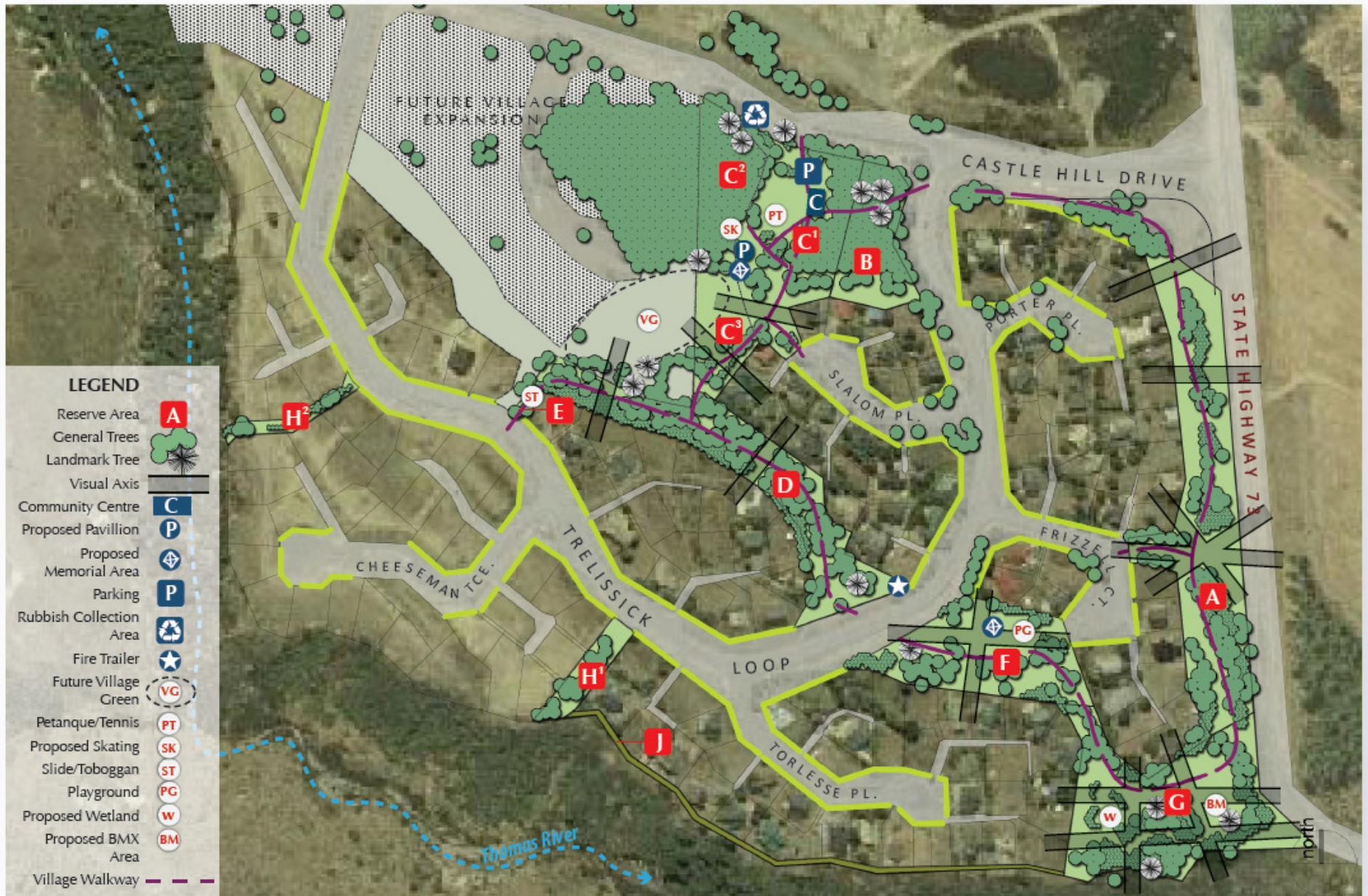


*Alpine Style Signage and Lighting*

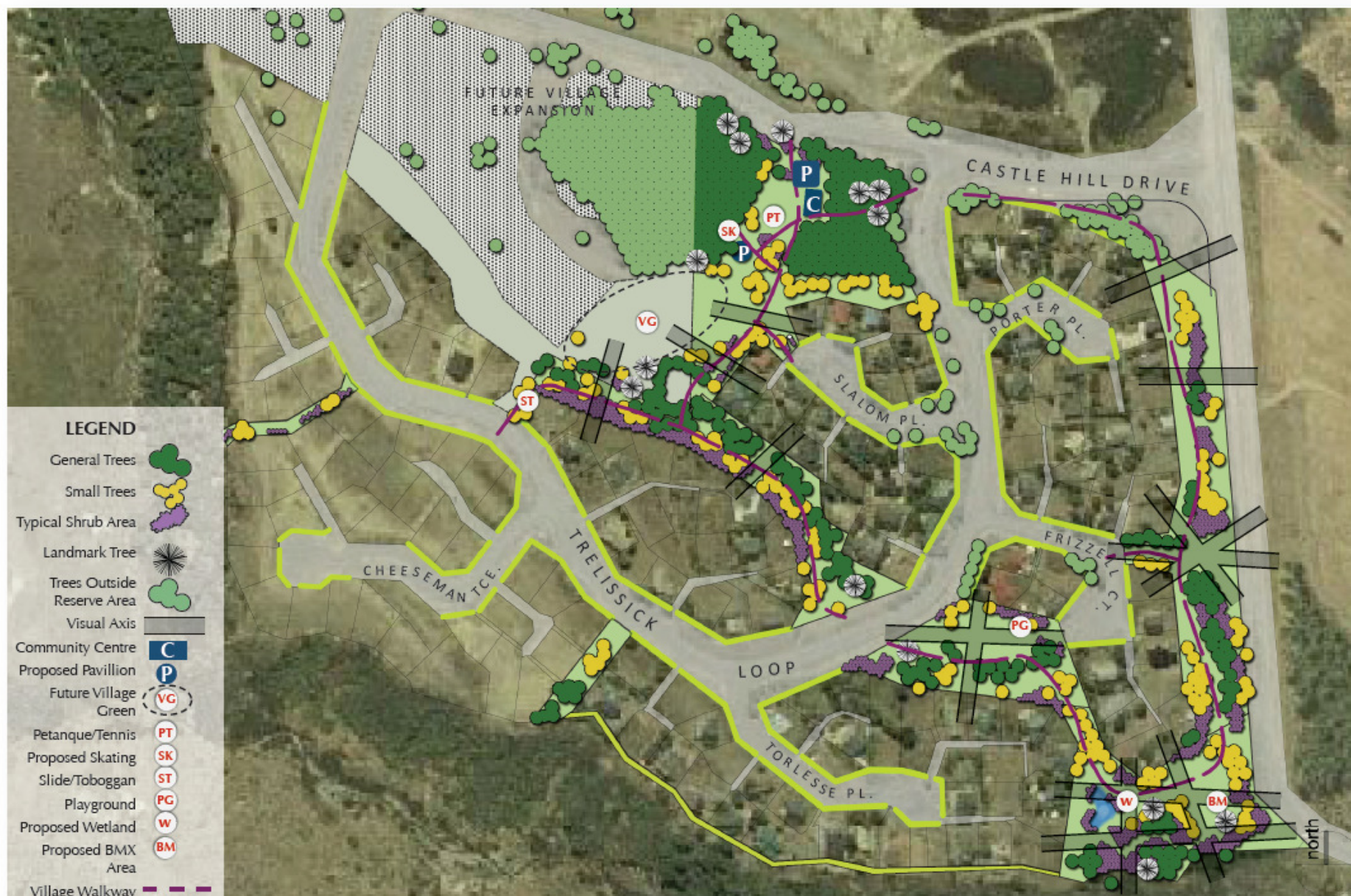


*Natural Drainage Maintains Rural Character*









**MAP 5 | TREE MANAGEMENT PLAN**

Scale: 1:3500 @ A4

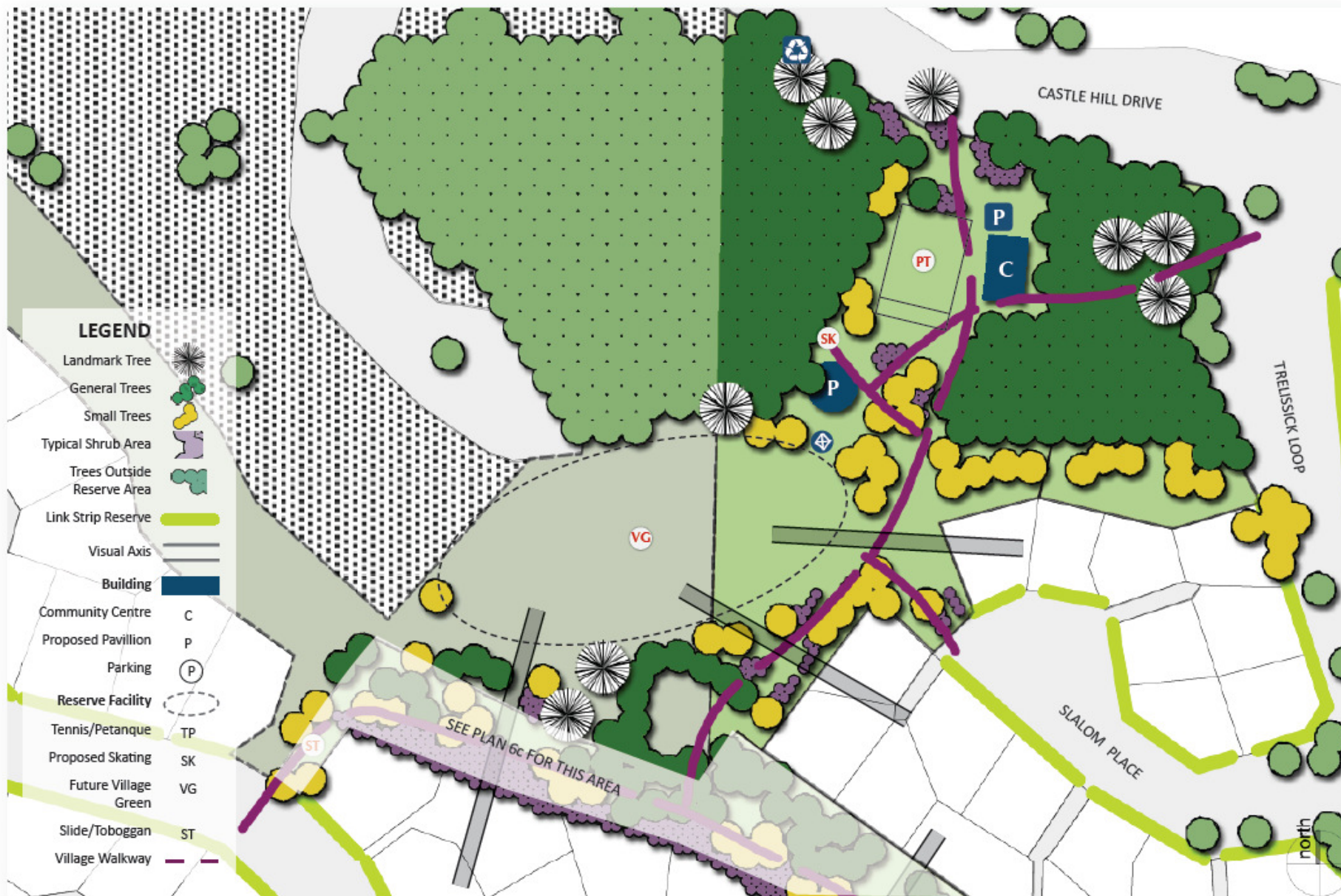




**MAP 6a | RESERVE 'A': HIGHWAY FRONTAGE**



Scale: 1: 1500 @ A4



**MAP 6b | RESERVES 'B': ENTRANCE FOREST; & 'C': VILLAGE CENTRE**

Scale: 1: 1500 @ A4





**MAP 6c** | RESERVES 'D': CENTRAL BELT; & 'E': SLIDE/TOBOGGAN AREA

Scale: 1: 1500 @ A4





**MAP 6d | RESERVES 'F': PLAYGROUND; & 'G': SOUTH EAST RESERVE**

Scale: 1: 1500 @ A4



**MAP 6e** | RESERVE 'J': THOMAS EMBANKMENT RESERVE

Scale: 1: 1500 @ A4





**MAP 6f | RESERVES 'H1' & 'H2': SOUTHWEST ACCESS RESERVES**

Scale: 1:1500 @ A4





## 5. Objectives, Policies & Actions

### 5.1 General Statement

The decision making process of the Castle Hill Community Association (CHCA) is a blend of reviewing historic information and forward planning. The CHCA is aware of changes in demand and usage within the reserves, and the need to provide for these changes. The CHCA's intentions and aspirations have been incorporated into this Plan and have been subject to public consultation through the management planning process.

### 5.2 Management Goals

The general management goals for the reserves are:

- (1) To maintain the rural alpine character, visual structure and landscape values of Castle Hill Village in the managing of the reserves and their tree framework;
- (2) To provide areas for informal and community recreation which are compatible with the environmental values of the reserves;
- (3) To protect and enhance the environmental values of the reserves' unique landscape.

### 5.3 Administration

**OBJECTIVE 1: To provide efficient and appropriate management and administration of Castle Hill Village reserves for the health and well-being of all users.**

**Policy 1.1:** Castle Hill Village reserves shall be administered under the daily control of the Castle Hill Community Association (CHCA).

**Policy 1.2** Representation of elected members to the CHCA shall be as per the CHCA Constitution (see Appendix 3B of this Plan).

**Policy 1.3:** A desktop review of the RMP shall be undertaken by the CHCA every five years, to ensure it remains current and responds to changing needs.

**Policy 1.4:** Community consultation processes will be utilised when planning developments, to ensure that expenditure is well supported.

**Policy 1.5:** Capital and development works and associated expenditure programmes identified in this Plan shall be incorporated into Activity Management Plans where appropriate and submitted for consideration as part of the Annual Plan and Long Term Council Community Plan (LTCCP) process of Selwyn District Council (SDC).

**Policy 1.6:** The annual reserve rate set by SDC shall fairly reflect the cost of maintaining and improving facilities which the community desires and the Council approves.

**Policy 1.7:** The SDC recognises the expenditure programmed in the Castle Hill Village Asset Management Plan and RMP when accessing contributions from developers within Castle Hill Village.

**Policy 1.8:** That the CHCA and SDC protect and ensure the preservation of local historical information on the village and reserves, for example original minute books, plans and photographs.

**Policy 1.9:** Ensure coordination of maintenance between reserves and adjacent non-reserve land.

**Policy 1.10:** Ensure Local Purpose Link Strip Reserves are publicly identified and their purpose maintained.

**OBJECTIVE 2: Users requiring exclusive use of a building or area of reserve shall be recognised through a formal lease or licence agreement.**

**Policy 2.1:** Use agreements will include conditions to ensure the recreational, cultural and aesthetic values of the reserves and the RMP are recognised, protected and enhanced.

**Policy 2.2:** The type and number of users will be managed to ensure maximum enjoyment of the reserves whilst protecting existing values and minimizing conflict with other users.

**Policy 2.3:** The CHCA will monitor community activities on an ongoing basis to ensure lease/licence conditions are adhered to.

## **5.4 Reserve Use**

**OBJECTIVE 3: To provide for a variety of informal recreation activities in the reserves and identify opportunities for improving or expanding activities in response to changing community needs and recreation trends.**

**Policy 3.1:** Maintain, enhance and develop the range of informal and organised recreation opportunities within the reserves.

**Policy 3.2:** Provide for a variety of recreational activities while respecting the needs and values of all reserve users and neighbours.

**Policy 3.3:** Continue to investigate opportunities for additional recreational opportunities within the reserve.

**Policy 3.4:** Permit the exercising of dogs according to the SDC Dog Control Bylaws 2006 and the particular conditions of Castle Hill Village, as stated in s.4.3.2(viii) of this Management Plan.

**Policy 3.5:** Encourage short term special events such as temporary carnivals and field days subject to the CHCA's discretion, where:

- significant activities are conducted according to a formal use agreement for the event, including provisions for ablutions, health and safety, traffic management, car parking, noise, refuse and reinstatement of damage; and
- there is full compliance with all use agreement conditions allowing the short term special event.

**Policy 3.6:** Activities and developments will occur in accordance with Map 4 'Reserves Development Plan' of this RMP, and with the Plan generally.

**Action:**

Initiate funding and establish an all-weather gravelled footpath circuit within the reserves, as on Map 4 of this RMP;

Provide a BMX bike area in the South-East reserve;

Provide a Pond/Skating Area in the Village Forest reserve.

**OBJECTIVE 4: Ensure levels of service for existing recreational facilities for informal users are maintained.**

**Policy 4.1:** The CHCA shall conduct an annual audit of levels of service for informal users to ensure these are being maintained.

**OBJECTIVE 5: Ensure developments planned for the reserves give consideration particularly to village recreation needs while also considering wider district and regional users.**

**Policy 5.1:** That reserve developments are appropriate for village patterns and needs and district and regional needs also are provided for.

**OBJECTIVE 6: Ensure that crime prevention through environmental design (CPTED) principles are applied within the reserves while also ensuring maintenance of village environmental character remains the primary objective.**

**Policy 6.1:** The CHCA shall continue monitoring all usage, maintenance and developments for CPTED compliance, within the stated character aims of the reserves.

## 5.5 Landscape

**OBJECTIVE 7: Maintain the alpine rural character and visual structure of the village in all reserves.**

**Policy 7.1:** Maintain and extend the amounts of reserve created during village expansions so they comprise 17.95% of village land as provided for in the original village approvals.

**Policy 7.2:** Note the private caveat on 'Area Q' and plan for the inclusion of this area in the Village reserves in the future.

**Policy 7.3:** Plant, create, maintain and enhance trees, open areas and facilities in reserves which reflect the alpine rural character envisaged by the village founders and are suitable for today's needs.

**Policy 7.4:** Ensure continuous rural alpine character throughout the village by coordinating reserves management with that of adjacent streets and open areas.

**Policy 7.5:** Maintain the system of Link Strip Reserves in the existing village and extend them in all future village expansions.

**OBJECTIVE 8: Manage, protect and enhance the natural and cultural values of the reserves for users, neighbours and village residents.**

**Policy 8.1:** Maintain and develop treed and open areas in the reserves with consideration to function, site conditions and landscape character, including:

- providing sufficient shade and shelter for reserve users;
- ensuring neighbouring houses are not unduly shaded in winter;
- maintaining defined open areas and visual corridors as recreation spaces;
- enhancing wildlife habitat and biodiversity

**Policy 8.2:** Establish a programme to control plant and animal pests listed in the Canterbury Regional Pest Management Strategy 2005-2015, (Environment Canterbury).

**Policy 8.3:** Enhance indigenous flora and fauna in the reserves by:

- Planting locally sourced indigenous plants in reserves plantings where appropriate and available at reasonable cost.
- Including rare plants (listed in Appendix 4) in reserves plantings where appropriate and available at reasonable cost.

**Action:**

- Establish funding to create a wetland in the South West Reserve
- Establish and maintain a Weed & Pest Management programme and coordinate with ECAN & DOC in its implementation.

**OBJECTIVE 9: Implement a long term strategy for tree and shrub maintenance, replacement and expansion in the reserves.**

**Policy 9.1:** To adhere to the 'Vision for the Reserves' in s.4 of this Management Plan when considering individual applications to remove or replace trees in the reserves, and in managing the reserves generally.

**Policy 9.2:** Initiate a **Tree Maintenance Programme** for long term tree planning, maintenance and replacement.

**Policy 9.3:** Prepare a **Castle Hill Village Plant Species** List as a guide for future planting choices in order to retain and enhance the character of the mountain environment and existing historical plantings.

**Policy 9.4:** Prepare a **Fire Risk Management Programme** for the reserves that monitors and regularly reviews fire risk and coordinates required maintenance with the Tree Maintenance Programme.

**Policy 9.5:** To maintain and update **Maps 5 and 6A-6F** of this Management Plan according to the outcome of Policies 9.1 – 9.4, as a guide to future species and tree locations.

**Action:**

Provide funding for a tree assessment to industry standards by a qualified arborist that:

- Undertakes an arboricultural assessment of reserves trees
- Undertakes in the short term removal of deadwood, broken limbs and defects through remedial pruning.
- Undertakes a fire risk review, prepares a **Fire Risk Management Programme** and makes this available for tree maintenance programme planning.
- Co-operates with Environment Canterbury, DOC and neighbours on management and removal of wildings and pests.
- Establishes a programme of tree maintenance and replacement plantings (**Tree Maintenance Programme**) that is integrated with the Reserves Development Plan (Map 4 of this RMP), Reserves Tree Plan (Map 5) and Tree Area Plans (Maps 6.1 – 6.4);
- Develops a **Castle Hill Village Plant Species** List of indigenous and exotic plant species ecologically and historically appropriate to the reserves.
- Sources propagation material from existing trees if appropriate;
- Instigates an annual maintenance inspection programme.



**OBJECTIVE 10: Ensure public safety by maintaining tree and open areas in reserves for minimising of risks.**

**Policy 10.1:** Avoid tree species prone to sudden breakage from wind or snow.

**Policy 10.2:** Maintain tree and open areas free of debris and long grass to minimise fire spread;

**Policy 10.3:** Establish tree groups and open spaces patterns to generally contain any fires that may occur.

**5.6 Services, Structures & Facilities**

**Objective 11: Enhance informal recreation within the reserves by providing appropriate facilities, structures and services.**

**Policy 11.1:** Existing facilities be maintained and further facilities provided where appropriate to enhance informal recreational areas – for example picnic tables and seating.

**Policy 11.2.:** Higher levels and standards of facilities be provided in the Village Centre Reserve.

**Action**

- Establish a BBQ area near the tennis courts;
- Establish a Pond/Skating Rink near the tennis Courts;

**Objective 12: Ensure the scale, design, siting and maintenance of reserves services, structures and facilities are appropriate for village activities and rural alpine character.**

**Policy 12.1:** That the CHCA consider all development proposals and monitor all activities to ensure they are appropriate to village activities and alpine rural character.

**Policy 12.2:** That no fences be erected in the reserves except as necessary for safety.

**Policy 12.3:** That no memorials be located within the reserves except in structures provided in the Village Centre and Playground areas.

**Action:**

- Establish memorial structures in the Village Centre and Playground.

**Objective 13: Ensure the reserves are accessible to and enjoyable for users with a range of mobility and physical capacities**

**Policy 13.1:** The CHCA periodically undertakes a disability audit to ensure the reserves do not inadvertently exclude or detract from the enjoyment of disabled users.

**Policy 13.2:** That improvements be undertaken to provide for disabled access.

**Policy 13.3:** That provisions for the disabled should conform with the rural alpine character aims of the village

**Action:**

- SDC to coordinate with the CHCA in arranging for a disability audit and its periodic monitoring.

**Objective 14: Ensure the reserves remain free of motor vehicles and their effects.**

**Policy 14.1:** Motorised vehicles including motor bikes, motorised snow vehicles and recreational toys shall be excluded from the reserves except for bona fide service and emergency vehicles.

**Action:**

- SDC to audit problem areas and add discrete barriers if necessary.

**Objective 15: Provide and maintain new play equipment that caters for a range of children's ages and is compliant with NZ Standard 5828:2004, "Playground Equipment and Surfacing", and continue to monitor and maintain all existing equipment to the standard that related to the date of its installation.**

**Policy 15.1:** Existing playground equipment shall comply with NZS 5828:2004 and ongoing inspections will be undertaken to ensure any required maintenance is completed to achieve ongoing compliance.

**Policy 15.2:** Maintain plantings around playground areas so they retain openness and clear visibility while also maintaining shade and shelter.

**Action:**

- SDC to coordinate with the CHCA in undertaking an assessment of playground equipment safety;
- SDC to act on any identified issues, to provide ongoing compliance.

**Objective 16: Provide signage in reserve areas that promotes public use, enjoyment and safety, while being sympathetic with the landscape and rural alpine character, and maintaining a cohesive village style.**

**Policy 16.1:** Signage consistent with village historical styles and SDC sign standards will be developed and maintained at selected points, to provide information on activities, facilities and locations,.

**Action:**

- CHCA to assess existing signage, prepare a concept for signage improvements consistent to the setting, and initiate a funding item to build them.



## References

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- Environment Canterbury **Canterbury Regional Pest Management Strategy 2005-2015** June 2005
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- Sampson J. 'Ski Project at Craigieburn' in **Canterbury Mountaineer** v4 no18, Aug 1949, pp.346-347
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## **APPENDICES**

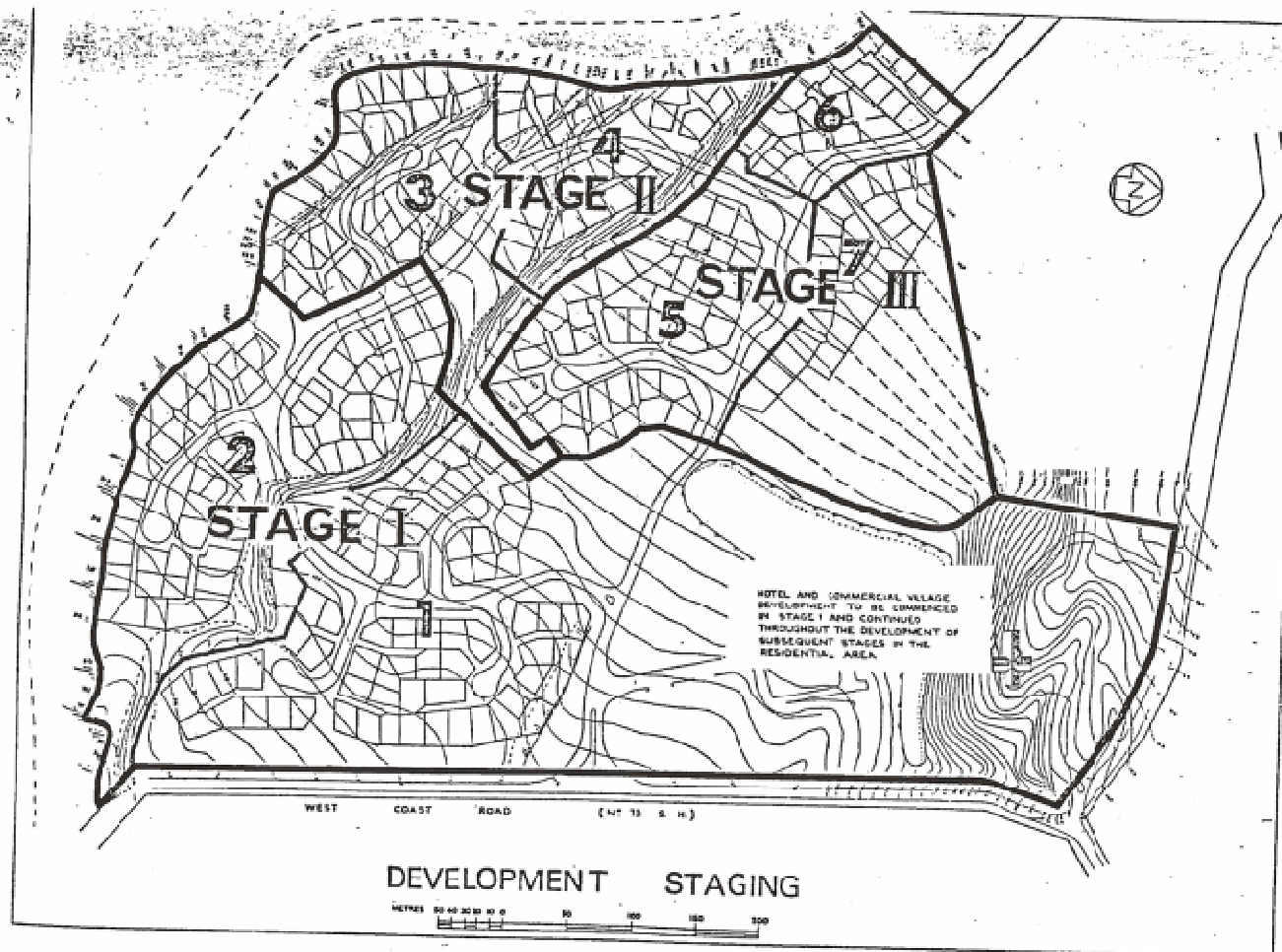


*Appendix 1:*  
PLANS

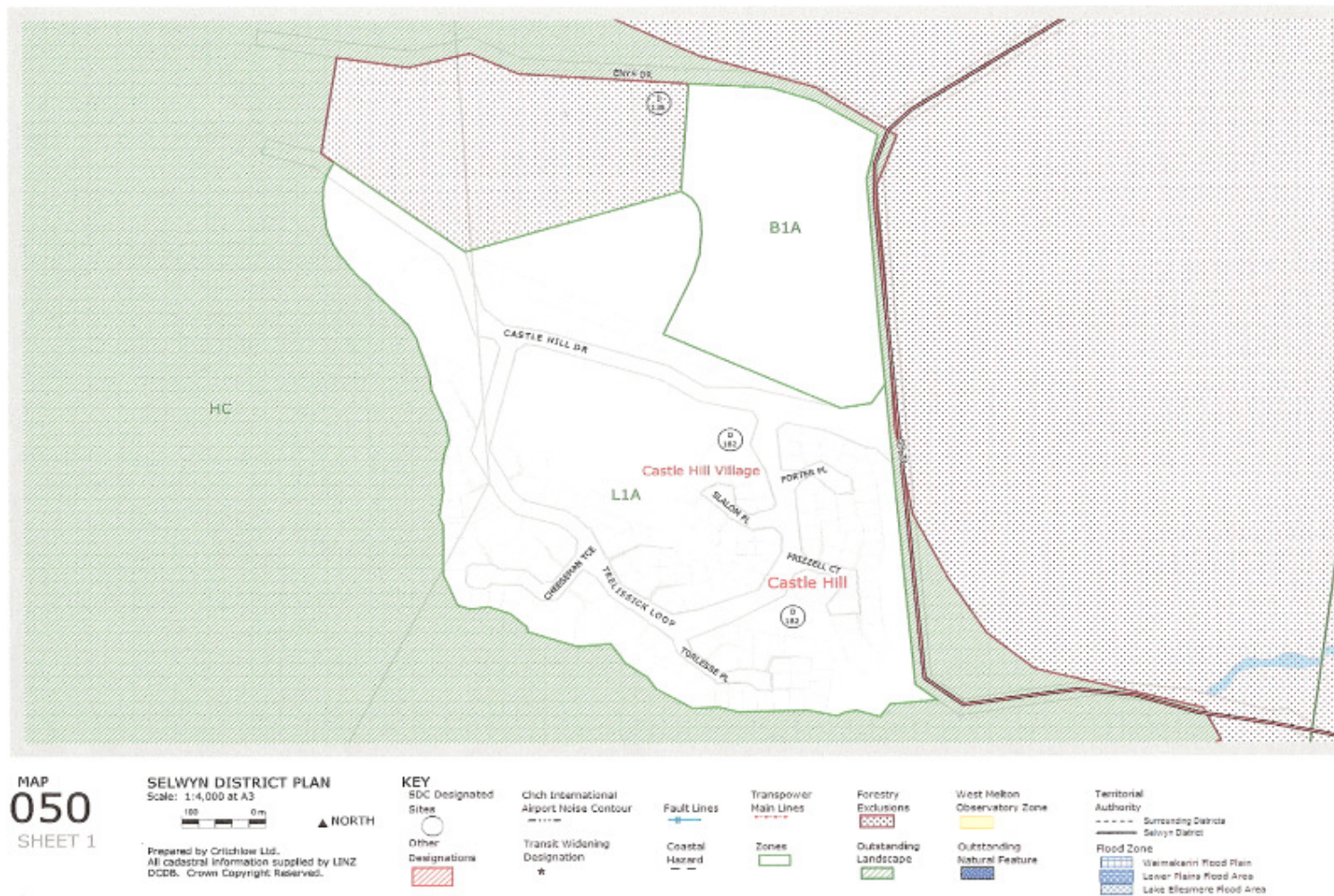




**APPENDIX 1A: CASTLE VILLAGE VILLAGE DEVELOPMENT STAGES (1979)**



**APPENDIX 1B: SELWYN DISTRICT PLAN MAPS**  
**(i) TOWNSHIP MAP 050 (MAPS 1 & 2)**





# KEY

Heritage Building  
  
 Cultural Site  
  
 Giant Fire Area

Heritage Tree  
  
 Scheduled Site  
  
 Waahi Taonga Area

Statutory Acknowledgement Site  
  
 Contours  
 Above Sea level  
 100m  
  
 2.74m

Zones  
 High Country  
  
 Port Hills  
  
 Existing Development Area  
  
 Living 1  
  
 Living 2  
  
 Living X  
  
 Deferred Living

State Highways  
  
 Railway

Road Parcel  
  
 Land Parcel  
  
 Business 1  
  
 Business 2  
  
 Business 3  
  
 Inner Plains  
  
 Outer Plains  
  
 Malvern Hills

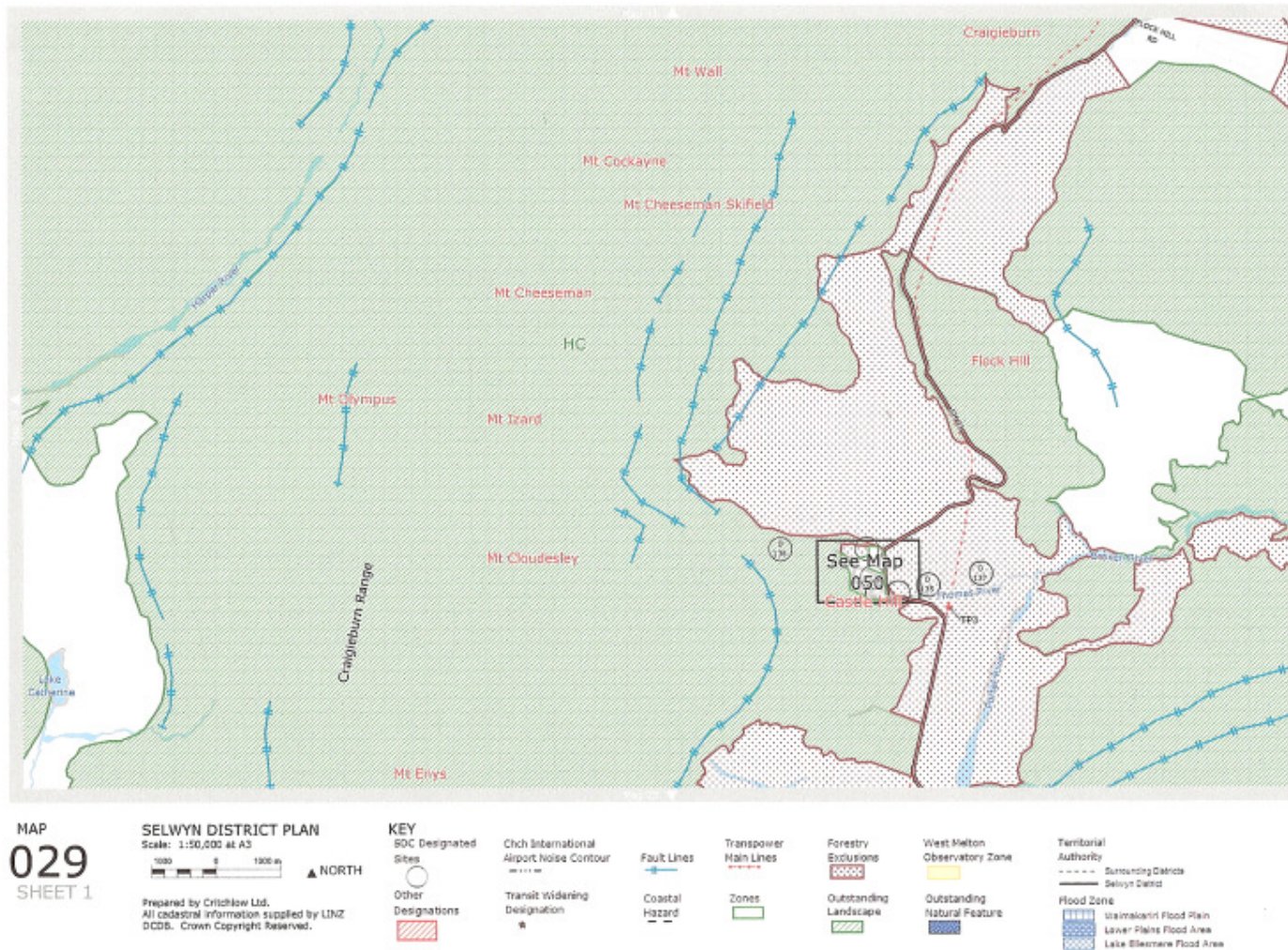
Water Body  
  
 Archaeological Site

  
 CRITCHLOW

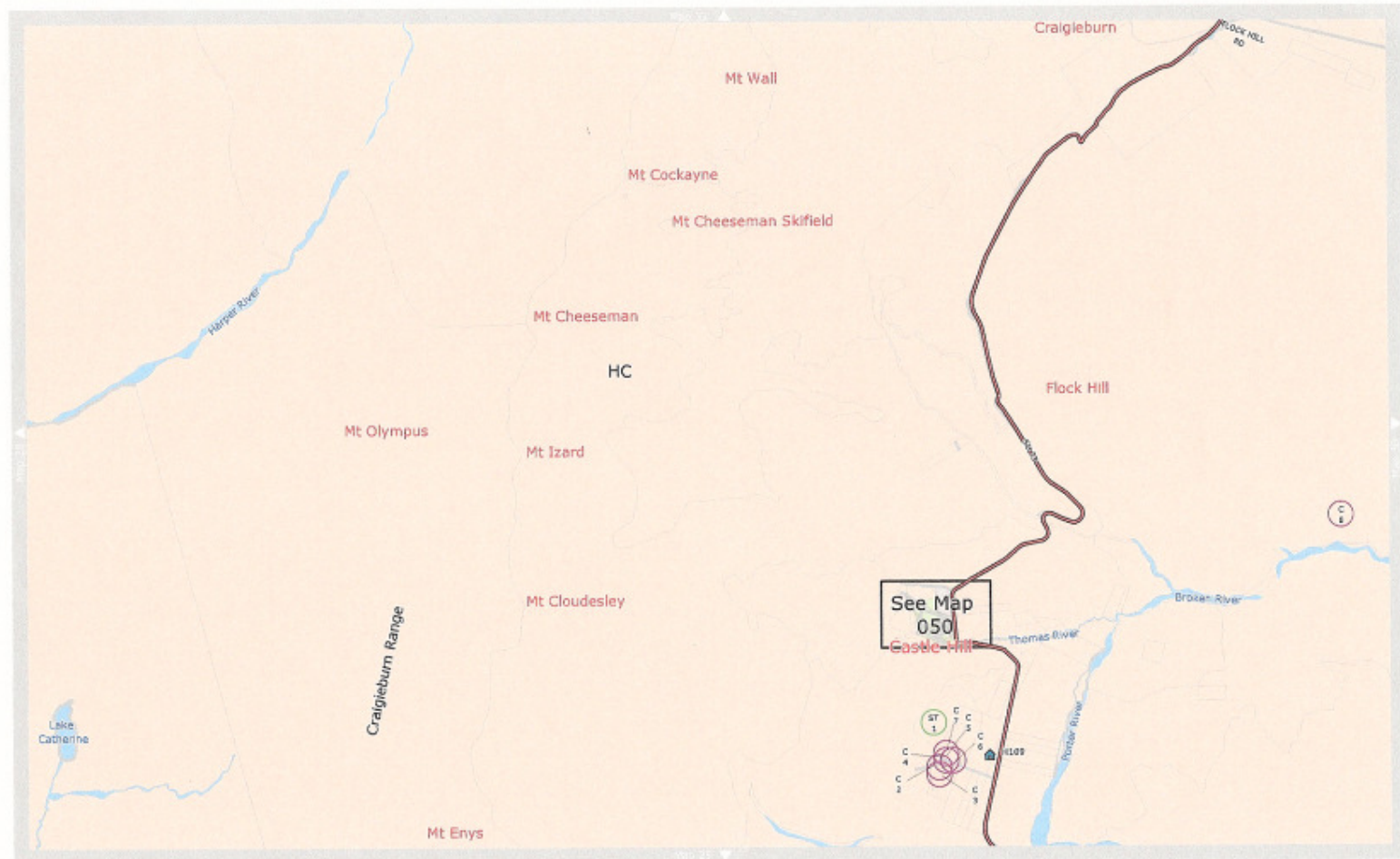
MAP  
 050  
 SHEET 2



**APPENDIX 1B: SELWYN DISTRICT PLAN MAPS**  
**(ii) RURAL MAP 29 (MAPS 1 & 2)**







MAP  
**029**  
SHEET 2

APPENDIX 1C: VILLAGE TREE PLANTING AS CONSENTED 1979



**Appendix 1C continued:**

**PLANTING SCHEDULE FROM 1979 MAP, WITH PERCENTAGES ADDED**

<i>Botanical name</i>	<i>Common name</i>	<i>Number</i>	<i>% of Total</i>
<i>Alnus rubra</i>	Red Alder	223	9.2
<i>Betula pendula</i>	Silver Birch	331	13.7
<i>Chamaecyparis lawsoniana</i>	Lawsons Cypress	148	6.1
<i>Larix decidua</i>	European Larch	176	7.3
<i>Larix leptolepis</i> (=kaempferii)	Japanese Larch	373	15.4
<i>Nothofagus solandri</i> var <i>cliffortioides</i>	Mountain Beech	329	13.6
<i>Pinus ponderosa</i>	Ponderosa Pine	263	10.9
<i>Pinus sylvestris</i>	Scots Pine	111	4.6
<i>Pseudotsuga menziesii</i>	Douglas Fir	278	11.5
<i>Sequoia sempervirens</i>	Redwood	186	7.7
<b>TOTAL</b>		2,418	

No *Pinus contorta* were proposed for planting and it is assumed those in the reserve are wildings from surrounding properties.

No Japanese larch are known to exist in the reserves. Either they were not planted or have died out





Appendix 2:

VILLAGE RESERVES TITLES &  
GAZETTE INFORMATION

## APPENDIX 2A: LIST OF RESERVES TITLES

Castle Hill Village was subdivided from Rural Section 41208, 23.7520ha, belonging to Castle Hill Run Ltd. The subdivision is shown on DP45980.

This subdivision established the reserves within **Stages 1 & 2** of the village, which are contained within the following titles:

<i>Title Ref.</i>	<i>Lot Numbers (D.P. 45980)</i>	<i>Hectare</i>	<i>Purpose</i>
39C/12	1002, 1003 & 1004	2.9953	Recreation Reserve
39C/13	1005	0.0823	Local Purpose (utility) Reserve
39C/14	1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024 & 1025 (20 lots)	0.0024	Local Purpose (utility) Reserves
39C/15	1032, 1033, 1034, 1035, 1036, 1037 & 1038 (7 lots)	0.0007	Local Purpose (utility) Reserves
39C/56	1026, 1027, 1028, 1029, 1030, 1031 & 1040 (7 lots)	0.0007	Local Purpose (Utility) Reserve

Copies of the above titles are included as Appendices 2B – 2D herein.

The subdivision of **Stages 3 & 4** of the village in 2007 created additional reserves in that part of the village, comprising the following:

<i>Digital Title Plan</i>	<i>Lot Numbers</i>	<i>Hectare</i>	<i>Purpose</i>
383208	1043	0.0552	Recreation Reserve
	1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1057	0.0037	Local Purpose (Utility) Reserve
383620	500	0.0584	Recreation reserve
	1060, 1061, 1062, 1064, 1065, 1066, 1067, 1068, 1069	0.0035	Local Purpose (Utility) reserve

Copies of Digital Title Plans 383208 and 383620, which show these lots, are included in Appendix 2F & 2G herein.

## APPENDIX 2B: ORIGINAL RESERVES

References  
Prior C/T 23A/343  
Transfer No.  
N.C. Order No. A130359/1

Land and Deeds 59

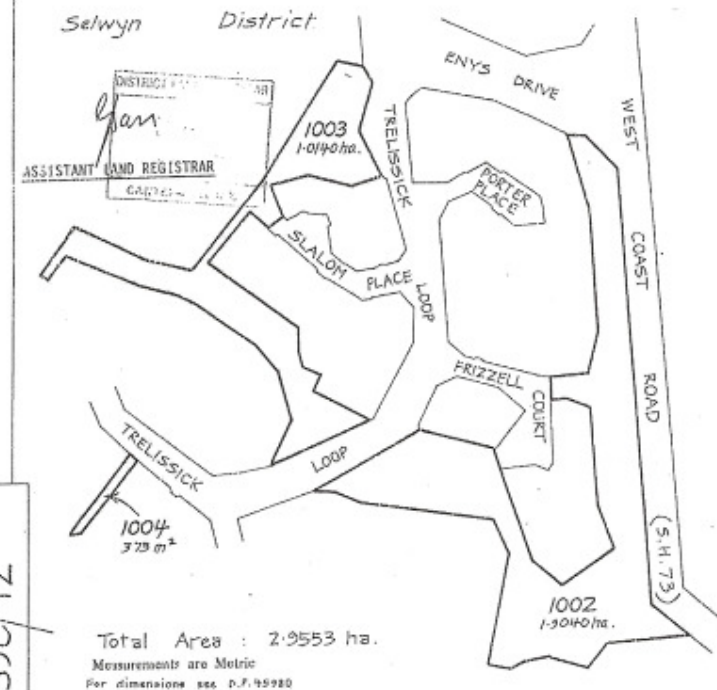


### CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 23rd day of August one thousand nine hundred and ninety-four under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that THE SELWYN DISTRICT COUNCIL for a Recreation Reserve Subject to the Reserves Act 1977 ---

In witness of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2.9553 hectares or thereabouts being Lots 1002, 1003 and 1004 Deposited Plan 45980



No. 39C/12

AR2

1.5

## APPENDIX 2C: SOUTHERN AREA RESERVE


Valuation Roll 2427/160 Pt

References  
Prior C/T 23A/343

Transfer No.  
N/C. Order No. A130359/2

Land and Deeds 69

No. 39C/13




**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

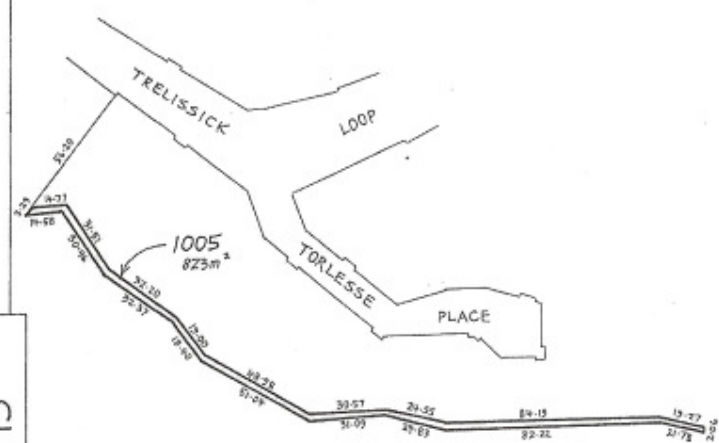
This Certificate dated the 23rd day of August one thousand nine hundred and ninety-four under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that THE SELWYN DISTRICT COUNCIL for Local Purpose (Utility) Reserve Subject to the Reserves Act 1977 ---

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 823 square metres or thereabouts being Lot 1005 Deposited Plan 45980 ---

  
ASSISTANT LAND REGISTRAR  
Christchurch, N.Z.

Selwyn District



Measurements are Metric

ACE

old

No. 39C/13



## APPENDIX 2D: LINK STRIP RESERVES

Valuation Roll 2427/160 Pt

References  
Prior C/T 23A/343

Transfer No.  
N/C. Order No. A130359/3

Land and Deeds 69

No. 39C/14

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

This Certificate dated the 23rd day of August one thousand nine hundred and ninety-four under the seal of the District Land Registrar of the Land Registration District of **CANTERBURY**

WITNESSETH that **THE SELWYN DISTRICT COUNCIL** for Local Purpose (Utility) Reserves Subject to the Reserves Act 1977 ---

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by special underwriting or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing **24 square metres** or thereabouts being Lots 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024 and 1025 Deposited Plan 45900---

Selwyn District

ENYS DRIVE

ASSISTANT LAND REGISTRAR

WEST COAST ROAD (S.H. 73)

1006 3m<sup>2</sup>

1007 1m<sup>2</sup>

1008 1m<sup>2</sup>

1009 1m<sup>2</sup>

1010 1m<sup>2</sup>

1011 3m<sup>2</sup>

1012 1m<sup>2</sup>

1013 1m<sup>2</sup>

1014 1m<sup>2</sup>

1015 1m<sup>2</sup>

1016 1m<sup>2</sup>

1017 1m<sup>2</sup>

1018 1m<sup>2</sup>

1019 1m<sup>2</sup>

1020 1m<sup>2</sup>

1021 1m<sup>2</sup>

1022 1m<sup>2</sup>

1023 1m<sup>2</sup>

1024 1m<sup>2</sup>

1025 1m<sup>2</sup>

PORTER PLACE

FRIZZELL COURT

SLALOM PLACE

TRELSICK PLACE

Loop

Total Area: 24 m<sup>2</sup>

Measurements are Metric

For dimensions see D.P. 45900

Valuation Roll 2427/160 Pt

References  
Prior C/T 24F/1240

Transfer No.  
N/C. Order No. A130359/4

Land and Deeds 69

No. 39C/15

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

This Certificate dated the 23rd day of August one thousand nine hundred and ninety-four under the seal of the District Land Registrar of the Land Registration District of **CANTERBURY**

WITNESSETH that **THE SELWYN DISTRICT COUNCIL** for Local Purposes (Utility) Reserve Subject to the Reserves Act 1977 ---

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by special underwriting or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing **7 square metres** or thereabouts being Lots 1032, 1033, 1034, 1035, 1036, 1037 and 1038 Deposited Plan 45901---

Selwyn District

ASSISTANT LAND REGISTRAR

Loop

1037 1m<sup>2</sup>

1036 1m<sup>2</sup>

1035 1m<sup>2</sup>

1034 1m<sup>2</sup>

1033 1m<sup>2</sup>

1032 1m<sup>2</sup>

1038 1m<sup>2</sup>

Total Area: 7 m<sup>2</sup>

Measurements are Metric

For dimensions see D.P. 45901

Valuation Roll 2427/160 Pt

Reference  
Prior C/T 24F/1240

Transfer No.  
N/C. Order No. A130362/3

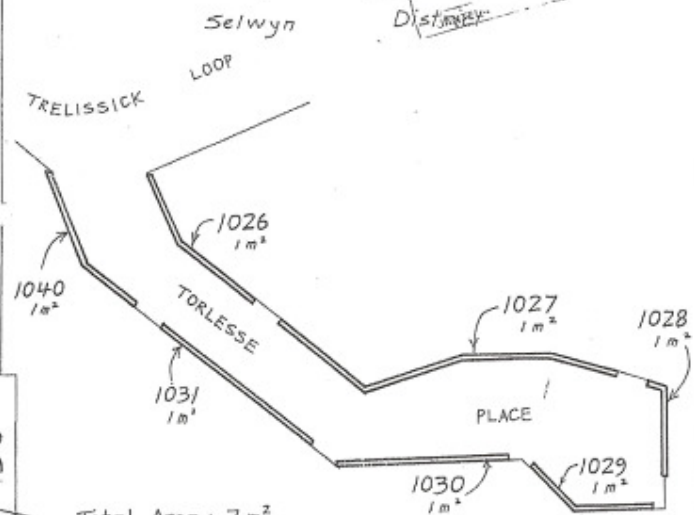


# CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 23rd day of August one thousand nine hundred and ninety-four under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that THE SELWYN DISTRICT COUNCIL for Local Purpose (Utility) Reserve Subject to the Reserves Act 1977 ---

Is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several measurements a little more or less, that is to say: All that parcel of land containing 7 square metres or thereabouts being Lots 1026, 1027, 1028, 1029, 1030, 1031 and 1040 Deposited Plan 45983 ---



Total Area: 7 m<sup>2</sup>

Measurements are Metric  
For dimensions see D.P. 45983

39C/56

39C/56

# APPENDIX 2E: 1995/2000 CAVEAT (RESERVES EXTENSION AREA 'A')

1:40 FAX 64 3 3243531 SELWYN DISTRICT +++ DUNFIELD SC 002/004

**CAVEAT**  
[Caveat forbidding registration of dealing with Estate or interest]  
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District  
**CANTERBURY**

Certificate of Title No.	All or Part?	Area and legal description - Insert only when part or Stratum, CT
25A 1145	All	

Caveator's Names must be underlined or in CAPITALS  
**THE SELWYN DISTRICT COUNCIL**

Estate or interest claimed  
An interest as cestui que trust of a constructive trust arising out of a Deed dated 5 May 1995 made between the registered proprietor Castle Hill Resort Limited as Trustee and the Caveator under which Castle Hill Resort Limited promised to transfer that part of the land in Certificate of Title 24A/1145 more particularly shown marked "A" on the attached plan to the Caveator as a recreation reserve pursuant to the Reserves Act 1977.

Notice Clause  
Take notice that the above-named Caveator forbids the registration of any memorandum of transfer or other instrument affecting the said land until this caveat is withdrawn by me, or by order of the High Court, or until the same has lapsed under the provisions in that regard contained in Section 145 of the Land Transfer Act 1952.

Place where notices may be served  
C/- Buddie Findlay, Solicitors, Level 13, Clarendon Tower, 78 Worcester Street, Christchurch

Address for service of Registered Proprietor  
C/- O J Newbegin, Grassmere Lodge West Coast, Highway 73, Canterbury

Dated this 5 day of May 2000

Attestation  
Signed in my presence by the Caveator by its solicitor and duly authorised agent Denis Matthew SHYARD  
Signature of Witness  
Witness to complete in BLOCK letters below (unless typewritten or legibly stamped)  
Witness name Jane Broomhead  
Occupation Legal Executive to Buddie Findlay  
Address Solicitors, Christchurch

Signature, or common seal of Caveator  
Certified correct for the purposes of the Land Transfer Act 1952

1:50 FAX 64 3 3243531 SELWYN DISTRICT +++ DUNFIELD SC 003/004

Approved by Registrar-General of Land under No. 1995/5003EF  
**Annexure Schedule**

Caveat [ ] Dated [ ] Page 1 of 1 Pages

Proposed Road  
1003 1-0140m<sup>2</sup>  
1021 2980m<sup>2</sup>  
1020 2980m<sup>2</sup>  
1022 2980m<sup>2</sup>  
1023 2980m<sup>2</sup>  
1104 7400m<sup>2</sup>  
8690m<sup>2</sup>  
8261m<sup>2</sup>  
R. S. 4 2

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Auckland District Law Society  
25th April 2000

THIS DEED made this <sup>TW</sup> day of March 1995

BETWEEN CASTLE HILL RESORT LIMITED a duly incorporated Company having its registered office in Auckland ('the Company')

A N D SELWYN DISTRICT COUNCIL ('the Council')

WHEREAS:

- (a) The Company owns certain land comprising all the land situated in Certificate of Title 25A/1145 in the Canterbury Land Registry situated at Castle Hill intended for future residential subdivision.
- (b) The Company planned to vest an area of that land in the Council as Reserve Fund Contribution, for the purpose of adding to recreation reserves existing in the Village.
- (c) The Village community, including the Reserve Management Committee desires to have the use of that intended reserve for the purpose of proper development of recreational facilities in the community.
- (d) The Company is not yet in a position to proceed with the subdivision of the land, but is willing to vest land in the Council by way of Reserve Fund Contribution in advance, to enable the Reserve Management Committee to proceed with its development plans.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. THE Company shall vest the land described in the plan attached to this agreement in the Council for use as recreational reserve.

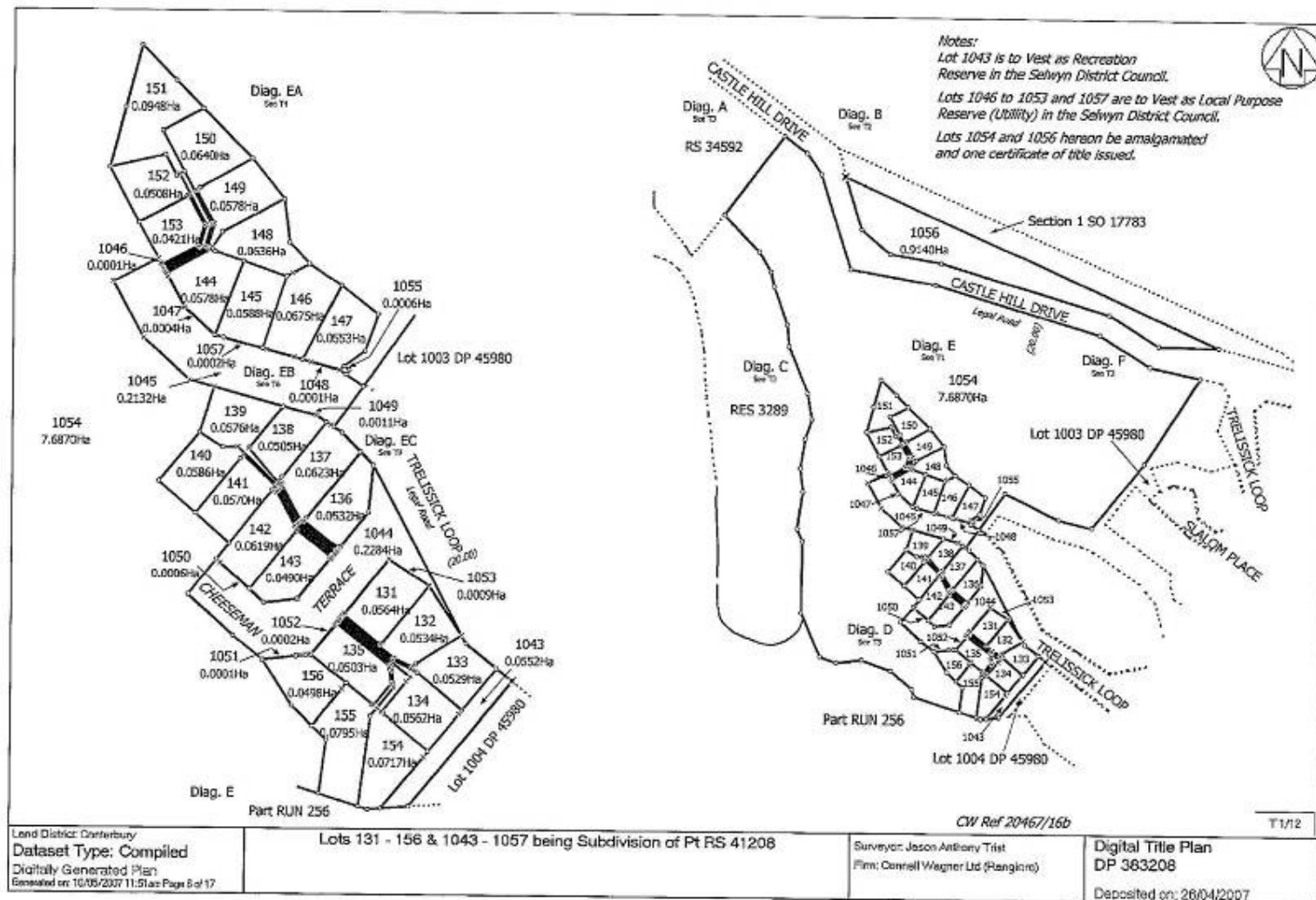
2. THE Council accepts the vesting of that land from the Company on account of future Reserve Fund Contribution in respect of which the Company, or its assigns, may be liable to make in

*Laith Kirk*

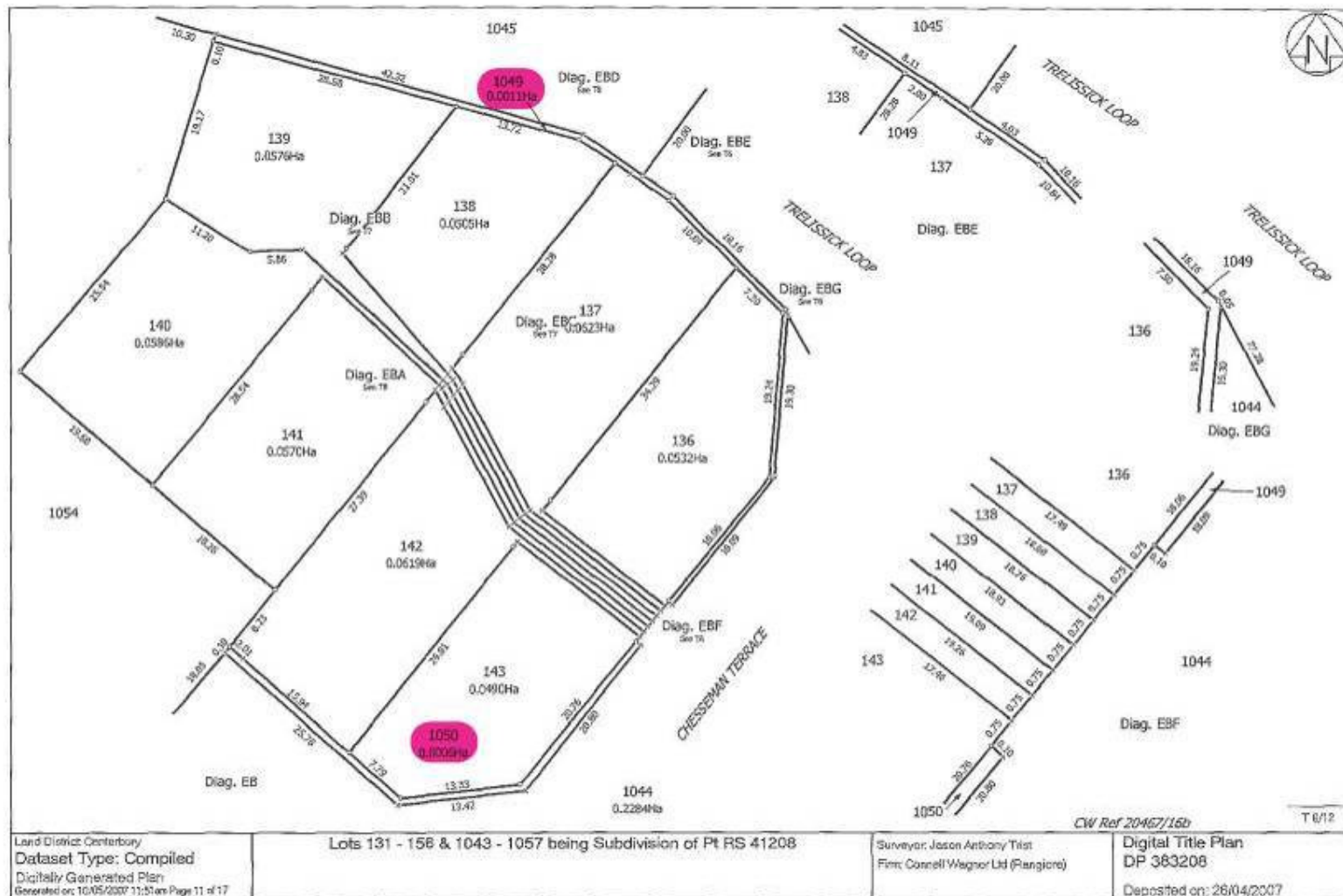


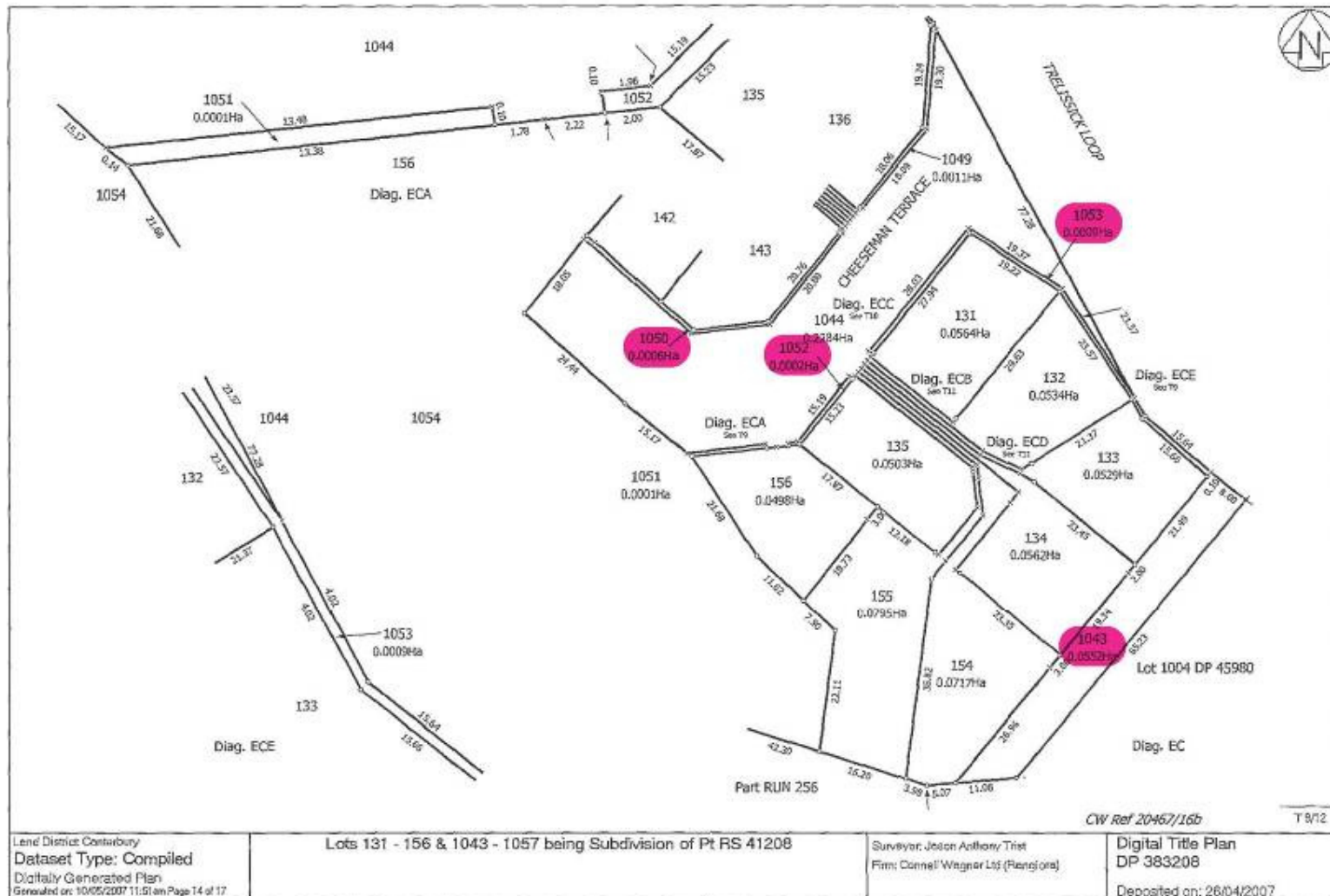
## APPENDIX 2F: VILLAGE STAGE 3 & 4 RESERVES (part 1)

(see also a list of Reserve Titles in Appendix 2A and Stages 3 & 4 part 2 in Appendix 2G)





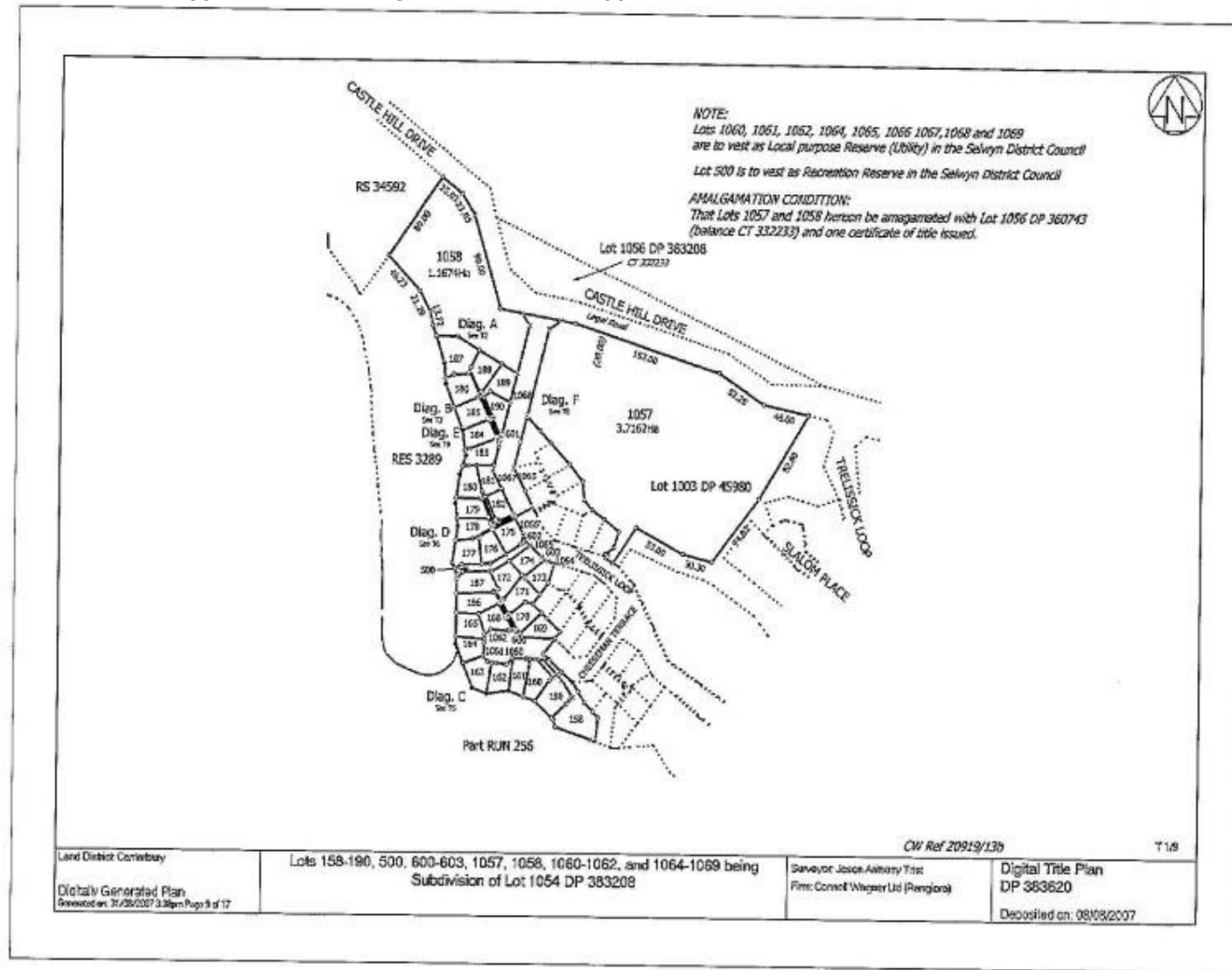




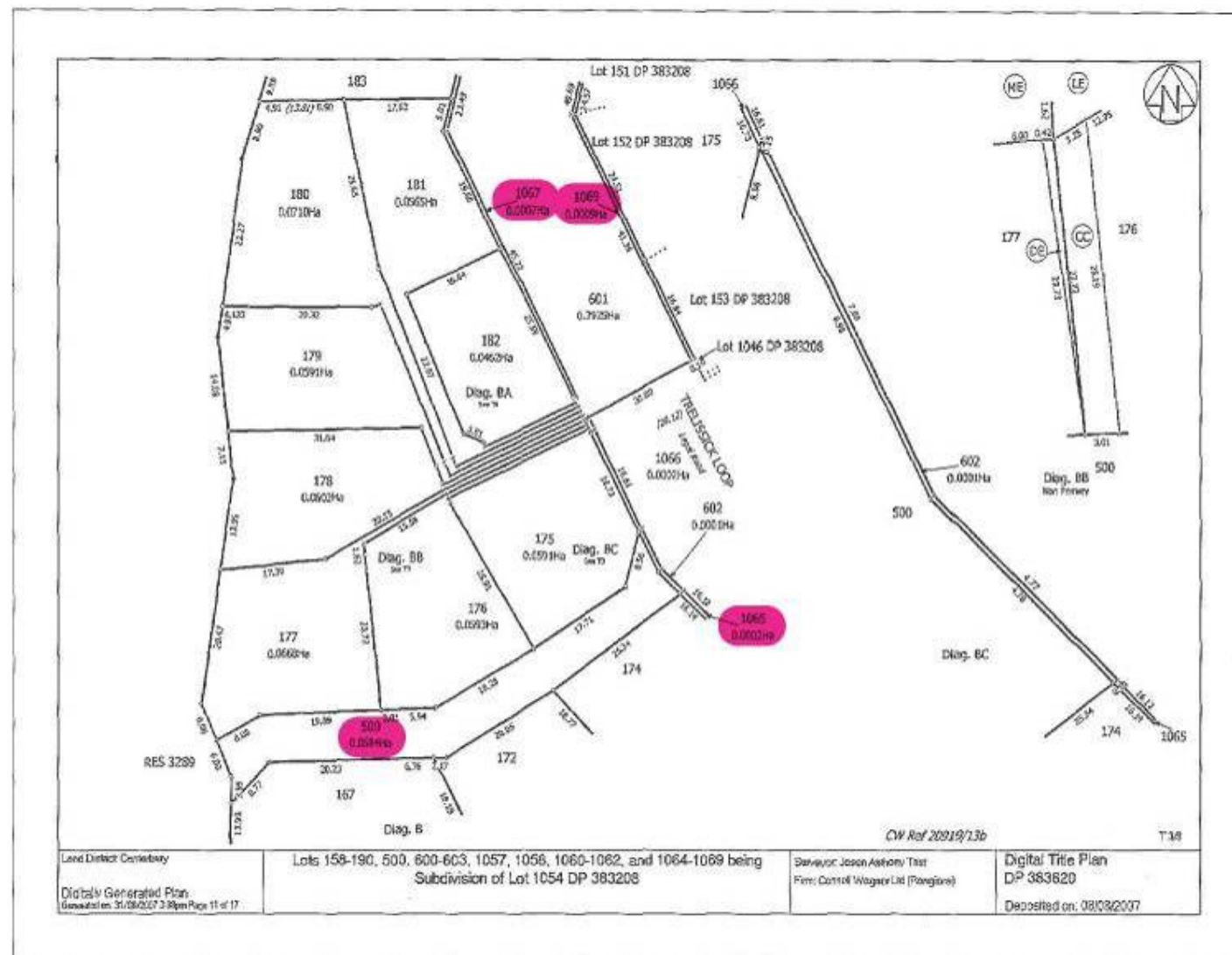


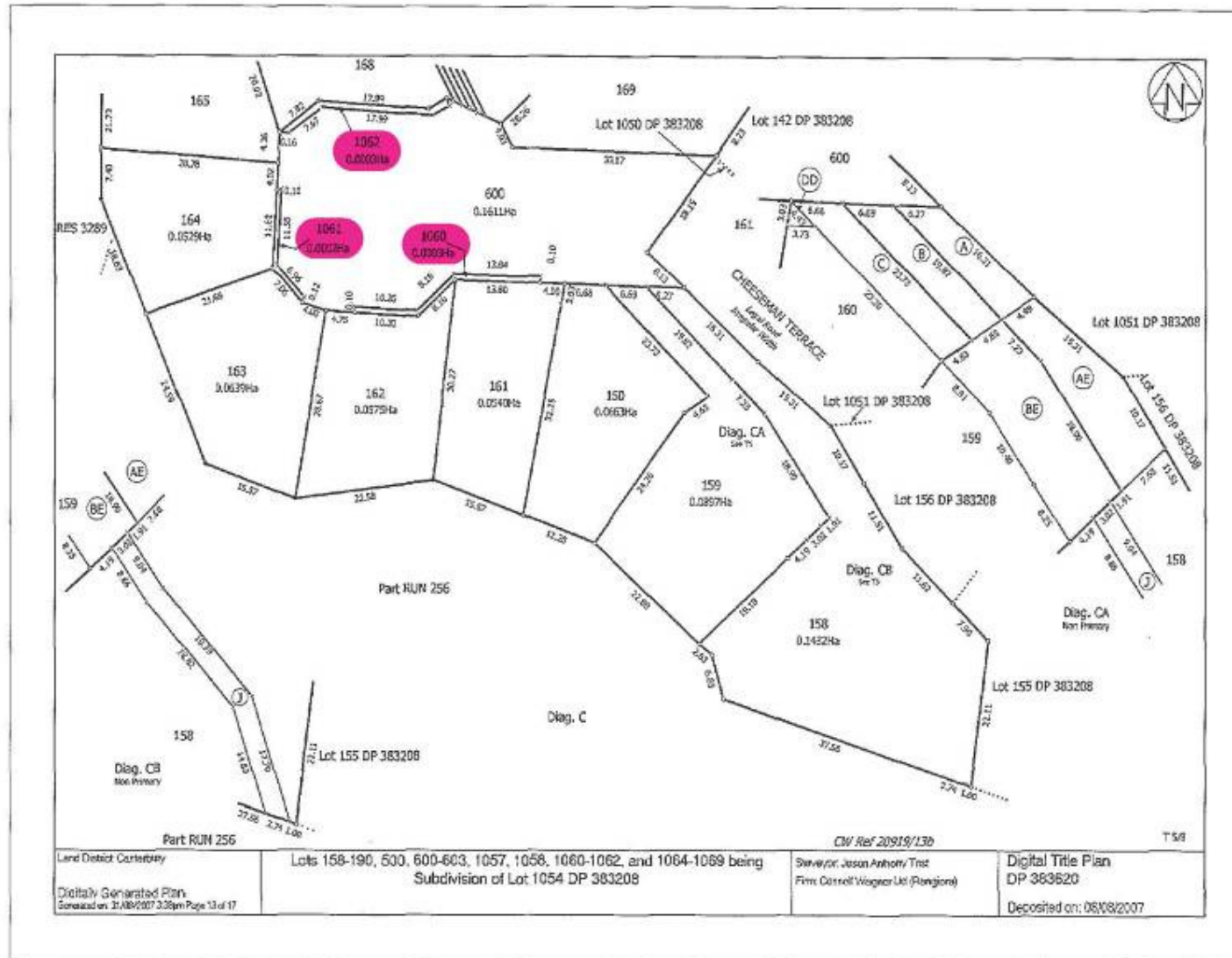
## APPENDIX 2G: VILLAGE STAGE 3 & 4 RESERVES (part 2)

(see also a list of Reserve Titles in Appendix 2A and Stages 3 & 4 Part 1 in Appendix 2F)















Appendix 3

CASTLE HILL COMMUNITY  
ASSOCIATION MEMBERSHIP &  
CONSTITUTION

**APPENDIX 3A:**  
**CASTLE HILL COMMUNITY ASSOCIATION MEMBERSHIP**

**Membership of the Castle Hill Community Association, as elected at the AGM on 8<sup>th</sup> March 2010, is:**

**Chairman:** Maree Goldring  
**Vice Chairman:** Stephen Chiles  
**Secretary:** Kay Nichols  
**Treasurer:** Rick Hill  
**Committee:** James Baines, Sean Moran, Alan Ogle, Robyn Ogle, Paul Weber.  
**Reserves Committee:** Ray Goldring, Maree Goldring, Richard Gooch, Stephen Gleeson, Alan Ogle, John Reid, Paul Weber.  
**Auditor:** Wayne Deuchrass

**Committee Postal Address:** P.O. Box 8460, CHRISTCHURCH  
**Website:** [www.castlehill.net.nz](http://www.castlehill.net.nz)

*(source Castle Hill Village Community Association March 2010 Newsletter)*



## APPENDIX 3B: CONSTITUTION

686884

The Incorporated Society  
Declaration

**ADOPTION, ALTERATION  
OF RULES**

(Section 7 (b) of the Societies Act 1957)

Please note that the information in this form should be either typewritten, printed, or neatly handwritten in block capitals

Society Name CASTLE HILL VILLAGE COMMUNITY  
ASSOCIATION INCORPORATED Society Number

I, ROBERT ALEXANDER OSBORNE  
of 31A WARRARA TCE, CHRISTCHURCH, SOLICITOR,  
do solemnly and sincerely declare as follows

1 That I am a member of the ~~Society~~ to the abovenamed Society  
2 That annexed hereto and marked with the letter "A" is/are -  
\*(a) the rules, signed and sealed, which have been adopted by the society, a majority of whose members have  
consented to the application for incorporation, or  
\*(b) the alteration of rules of the society, which alteration has been made in accordance with the rules of the  
society

And I make the solemn declaration conscientiously believing the same to be true and by virtue of the provisions of  
the Oaths and Declaration Act 1957

Declared at CHRISTCHURCH, 9th day of APRIL 1996  
before me T S Weston  
A Solicitor, Justice of the Peace or other person authorised to take a Statutory Declaration

Presented by Duncan Cotterill  
Solicitor  
Box 5  
Christchurch Account No   
Postal Address Telephone 379-2430  
Facsimile 379-7097

\*Delete whichever is not applicable

Comm Aff 4

### RULES OF CASTLE HILL VILLAGE COMMUNITY ASSOCIATION INCORPORATED

- 1 Name
- 11 The name of the Association shall be "CASTLE HILL VILLAGE  
COMMUNITY ASSOCIATION INCORPORATED" and is hereinafter  
referred to in these rules as "the Association"
- 2 Registered office
- 21 The registered office of the Association shall be at the home of the  
Secretary of the Association for the time being
- 3 Constitution
- 31 The Association shall consist of all people who are members of the  
Association at the time of its incorporation and all members who may  
from time to time thereafter be elected members in accordance with the  
rules of the Association
- 4 Objects
- 41 The objects of the Association shall be for the public benefit and in no  
way for the personal benefit of any member or members, namely
- 411 To preserve and enhance the natural and social environment of the  
area in and surrounding Castle Hill Village, North Canterbury  
(hereinafter referred to as "the district"),
- 412 To preserve and enhance the civic amenities of the district,
- 413 To promote the development of a harmonious society within the

district

##### 5 Annual subscription

- 5.1 Every member shall, on or before the 1st day of March in each year and forthwith on election to the Association in the case of a new member, pay to the Association an annual subscription of \$20 or such other amount as shall from time to time be fixed by resolution of the Association

##### 6 Membership

- 6.1 Any person over the age of 16 years who resides or is a ratepayer in the district or who establishes a genuine and sympathetic interest in the district to the satisfaction of the Committee may become a member of the Association upon payment of the prescribed annual subscription. Application for such membership shall be in such form as the Association may from time to time resolve

- 6.2 A person shall cease to be a member if

- 6.2.1 That person's subscription, as prescribed by the Association, shall remain unpaid for two consecutive years, or
- 6.2.2 Being a financial member, s/he tenders written resignation to the Association, or
- 6.2.3 The Association in general meeting decides that s/he should be expelled for conduct or activities which are prejudicial to the objects of the Association

##### 7 Associate membership

- 7.1 Any person over the age of 16 years who belongs to the immediate family of an elected and current member of the Association may become an associate member of the Association without payment of any subscription. Application for such associate membership shall be in such form as the Association may from time to time resolve

- 7.2 An associate member will not be a member of the Association for the purposes of voting and shall not be entitled to any vote PROVIDED ALWAYS that a member may give his/her proxy in respect of any issue/s to an associate member in a form acceptable to the Chair

- 7.3 A person shall cease to be an associate member if

- 7.3.1 The member, by reason of whose membership the associate member is entitled to be an associate member, ceases to be a member, or

- 7.3.2 S/he tenders written resignation to the Association, or

- 7.3.3 The Association in general meeting decides that s/he should be expelled for conduct or activities which are prejudicial to the objects of the Association

##### 8 Honorary membership

- 8.1 On the recommendation of the Committee, the Association in general meeting may elect as an honorary member any member(s) or person(s) (whether resident or not) to whom the Association desires to show appreciation for his/her service to the Association. Such honorary

members shall be entitled to all privileges and obligations of membership, including election to office, without being called upon for subscriptions

#### 9 Officers

9.1 Officers of the Association shall be elected annually at the annual general meeting and shall consist of a Chair, Vice-Chair, a Secretary and a Treasurer

9.2 Pending elections at the next annual general meeting the temporary replacement of any or all of the said officers of the Association shall be effected by way of a resolution of the Committee as provided for in clause 10.8 below

#### 10 Committee

10.1 The Committee shall consist of the officers of the Association plus four (4) additional members who shall be elected annually by ballot at the annual general meeting

10.2 The Committee shall have the power to add to its number provided that the Committee members do not exceed twelve (12) in number

10.3 No business shall be transacted at any Committee meeting unless at least four (4) members are present

10.4 Subject always to any direction given by the Association at any special or annual general meeting, the Committee shall have power to do all things necessary to achieve the objects of the Association, including (without intending to limit the generality of this power) the right to own assets, to contract, to engage in resource management or legal proceedings in the

Association's name, to employ persons with or without remuneration (provided no member of the Association shall be entitled to any such remuneration), to levy members, to engage in fundraising, to borrow money with or without giving security therefor, and to invest or apply the funds of the Association in any way as it may from time to time think fit

10.5 The time and place for Committee meetings shall be determined by the Committee from time to time provided that the Chair and the Secretary shall have power at all times to call meetings of the Committee at other times by the giving of at least three (3) days clear notice to the Committee either orally or in writing

10.6 The Committee shall have power to order all procedure at Committee meetings as it thinks fit. Any Committee member failing to attend three (3) consecutive Committee meetings without leave of absence shall cease to be a member of the Committee

10.7 The Committee may appoint sub-committees and may delegate to them such powers as it thinks fit to prescribe in the terms of reference. Such sub-committees may include persons who are not members of the Committee

10.8 In the event of any officer of the Association or member of the Committee ceasing to hold such office or continue with such membership as the case may be the Committee may resolve to appoint a replacement officer or member to act on a temporary basis pending further elections at the next annual general meeting of the Association

#### 11 Chair

11.1 The Chair of the Association shall be Chair of the Association and of the Committee and in the Chair's absence, the Vice-Chair shall take the Chair. In the absence of both the Chair and the Vice-Chair, the meeting shall appoint its own Chair.

11.2 The Chair of every meeting shall have a deliberative as well as a casting vote.

#### 12 Secretary

12.1 The Secretary shall convene and attend annual and special general meetings of the Association and all meetings of the Committee or such sub-committees as s/he shall be directed by the Committee and shall keep accurate minutes of the same, conduct all correspondence preserving copies according to the directions s/he may receive and submit same to relative meetings. S/he shall be under the control and direction of the Committee. S/he shall attend generally to all clerical duties in connection with the Association that pertain to the office of Secretary and shall keep a register of members in terms of section 22 of the Incorporated Societies Act 1908.

#### 13 Treasurer

13.1 The Treasurer shall have a consecutively numbered receipt for all monies received by him/her and keep a correct account of all receipts and payments. S/he shall produce all books and vouchers in his/her possession at the request of the Committee and shall place before the Committee at each meeting all accounts for approval of payment and report balance in hand and shall pay regularly all monies received into such trading or savings bank account as the Committee shall determine. S/he shall furnish returns as required by section 23 of the Incorporated Societies Act 1908.

S/he shall keep custody of the Association's cheque and bank books provided however that any cheques written shall be signed by the Treasurer together with at least one other officer of the Association or member of the Committee as may be authorised by the Committee.

#### 14 Auditor

14.1 The Committee shall appoint an auditor who will audit the Association's annual accounts. The auditor may not be a member of the Committee.

#### 15 Common seal

15.1 The Association shall have a common seal which shall be kept in the custody of the Secretary and shall only be affixed to documents in the presence of both the Chair and the Secretary, and pursuant to a resolution of the Committee.

#### 16 Financial year, statement of account and annual report

16.1 The financial year of the Association shall end on the last day of December in each year.

16.2 The Committee shall present to every annual general meeting of members a report of the year's work together with a statement of account.

#### 17 Annual general meeting

17.1 The annual general meeting of the Association shall be held during the months of January, February, March or April of each year. Ten (10) persons shall constitute a quorum. At such meeting the following business shall be transacted:

17.1.1 The consideration of a report for the past year from the



## Committee

17.1.2 The consideration of the annual financial statement

17.1.3 The election of the officers and Committee for the ensuing year

17.1.4 The consideration of such other business as may be accepted by a majority of members present with power to vote at such meeting

17.2 The setting of the subscription for the ensuing year

#### 18 Special general meetings

18.1 Special general meetings of the Association may be convened by order of the Committee or upon requisition of not less than ten (10) members of the Association, giving notice as required by clause 21.1 hereof

18.2 At such special general meetings a quorum shall consist of twelve (12) members

#### 19 Reconvening of general meetings

19.1 If, at any properly convened general meeting there are insufficient persons to constitute a quorum, those present may reconvene the meeting giving notice as required by clause 21.1 hereof and in such event the numbers present at the reconvened meeting shall be deemed to constitute a quorum

#### 20 Voting

20.1 Subject to the abovementioned provisions relating to the Chair, every member shall be entitled on every motion to one vote. A member may

give his/her proxy in respect of any issues/s to any other member (including any officer) or associate member of the Association in a form acceptable to the Chair for the time being

20.2 Mode of voting at all meetings of the Association shall be All resolutions on the voices, show of hands, or on demand by those entitled to vote, by ballot

#### 21 Notices

21.1 A minimum of seven (7) clear days notice shall be given of any general meeting, which notice shall be posted to members at their last notified address. Non-receipt of notice shall not affect the validity of the meeting

#### 22 Alterations to rules

22.1 No addition amendment or revision of these rules shall be made except by a vote on two-thirds of those present and voting at the annual general meeting or at a special general meeting called for the purpose notice of which meeting shall be given as provided in clause 20

#### 23 Interpretation

23.1 The decision of the Committee on the interpretation of these rules or on any matter not contained herein but pertaining to the Association, its property or interests shall be conclusive and binding on all members unless and until revoked at a general meeting

#### 24 Winding up

24.1 If the Committee shall neglect or fail to hold an annual general meeting of members for a period of eighteen (18) months, the Association

24.1.1 shall be deemed to have ceased to exist, or

24.1.2 be dissolved by the consent of a majority of the members in the manner provided by section 24 of the Incorporated Societies Act 1908

## 25 Disposition of assets

- 25.1 In the event of the Association being wound up its assets shall, after the liabilities of the Association have been discharged, be distributed to or amongst any or such North Canterbury charitable institution or institutions as shall be determined by a majority of members present at a meeting called for the purpose and in such manner as the majority of such members shall resolve

Incorporated at Christchurch this 31<sup>st</sup>  
day of July 1995  
*Sarah C. Gault*  
Assistant Registrar of Incorporated Societies

**APPLICATION - WE** the several persons whose names are respectively subscribed and affixed hereto being members of the abovenamed Society hereby make application for the incorporation of the Society under the foregoing rules in accordance with the Incorporated Societies Act 1908

DATED this 6<sup>th</sup> day of April 1996

Name in full	Signature	Occupation	Address	Witnesses' signature with occupations and addresses
CLARA DUNCAN OSBORN	<i>Clara Osborn</i>	SECRETARY	31A W. ASHLEIGH THE CHURCH	<i>R. Osborn</i> Sylvia Christchurch
MICHAEL JOHN HANCOCK	<i>Michael Hancock</i>	MANAGER	55 B JACKSON RD CHRISTCHURCH	<i>R. Osborn</i> Robert Christchurch
JUDITH HEWES HANCOCK	<i>J. Hancock</i>	TEACHER	30 B JACKSON RD CHRISTCHURCH	<i>R. Osborn</i> Sylvia Christchurch
William Randolph Moreau	<i>W.R. Moreau</i>	UNIVERSITY LECTURER	4 NEWBRIDGE PL CHRISTCHURCH	<i>R. Osborn</i> Sylvia Christchurch
Raymond CHARLES COLEDRING	<i>Ray Coledring</i>	OUTRIG SAFETY CONSULTANT	21 STABLE COURT LONG, CATH	<i>R. Osborn</i> Sylvia Christchurch
MAREE CAROLYN GOLDRING	<i>M. Goldring</i>	TEACHER	31 STABLE COURT LONG, CATH	<i>R. Osborn</i> Sylvia Christchurch
PETER ANTHONY COX	<i>P. Cox</i>	DIRECTOR	54 B GREYS RD CHRISTCHURCH	<i>R. Osborn</i> Sylvia Christchurch
ROBIN COX	<i>Robin Cox</i>	TEACHER	54 B GREYS RD CHRISTCHURCH	<i>R. Osborn</i> Sylvia Christchurch
MARGARET ISABELLA MCLEOD	<i>J. McLeod</i>	Psychiatric nurse	31 Hafford Rd CHRISTCHURCH	<i>R. Osborn</i> Sylvia Christchurch
Doreen Laidman	<i>D. Laidman</i>	Farmer	RD3 Amberley	<i>R. Osborn</i> Sylvia Christchurch

Name in full	Signature	Occupation	Address	Witnesses' signature with occupations and addresses
ROBERT BY MUISE	<i>[Signature]</i>	Consumer	28 Sedgwick Way, Chel 2	<i>[Signature]</i> Chel 2
ROBIN JEANETTE OGLE	<i>[Signature]</i>	Teacher	19 Totara St, Chel 4	<i>[Signature]</i> Chel 4
MARIA MARINETTE PAXINGTON	<i>[Signature]</i>	Social Worker	28 Sedgwick Way, Chel 2	<i>[Signature]</i> Chel 2
ALAN JOHN OGLE	<i>[Signature]</i>	Teacher	19 Totara St, Chel 4	<i>[Signature]</i> Chel 4
BOB BYRON HARR	<i>[Signature]</i>	Engineer	60 Hobson Drive, Hobsonville	<i>[Signature]</i> Hobsonville





Appendix 4:

RARE PLANTS



#### APPENDIX 4: RARE PLANTS FOUND ON THE LIMESTONE AND RELATED ROCKS IN THE CASTLE HILL BASIN

<i>Botanical Name</i>	<i>Significance</i> 1 = Found only at Castle Hill 2 = Found elsewhere in NZ, but a very restricted distribution	<i>Common Name</i>
<i>Ranunculus crithmifolius</i> sub-species <i>paucifolius</i>	1	Castle Hill buttercup
<i>Wahlenbergia brockiei</i>	1	Brockie's harebell
<i>Myosotis colensoi</i>	1	Castle Hill forget-me-not
<i>Myosotis traversii</i> , var <i>cinerascens</i>	1	
<i>Gingidium enysii</i>	2	Enys angelica
<i>Hebe cupressoides</i>	2	Cypress whipcord hebe
<i>Picris heracioides</i>	2	
Source: Hayward. J A. & Boffa. E D. "Recreation in the Waimakariri Basin" Lincoln Papers in Resource Management No 3 –172 Published for the Tussock Grasslands and Mountains Lands Institute by the Lincoln College Press.		



Appendix 5:

SELWYN DISTRICT COUNCIL  
COMMUNITY SERVICES ACTIVITY  
MANAGEMENT PLAN (2009)



### 5.1.1 Castle Hill Domain

#### Key Details

Location:	Castle Hill
Ward:	Malvern
Land Area:	3.0428 hectares
Reserve Status:	Recreation Reserve
Land Valuation:	\$81,000
Management:	Castle Hill Community Residents Association
Key Activities:	Tennis, passive

#### Levels of Service

The key stakeholders and customers of the Castle Hill Domain are:

- Castle Hill residents
- Castle Hill Community Residents Association
- Visitors and tourists

The Castle Hill Domain is currently used for tennis and informal recreation use.

#### Growth and Demand

The reserve has been acquired through subdivision reserve contributions. Part of the reserve has not yet vested in Council as it will only be transferred at the time that future development occurs. There is a covenant on the title to protect Council's interest in this area.

#### Asset Description

Approximately one third of the reserve is a woodland area and two thirds is grassed. The reserve has a playground, gazebo and BBQ area, gravel pathways and some park furniture. There is around 70m<sup>2</sup> of shrub gardens and a number of specimen trees.

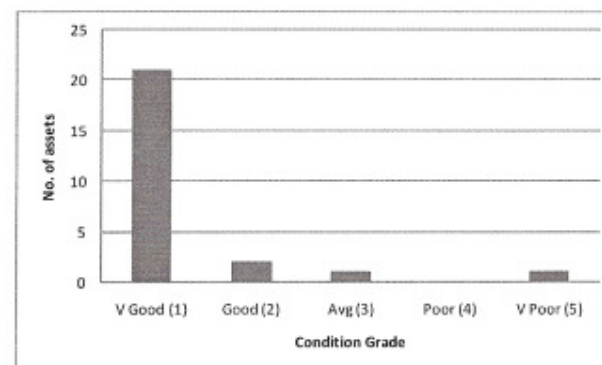


Figure 5-3: Asset Condition – Castle Hill Domain

Figure shows that the condition of assets in the Domain is generally very good. The assets in very poor condition relates to an issue with exposed concrete footings in the playground safety surface area which has now need addressed.

#### Operations & Maintenance

Operations and maintenance on the Domain is the responsibility of the residents association. There is not an extensive asset base on the reserve with mowing, play equipment maintenance and some gardening being the primary maintenance tasks. These are generally covered under the Reserves Maintenance Contract (Contract No. C909) and are covered in the Townships Reserves budget.

#### Asset Renewal

The total renewal requirement over the 10 year period total around \$15,600 with the main elements forecast for renewal being replacement of gravel paths (\$3,500) in 2017, and playground equipment (\$10,100) in 2018.

#### Capital Development

There are no significant new works identified for this reserve in the 10 year planning period covered by this plan.

Castle Hill Recreation Reserve	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Routine Operations &amp; Maintenance</b>										
Routine O & M	0	0	0	0	0	0	0	0	0	0
<b>Total Routine O &amp; M</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Scheduled Maintenance</b>										
Hall Street Lights	2,500	0	0	0	0	0	0	0	0	0
<b>Total Scheduled Maintenance</b>	<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Renewals</b>										
Replace Basketball Hoop	0	0	0	0	0	0	0	500	0	0
Playground Renewal Works	0	0	0	0	0	0	0	0	0	10,100
Replace Signs	0	0	0	0	0	0	0	1,500	0	0
Resurface Paths	0	0	0	0	0	0	0	0	3,500	0
<b>Total Renewals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,000</b>	<b>3,500</b>	<b>10,100</b>
<b>New Capital – To Service Growth</b>										
<b>Total New Capital Growth</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>New Capital - Improved LOS</b>										
	0	0	0	0	0	0	0	0	0	0
<b>Total New Capital LOS Improvement</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total New Capital</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table5-7: Castle Hill Recreation Reserve Cost Summary



Appendix 6:

SELWYN DISTRICT COUNCIL POLICIES





## APPENDIX 6: SELWYN DISTRICT COUNCIL POLICIES

Listed below is a summary of SDC Policies related to the Reserves.

*(To be used as reference only).*

### Trees and Vegetation in Selwyn District Management Policy Manual

#### SDC POLICY MANUAL (2006): SUMMARY

C204	Cultural and Recreational Special Fund
C301	Consultation Policy
C505	Vandalism
C602	Crime Prevention through Environmental Design
C605	Development of Concept Plans (Resource Management Act 1991)
D100	Dog Control
L101	Strategic Purchase of Land for Designated Purposes
L202	Renewal of Leases
L203	Recreational Leases
P101	Sale of Timber
P202	Public Toilets
W102	Ponds
W118	Purpose of Stockwater Races
C416	Public Forums
L206	Termination of lease



Appendix 7:

RELEVANT NEW ZEALAND  
LEGISLATION AND REGULATIONS



## **APPENDIX 7: NEW ZEALAND LEGISLATION:**

### Building Act 1991

The Building Act identifies public toilets and information centres as buildings requiring building consents within reserves. Using the New Zealand Building Code (NZBC) as NZS 4121:2001, The Building Act sets minimum numbers and standards of fixtures. The NZBC also gives requirements for structural integrity of buildings and personal health in public toilets. Section 47A requires that buildings be accessible for persons with disabilities, who may be expected to visit and carry out normal activities.

### Dog Control Act 1996, & Amendments of 2003, 2004 & 2006

The intention of the Act is to improve public safety around dogs by making provision for their control. The Act and its Amendments are implemented by local councils. The Act provides for the certification of 'disability assist dogs' and contains provisions for them to enter and remain in places where other dogs may be prohibited.

### Health Act 1956

Section 23 of the Health Act covers the duty of the local authority to improve, promote and protect health within its district. Under Section 25 the Minister of Health may require a local authority to provide sanitary works for the public.

### Human Rights Act 1993

The Human Rights Act prohibits discrimination on the grounds of disability.

### Local Government Act 1974

Section 596 of the Local Government Act allows territorial authorities to provide and maintain land and buildings to be used as restrooms and for other public amenities.

### Reserves Act 1977

Sets out purposes and conditions under which land can be set aside and managed as public reserves. Public toilets are not mandatory in parks but this Act provides for their development.

### Resource Management Act 1991

The Resource Management Act promotes sustainable management of natural and physical resources, including development and protection.

## **NEW ZEALAND REGULATIONS:**

New Zealand Building Regulations 1992

New Zealand Building Code 1992 (NZBC)

Clauses to refer to are: A2, D1, G5 and F8

## **NEW ZEALAND STANDARDS:**

NZS 4121:2001 – Design for Access and Mobility – Buildings and Associated Facilities

NZS 4241: 1999 – Public Toilets

NZS 8603: 1992 – Outdoor recreation symbols

NZ Standard 5828:2004, "Playground Equipment and Surfacing"

## **JOINT AUSTRALAIN & NEW ZEALAND STANDARDS:**

AS/NZS 1730: 1996 – Washbasins

AS/NZS 3982: 1996 – Urinals

(Parks and Waterways Access Policy, .Christchurch City Council April 2002)