Boffa Miskell

Hanmer Springs Character

Review of Hanmer Springs Design Guidance Standards
Prepared for Hurunui District Council

26 July 2019

Document Quality Assurance

Bibliographic reference for citation: Boffa Miskell Limited 2019. *Hanmer Springs Character: Review of Hanmer Springs Design Guidance Standards*. Report prepared by Boffa Miskell Limited for Hurunui District Council.		
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Status: [FINAL]	Revision / version: 2	Issue date: 26 July 2019

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1.0 Background

Design standards and guidance have informed the design of new buildings in Hanmer Springs since 1989, and in the wider Hanmer Basin Management Area since 2001. Design standards[1] were introduced to recognise the special alpine village character of Hanmer Springs, which was considered to be found in few other New Zealand towns. It was recognised newer buildings in the area had failed to harmonise with the landscape because of their design and colour schemes and standards were introduced to ensure that the charm of Hanmer Springs is not impacted by unrestrained development.

The present design standards in the Hurunui District Plan are a set of permitted activity standards that control elements of building design such as window orientation, roof pitch, colour and cladding. The purpose of these standards is to protect and enhance the amenity values and alpine character of the Hanmer Springs Township and the special qualities of the Hanmer Basin. Any building design that does not comply with this set of standards requires resource consent. Within the Hanmer Springs Township six design areas are identified which have slightly different design standards, reflecting their particular character. Figure 1 below outlines the current extent of the six design areas within the Hanmer Springs township.

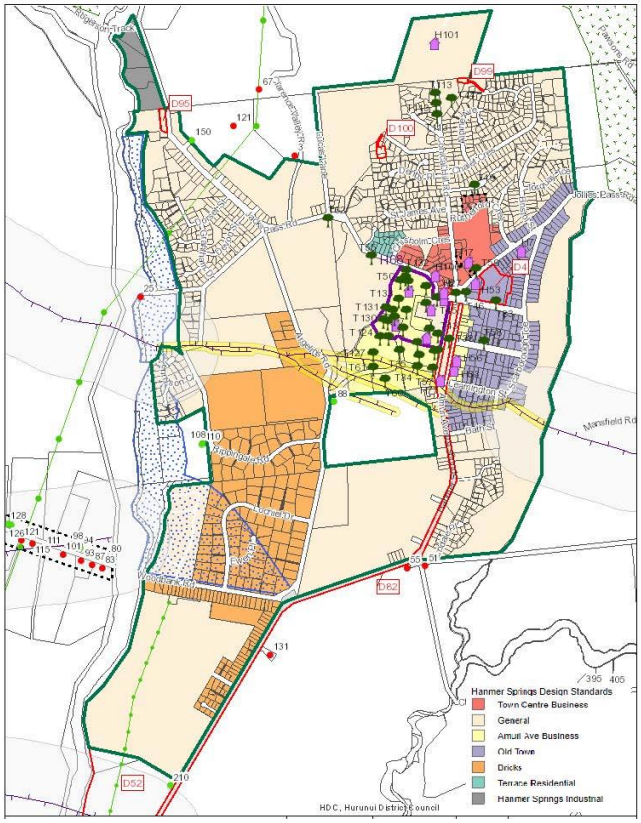


Figure 1: Map from Hurunui District Plan showing the current extent of the six design areas within Hanmer Spring Township. See also Map 1 in Appendix 1.

[1] Objective 4.1 of the District Plan seeks to protect and enhance the special qualities of the Hanmer Basin, and Policy 4.21 seeks to ensure all residential and business developments are designed to maintain or enhance the amenity values and alpine character of the Hanmer Springs Township.

2.0 Introduction

Boffa Miskell has engaged by Hurunui District Council (HDC) to provide advice to increase the efficiency and effectiveness of the design standards for Hanmer Springs to inform a potential future plan change with a focus on the following aspects:

- The application of colour standards;
- The application of cladding standards; and
- The application of the design standards to the Rural Zone, especially to rural farm accessory buildings.

This report contains an assessment of the existing character of the Hanmer Springs Township and the Hanmer Basin to identify a clear vision and purpose for the design standards moving forward. The analysis of the distinctiveness of each of the six design areas through on-site investigations (undertaken on 12-13/6/2019) has informed the findings of a review of:

a. the current alignment of the Hanmer Springs design areas to ensure that they are still relevant; and

b. the existing design standards to assess if they maintain, protect and/or enhance the special character of Hanmer Springs and the Hanmer Basin.

2.1 Stakeholder and Community Engagement

Engagement with some key stakeholders at the beginning of the project including a workshop on the 13th June 2019 has helped to gain insight into the key issues that need to be considered as part of the review of the design standards and a potential future plan change. Section 5 sets out the key feedback from this initial stakeholder workshop.

We understand that following the preparation of this technical report engagement with the wider community will be undertaken by HDC to ensure community buy-in into the process and desired outcomes. We understand that Boffa Miskell will attend these community meetings or drop-in sessions to further explore and discuss landscape and urban character values and the overall vision for the township with the community and key stakeholders.

2.1 Current Design Standards

Currently, Hanmer Springs Township is divided up into the six design areas outlined below. A large part of the Rural Zone within the Hanmer Basin is identified as “Hanmer Basin Management Area” in the District Plan. The rules/ standards applying to this area are different to the remainder of Hurunui’s Rural Zones, aimed at maintaining the alpine character of the wider Hanmer Basin area. Therefore, the Hanmer Basin Management Area been included in this review.

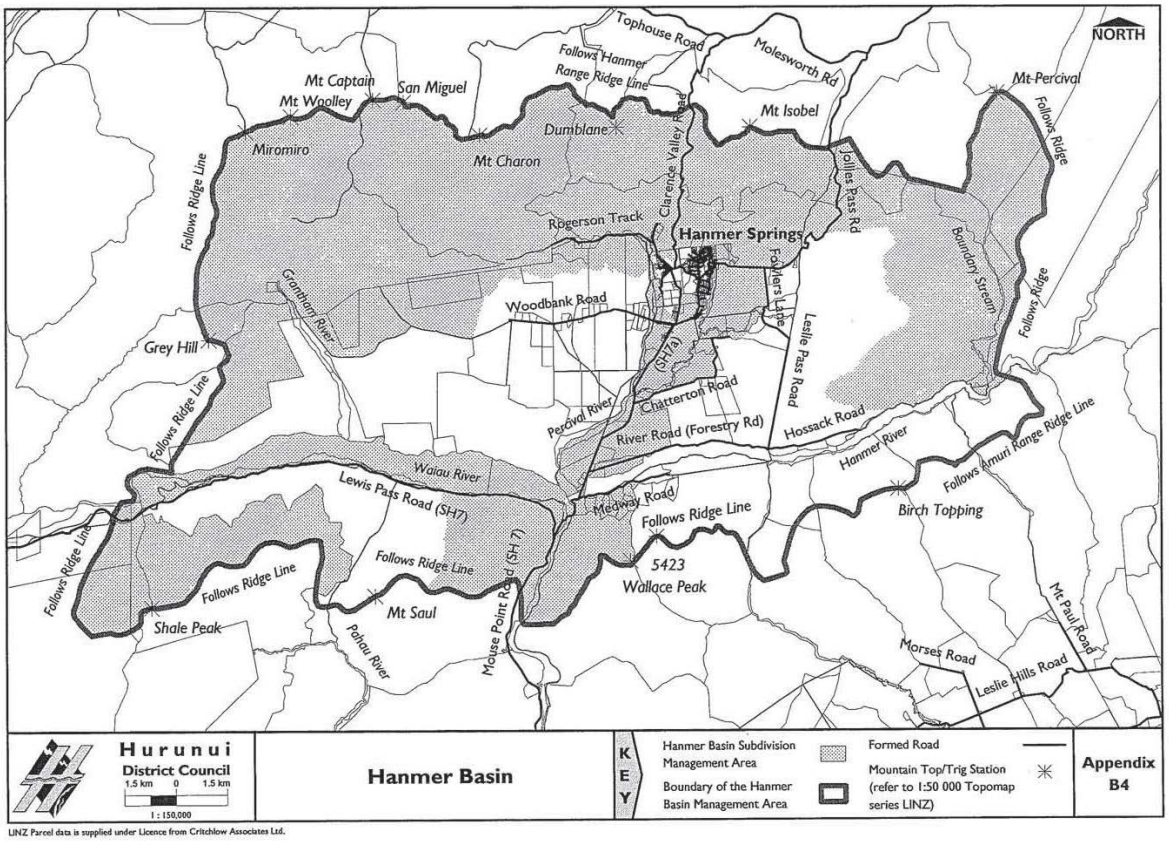


Figure 2: Map from Hurunui District Plan showing the current extent of the Hanmer Basin Management Area (Rural Zone)[2]. See also Map 3 in Appendix 1.

Each Design Area has a slight variation on the 'general' design standards. The detailed standards for each area are outlined in Appendix 2 of the report. The main rules/ standards that apply to each area are as follows:

Design Area	Rules and Standards that apply to this Area
General	These are the 'standard' rules in relation to window orientation, roof pitch, minimum floor area, cladding and colour (Hanmer Springs palette)
Old Town	Same as General but with restricted cladding options, and additional colours
Bricks	Same as General but also allows bricks as a cladding option

[2]1989 Amuri Country Scheme Introduction (p.4): *"Hanmer Springs has a special character found in few other New Zealand towns. That special character is a combination of the topography, the backdrop of hills, the extensive exotic tree planting in and around the town, the informal and unstructured appearance of the town, the sense of history, the quality and diversity of the design and appearance of many of the buildings, particularly in the older, established part of the town, and above all, the way in which most of the buildings blend and harmonise with their surroundings. Unfortunately in recent years some of the newer buildings, particularly holiday homes, have failed to harmonise with the landscape because of their design and colour schemes. If such development continues unrestrained it could soon spoil the charm of Hanmer Springs."*

"PART VIII : HANMER SPRINGS RESIDENTIAL ZONE STATEMENT (p.5): *"This zone covers all the land zoned residential in Hanmer Springs. The Council considers that it is important that the character of the township is in harmony with the natural environment so to reinforce its special role as a tourist and holiday centre. It is the Council's policy to ensure that the character and form of the township is maintained and improved by implementing controls on the external design and appearance of new and renovated buildings, and controls on site layout and landscaping."*

Town Centre Business	Same as General with some additional trim colour options
Amuri Avenue Business	Same as General but with the additional Old Town colour options with some additional trim colour options
Industrial	Only the roof pitch, cladding and colour (from the General palette) rules are applied
Open Space	Only rules for window orientation, roof pitch and cladding rules are applied
Hanmer Basin Rural Area	Same as Bricks, applies to all buildings in the Rural Zone of the Hanmer Basin Management Area.

Currently the following cladding materials are supported in the General Design Area (this includes same or similar cladding materials to allow for use of alternative products[3]):

2.1.1 Natural Unpainted Timber

Any timber can be used as long as it is not painted. Use of stains and protectants are allowed to protect the wood (they must not change the natural colour of the timber).

2.1.2 Weatherboards

Weatherboards must:

- Be fixed horizontally
- Be timber or fibre cement
- Overlap
- Have a maximum visible width of 175 mm (except when using Frontier weatherboards this is 200 mm)
- Have a minimum visible width of 110 mm

2.1.3 Board and Batten

This means timber battens fixed over plywood or cement board sheets. Battens must be:

- Fixed vertically
- 75 mm wide and 25 mm deep
- Placed at 200 centres

2.1.4 Shiplap

This refers to timber boards fitted together so each board overlaps the one beside it. Boards must:

[3] A different cladding material from those detailed above can be used if it is considered to look the 'same or similar' to one of the materials detailed above. This needs to be certified in writing by the Hurunui District Council's Chief Executive Officer.

- Be fixed vertically
- Have minimum dimensions of 150 mm x 25 mm
- Have maximum dimensions of 200 mm x 25 mm

2.1.5 Boulders or Large Stones

These should be of the same type or mimic the type of stone found within the local area.

2.1.6 Cob

Allows for adobe blocks or rammed earth.

3.0 Assessment Methodology

The methodology for undertaking the assessment for each of the areas listed above included the following tasks:

3.1 Desktop Review

This initial stage included a review of the existing design standards and any other design guidance documents that have informed the current District Plan provisions for Hanmer Springs, as well as the spatial extent of the design areas in GIS.

3.2 On-Site Landscape and Urban Design Assessment

Yvonne Pfluger (Senior Principal landscape planning) and Jane Rennie (Senior Principal urban design) undertook, together with HDC staff member Nicola Kirby, a site visit to Hanmer Springs to assess the validity of the design area boundaries on the ground. As part of this, the existing character was assessed within each of the six design areas to review the outcomes of the existing District Plan provisions within both the township and the rural areas of the Hanmer Basin.

During the site visit a **photographic record** was established that documents the specific character that is currently experienced within each of the areas. Some of the representative images are included in Appendix 1 of this report.

The on-site findings were utilised to assess if the current plan provisions have achieved the anticipated/ desired outcomes as set out in the District Plan. An assessment of the landscape and settlement pattern along Woodbank Road and within the approach corridor to the Hanmer Springs township along SH7A was also carried out, including the analysis of views that can be obtained.

3.3 Report Preparation and Recommendations

The on-site findings and photographs were utilised for comparison with the desired design outcomes in relation to the alpine village character to assess if the current District Plan provisions have achieved the anticipated/ desired outcomes.

The report contains the following components:

a. Analysis of the existing landscape/ urban character of each design area within Hanmer Springs/ Hanmer Basin. The key aspects of the assessment included those elements that influence the character of the various areas in relation to:

   - Cohesion and Scale:
     - Architectural styles and form, predominant scale of buildings, including height
     - Cladding and roof materials
     - Colours of buildings including roofs
     - Roof shape and pitch, presence of verandahs and awnings
     - Window size and orientation
   - Maturity and Condition - Approximate age of buildings, presence of historic buildings and overall building condition
   - Residential Site Characteristics - This included predominant lot size, fencing, vegetation, building frontages, siting in relation to the street and topography.

   As part of the characterisation predominant and unique 'elements' of the areas were identified. Findings are outlined for each of the six design/ character areas and the surrounding rural area of the Hanmer Basin and Township and are outlined in Section 4 of this report.

b. Analysis of the current outcomes in relation to the operative District Plan provisions to assess if they are effective. A photographic record for each character area is appended to the report including representative examples of desired/ undesired outcomes (see Appendix 1).

c. Recommendations for the Proposed Plan Change include a review of the design areas, reporting on findings regarding character and recommendations for boundary amendments, and addition or deletion of areas. The review of the design standards, in particular colour and cladding standards for each of the design areas, has led to recommendations on (alternative) solutions to manage these design aspects.

   Recommendations are made in this report in relation to the key issues identified above, taking into account results from the initial stakeholder engagement in relation to the community's vision regarding character outcomes and issues that they have encountered with the existing District Plan provisions in the past.

4.0 Hanmer Springs Design Areas

This section of the report outlines the on-site findings relating to the character of the seven areas (six design areas and Hanmer Basin Rural Area). During the site visit the following questions were posed to understand the differentiation between the areas and to assist in describing the characteristics relating to the current appearance of the existing built form found within them.

1. Does the area display a distinctive character?
2. What are the characteristics that differentiate the area?
3. Are the area boundaries in the right place/ do they need to be amended?
4. Do the characteristics reflect zone standards?
5. Are there similarities to other areas? Could these areas be consolidated?
6. What are the public realm observations?
7. Are the current standards still applicable/ do they need to be amended?

This led to an analysis of the following attributes (see also the Methodology Section):

A. Street pattern and layout
B. Site density & layout:
   - Lot size and gradient
   - Site coverage and building setback
   - Number of storeys
   - Boundary treatment
C. Built Form – Architectural Elements Buildings:
   - Age/ Condition
   - Type/ Style
   - Height and Scale
   - Cladding Materials and Colour
   - Roof Materials and Colour
   - Roof profile

Map 2 in Appendix 1 shows the recommended amendments to the Design Area Boundaries.

4.1 Hanmer General Design Area

4.1.1 Existing Characteristics

Location

The Hanmer General Design Area is the largest zone within the Hanmer township. It includes the areas along the southern approach to Hanmer Springs, where a large, recently re-zoned residential area is located between SH7A and the Chatterton River between the oxidation ponds to the south and Woodbank Road to the north. It also includes the Chatterton River Estate to the north of Woodbank Road. The Design Area extends from St James Estates[4] through to the town centre and covers the northern area on Conical Hill, as well as the centrally located golf course and domain. In the north western corner of the township the General Design Area includes the newly established Meadowburn subdivision and the established area to the west of Jacks Pass Road along the Chatterton River to abut the Industrial Area to the north.

The General Design Area to the north of the town business centre is different in topography to the southern part of the Design Area, as it extends up onto the elevated landform of Conical Hill. The majority of dwellings in the Area on the slopes of Conical Hill were developed around the same time, and therefore display relatively consistent characteristics.

There is a variation in how much the sub areas within the General Design Area reflect the area standards, with Conical Hill showing the most distinctive alpine character while the areas to the west of the town centre are generally more sub-urban in character, providing a less distinctive alpine appearance. The Conical Hill area represents what many people consider as the “alpine village character” of Hanmer Springs, since the residential area is cohesive and attractive in its appearance. This part of the General Design Area is relatively densely developed and provides a township character whereas the other, more recently established areas to the west are more open with fewer, larger dwellings. In the north-western part several separate subdivisions are found, which display a more modern Greenfield development layout, somewhat disconnected from each other and the town centre.

The General Design Areas in the south and west are generally more open as they lie adjacent to the Chatterton River corridor with rural land to the south and west. This openness provides some long-distance views. In the central part of the Design Area Queen Mary Hospital lies adjacent to the golf course and the Farm Park, both of which fall within the General Design Area, despite not being developed and providing a rural appearance.

Building Design and Cladding

In the Conical Hill area a variety of house designs with single and double storey buildings are evident, with most of them found on relatively small sections. The materials generally include timber of various forms, such as board and batten, weatherboard, and other forms of interlocking timber boards/ claddings. The timber cladding includes vertically and horizontally installed boards with a variety of spacings, however, the classic board and batten style with relatively wide boards is more prevalent than in other Design Areas.

Timber occurs in a relatively narrow range of colours and treatments, with staining in browns relatively common. The houses on Conical Hill are broadly consistent in colour comprising the darker tones of brown, which helps to create a strong cohesiveness. Some of the timber cladding include darker (dark grey) and lighter colours (orange/ red). In general, the lighter cladding colours

[4] It is understood that a private plan change has been submitted to Council for the block of land between St James Estates and the Queen Mary Hospital which would fill the existing gap in proposed development in this centrally located area.

stand out more, while the darker colours make buildings visually more recessive. Windows and their trims often incorporate lighter colours.

The parts of the General Design Area located to the west of the town centre are more aligned to the Bricks Design Area in terms of the appearance of dwellings. The differences include density, with the newer subdivisions containing larger sections and more substantial houses. There are also differences in the character of the dwellings in these areas including the appearance of cladding which does in many instances not necessarily reflect an alpine character. Cladding in the newer parts of the General Design Area often consists of alternative materials with a weatherboard-type appearance (eg Linea). The difference in appearance also relates to the predominance of light-coloured paints, such as light-greys for the cladding.

Roofs

The roofs are generally gabled with consistent, steep angles on and near Conical Hill. Since the majority of buildings are relatively small the roof forms are mainly simple gables, some of which contain dormers for extensions. Roof colours often comprise a range of dark greys with a slight blue hue (i.e. dark steel grey), with only a few roofs in green colours. Some of the green roofs tend to be quite light in colour, which can make them stand out more on the slopes of Conical Hill where roofs are generally more visible than in the flatter areas.

The newer dwellings in the more recently established subdivisions within the General Design Area (e.g. Meadowburn) often consist of a larger floor area and more complicated building layouts and roof forms. While the roof angles are consistent with the more mature areas, hipped roofs are more frequent. Roof colours in these newer areas are generally consistently held in dark grey hues. The alpine character of dwellings in these areas is generally compromised through the predominance of hipped roofs and the often-generic design of buildings without any specific reference to the alpine village character.

Street Layout and Landscaping

The road layout is more organic in form in comparison to the old town, as the streets climb up Conical Hill and take advantage of the views overlooking the town and to the south.

There is a variety of street cross sections evident across the General Design Area. These reflect the different subdivisions that have occurred and the standards that may have been relevant at that time. There is a combination of formal kerb and channel with footpaths on both sides of the street, also kerb and channel with one footpath, informal swale and natural drainage areas and some streets with no evident drainage corridors at all. The exotic street trees that line Amuri Avenue and Conical Hill Road are an iconic element of the township.

The landscape palette is reasonably consistent, and many residential gardens contain native planting. In addition, the presence of numerous (often exotic) mature trees on private sections break up views to the built-up areas from a distance, giving it a more established character and overall higher amenity. Fences are largely absent in the sub-area on the Conical Hill slopes where vegetation is often used to define boundaries between sections and relatively open views/ connections between the private dwellings and public streets prevail. In the newer subdivisions high fences are more frequently encountered, which provides for a different, less open character and a lack of (visual) connectivity.

The residential area within the General Design Area that is located to the south east of the township, aligning with Dog Stream and the main entry into the township, is more densely developed with an intensive subdivision pattern. The narrower streets and a reasonably cohesive landscape character within the streets provide for quite an intimate appearance within the subdivision due to the scale of the sections and the houses.

It is understood that in the General Design Area at the southern entrance of the town an Outline Development Plan (ODP) is in place which provides a transition from south to north from the business zone activities directly adjoining the oxidation ponds through to residential activity in the northern area connecting through to the Woodbank Estate area. The ODP has not been reviewed as part of this assessment.

4.1.2 Area Boundary Recommendations

The area on the slopes of Conical Hill has the most distinguishable alpine character in comparison with other sub-areas found within this Design Area. As discussed in more detail below, it is recommended to implement stricter standards in relation to colours at least in this elevated area. While the Conical Hill area is visually the most sensitive part of the General Design Area, it would be preferable if stricter design standards were to be applied throughout the entire area if a more homogenous alpine character was to be achieved throughout the township (see below). If stricter standards were to be applied in the Conical Hill area only, it would mean that this elevated part would effectively form a new/ separate Design Area in the District Plan.

We also recommend a change to the boundary along the current Bricks Design Area, to merge the undeveloped part to the north of Woodbank Estate into the Hanmer General Design Area.

To the south of Woodbank Road there are also two area changes recommended; it is proposed to merge the current strip zoning of Bricks Design Area to the west of the highway approach and south of Woodbank Road into the General Design Area. This would mean that the Bricks Design Area overlay would not apply to any areas south of Woodbank Road, effectively limiting its extent to Woodbank Estate and the southern end of Rippingale Road.

Map 2 in Appendix 1 shows the recommended amendments to the Design Area Boundaries.

4.1.3 Zone Standard Recommendations

Following a review of the current colour standards, based on various product providers, such as Coloursteel, Colorcote and Resene, it was noted that that several colours are not available anymore. Our recommendation would be to simplify the standards for colours for all Design Areas by limiting the colours that can be used through referring to hues and light reflectance values (LRV), instead of brand names. This method is generally applied in other districts.

The part of the General Design Area that extends onto the Conical Hill slopes currently displays more homogenous colours and cladding than some of the newer subdivisions within the Design Area. Due to the elevated nature of Conical Hill, it has a higher visual sensitivity, and in particular light-coloured cladding and roofs have the potential to stand out in long-distance views.

While the current standards for roof and cladding colours mostly include a range of recessive tones, the general Resene Hanmer Springs palette[5] referred to in the District Plan also contains a number of bright colours which should be avoided, since they do not support the alpine character of the more established areas of Hanmer Springs township.

Not all of the colours currently included in the Hanmer Springs colour palette are considered to support an alpine character. In particular the lighter colours in the orange, yellow, blue and purple hue range are not in character with the established, more mature buildings that are generally darker, more recessive and more closely aligned to the appearance of untreated or stained timber. It is, therefore, recommended to exclude these hues/ colours within all of the General Design

[5] Resene https://www.resene.co.nz/homeown/use_colr/Hanmer_Springs.htm

Area to achieve a more homogenous character throughout the majority of the Hanmer Springs Township.

It is recommended to limit the colours within the General Design Area to a darker range with a light reflectance value[6] (LRV) below 35% for the cladding and to restrict hues to browns, greys and greens. Roof colours should be darker and, therefore, the LRV should be below 20%. Dark reds (LRV 10% or below) and steel-blue colours (LRV 15% or below) would also be in character with existing development.

In the newer subdivisions within the General Design Area the light greys dominate on existing buildings, creating a relatively homogenous character. However, the buildings in these newer areas along the western edge of the Township provide a character that only has limited reference to the "traditional alpine village". This relates to some degree to the cladding materials and colours, but also includes the scale of dwellings and roof shapes. Given the presence of these residences it would be difficult to achieve an alpine character similar to Conical Hill in the western part of the General Design Area until these recent buildings were replaced. However, in the currently undeveloped new subdivisions, such as the Chatterton River Estate, St James Estate and the area along SH7A south of Woodbank Road a change to a different, more limited colour range would make a noticeable difference as no existing buildings are present. It is recommended to apply the more restricted, darker colour range throughout the General Design Area, including these new subdivisions, since they will form the future entrance to the village.

Conical Hill Sub-Area

In the Conical Hill Sub-Area gabled roofs are the most common roof shape, and these have a strong influence on the alpine character of the area. It is, therefore, recommended to not only require a minimum roof angle (25 degrees), but also a gabled roof form for the buildings in the Conical Hill area.

4.2 Old Town Design Area

4.2.1 Existing Characteristics

Location

The Old Town Design Area is located to the east of Amuri Avenue, extending from Bath Street to Jollies Pass Road. The character of the Old Town is based on the heritage buildings found in this area which comprises a number of workers' cottages and bungalows dating from the first half of the twentieth century. As a result, this Design Area does not depict the alpine character that was referred to in the previous section (Conical Hill sub-area of the General Design Area as this vision was not established and implemented until the 1980ies).

The Old Town Area is generally cohesive and attractive in appearance. A number of listed[7] historic buildings, such as the St Roch's Catholic Church and Church of the Epiphany are within this area, with others (Queen Mary Hospital site, the Former Post Office the Hanmer Lodge/ Heritage Hotel) nearby.

[6] The approximate light reflectance value (LRV) of a colour indicates the amount of visible light that a colour will reflect. Black has a light reflectance value of 0% and absorbs all light. The surfaces are consequently very dark and can get very hot. In contrast, white has a light reflectance value of 100% and keeps a building light and cool. All colours fit within these two extremes.

[7] Heritage New Zealand https://www.heritage.org.nz/the-list

The Area is within walking distance to the town centre and includes a number of motels and other holiday accommodation along Amuri Avenue. The eastern edge of the Area includes older houses that align with Dog Stream.

Building Design and Cladding

Overall the Old Town Area has a distinctive, cohesive character that is different from the General Design Area, particularly in relation to the adjacent Conical Hill area.

The building characteristics are primarily influenced by the heritage cottages and older bungalows of a reasonably small footprint that are commonly found within this Design Area. The small scale of buildings, which are mostly single storey, and set on small sections are key characteristics of this Area. There is more variety in the colours of dwellings, with lighter tones present. White is typically used for the historic cottages and churches.

The majority of the houses are clad in weatherboard and there is less evidence of board and batten, a type of cladding that evokes a more alpine character. There is generally a very limited number of dark stained timber houses, which are more commonly found in the General Design Area. The use of brick is also very limited.

Garaging is not prominent within most lots, as it is normally located to the side or the rear of buildings and not necessarily linked to the house. This configuration is reflective of the age of the housing stock.

Roofs

A number of the bungalows include verandahs. Many of these older buildings have a hipped roof and their overall roof pitch is generally at a lower angle than within the General Design Area.

Roof colours in the Old Town Area are quite varied with a range of colours present. Many of the older white/ light-coloured cottages have either grey or red roofs.

Street Layout and Landscaping

The Area is arranged in a tight grid pattern of streets which relates to the original layout of Hanmer Springs Township. The streetscape character in this Design Area is informal, without kerb and channel. Instead wide grass berms line the street and street trees are often found. In particular Cheltenham, Harrogate and Leamington Streets are noticeably wider (around 30m) including the wide berm and street trees. The planting on the residential sections throughout this area is more established/ mature and more deciduous in character than in other parts of the Town. In general, exotic trees dominate over native plantings which forms part of the Township's history.

A number of the houses have picket fences which reflects the age of the properties. Generally, more recent additions have low fencing (approximately 800mm high) and dense hedging often used to define property boundaries. There is a lack of evidence of high fencing or gates along the street frontages which enables visual connections between the dwellings and street.

4.2.2 Area Boundary Recommendations

In general, the current Old Town Design Area boundary captures the key areas that display the characteristics described above. The only area that does not contain obvious characteristics is located along the northern side of Bath Street. The holiday park on the southern side falls within the General Design Area and it appears that no cottages are present on the northern side of this street.

While it was difficult to assess the buildings on rear sections, it appears that the Old Town of Hanmer Springs followed the edge of the terrace in this area, with some cottages along the main access road into the Township.

Map 2 in Appendix 1 shows the recommended amendments to the Design Area Boundaries.

4.2.3 Zone Standard Recommendations

The current design standards exclude shiplap and board and batten in this Design Area, which reflects the character of the existing buildings, which are predominantly weatherboard.

The current colour range includes some additional lighter colours to reflect the historic character of the Area. For this Area the use of orange hues for cladding is not recommended as it is not in character with the existing buildings (e.g. Resene Harvest or similar) and the colour range should exclude those hues. However, white (or off-white/ cream tones) should be added to the palette, as these are in character with many of the older bungalows and cottages.

New buildings should be well-designed contemporary buildings, comprising a simple, well-proportioned form which relates to the historic architectural forms evident in the early cottages of the Area. The roof represents an important element in the overall scale and proportion of the historic building, with older buildings including both gable and hipped roofs.

4.3 Town Centre Business Design Area

4.3.1 Existing Characteristics

Location

The Town Centre Business Design Area is located to the north of the Amuri Business Area and the Old Town. This Area, which includes the majority of business activities within the Township, extends along both sides of the lower part of Conical Hill Road and includes the Heritage Hotel and associated grounds.

The Heritage Hotel development is a significant feature within the town centre business area and is of a different character to some of the more recent retail developments along Conical Hill Road. The character of the Heritage Hotel aligns more to some of the buildings within the Queen Mary Hospital site in terms of their historic/ heritage associations (both of these buildings/ sites are listed Heritage sites). The former post office building (Heritage building) also falls within this Design Area.

There is future development potential within the Design Area with some under-utilised, currently undeveloped lots, and some buildings that do not meet contemporary retail needs.

Building Design and Cladding

The Town Centre Business Area is dominated by a combination of recent purpose-built retail developments of one and two storeys along lower Conical Hill Road. These buildings display a strong alpine character, comprising steep pitched roofs, verandahs and a dark brown colour through the use of timber. River stones are often used on the lower parts of the buildings, forming an attractive combination of materials. These design elements create an overall cohesiveness in the area.

These recent retail and hospitality premises provide a cohesive look to the core retail area that has been implemented in recent years. Retail uses also located in converted buildings, including an art deco building, and other older building stock. Upper level residential and tourist accommodation is also evident. A new development is situated on Chisholm Crescent, which lies adjacent to the centrally located Chisholm Park and adjacent to one of the local streams that drains the park's pond. This recent development maintains the alpine village character in terms of scale and materials (gabled roofs, verandahs and use of stained timber). However, the interface with the street is different in comparison to developments on Conical Hill Road as the car parking is located at the front of the retail and hospitality premises. This setback from the street does not promote a pedestrian street frontage, with carparking and asphalt dominating views.

Roofs

All of the recent developments have successfully interpreted the alpine theme through a roof scape that provides reference to the steeply angled, gabled roofs which are often found on small-scale buildings in other alpine villages. These contemporary interpretations vary, including sawtooth forms. The metal roofs are generally of a dark grey colour. The roofline articulation is an important design aspect in breaking up the bulk, since buildings in this design area generally have a large rectangular footprint, extending along the street frontage.

Street Layout and Landscaping

The Town Centre Business Area is broadly orientated along the north-south alignment of Conical Hill Road with Chisholm Crescent branching off to the west. The Area has a pedestrian focus with buildings built up to the footpath edge. This creates a human scale and an attractive shopping and street environment, with visual links into the buildings due to the extent of glazing along the street frontages. Behind the main street extensive green space is located, linking through to Chisholm Park with a walking/ cycling track following the stream from Chisholm Park to Jack's Pass Road. This provides opportunities for relaxation within the local reserve, where children's play equipment is provided.

Within some of the recent retail developments internal courtyards are incorporated, and laneways provided that connect through to other developments within the town centre. These add to the overall attractiveness and pedestrian-focus of the town centre. Footpaths along most of Conical Hill Road (within this design area) are 3 metres wide, which provides more space for pedestrians than in residential areas. Signage is well managed (i.e. scale and extent) and is generally successfully incorporated into the overall building design.

Parking within the Town Centre is generally located on-street. In some instances outdoor dining spills out onto the footpath and this should be encouraged in future developments. Where dedicated off-street parking is provided, it is located to the rear of properties where it does not dominate the street environment. Attractive amenity street trees and native planting are provided along some parts of Amuri Avenue, breaking up the streetscape and reducing parking outside of shop frontages.

4.3.2 Area Boundary Recommendations

The Town Centre Business area boundary broadly aligns with the core commercial and retail activities within the town. However, the Area currently includes a small area on the northern side of Rutherford Crescent that has been developed for residential use over recent years which should be excluded from the Design Area (and moved into the General Design Area). Another small boundary adjustment is also recommended to exclude a small area to the east of the Heritage Holiday accommodation, where residential dwellings are located as part of the Village Lake Estate subdivision. In addition, further boundary changes are recommended to incorporate

the Amuri Avenue Business Design Area into the Town Centre Area and this is discussed further in the following section.

Map 2 in Appendix 1 shows the recommended amendments to the Design Area Boundaries.

4.3.3 Zone Standard Recommendations

The permitted colour ranges are the only differentiator between the Amuri Avenue and Town Centre Business Design Areas, with light colours currently only allowed in the Amuri Business Area. While the Queen Mary site falls within the Amuri Business Area, the Heritage hotel falls within the Town Centre Business area. Both Design Areas contain a number of heritage and other older buildings and the differences between the two Business Areas are not obvious. It is therefore, recommended to merge the two Business Areas into one and apply the same design standards. This would assist in creating a more homogenous character throughout the town centre of Hanmer Springs. A colour overlay is recommended for the part of the Town Centre Business Design Area that contains the Queen Mary Hospital Site, the historic part of the Heritage Hotel and the Former Post Office Building. Within this part of the business area the use of light colours (white or off-white/ cream tones) should be permitted, similar to the Old Town Design Area.

The majority of the buildings are built up to the footpath edge and along Conical Hill Road this results in a 'continuous frontage of development'. Varying building forms should be encouraged to create visual interest along the street. However, new buildings should generally achieve continuity with adjoining buildings. This can be achieved by ensuring consistency of lines and repetition of building elements, along with a verandah across (part of) the footpath. Gabled roof forms, with a repetition of elements to break up the roofscape of large buildings, are encouraged. This provides a pedestrian focus with a wide footpath, which should be maintained and continued to the south along Conical Hill Road and Amuri Avenue.

4.4 Amuri Avenue Business Design Area

4.4.1 Existing Characteristics

Location

The Amuri Avenue Business Design Area is dominated by the Queen Mary Hospital site where the historic buildings are located within a park-like landscape. The site, which is currently vacant sits centrally within the town and in some respects forms a barrier to east/west connections across the township.

The site is partly held in Council ownership, with no development proposals imminent. The western site boundary adjoins the back of the Hanmer Springs Thermal Pools and Spa site (“the Pools”) and aligns with the Town Centre Business Design Area to the north along Jacks Pass Road.

The strip of retail and hospitality businesses along the eastern side of Amuri Avenue between Leamington Street and Cheltenham Street forms a key part of the Amuri Avenue Business Design Area. The Design Area also covers the centrally located public green to the south west of the Heritage Hotel at the intersection of Jollies Pass Road and Conical Hill Road.

The Pools themselves and the significant street trees to the west of Amuri Avenue are zoned open space in the District Plan and separate the two parts of the Amuri Avenue Business Design Areas.

Building Design and Cladding

The buildings within the Queen Mary Hospital site have significant heritage value (listed Historic Place Category 1[8]). The government spa officially opened here in 1883 and developed over the next 30 years as a well patronised facility and subsequently from 1916 the specially designed Queen Mary Hospital was used for the treatment of sick and wounded soldiers. Queen Mary Hospital has special architectural, archaeological and aesthetic significance with the three core buildings representing the changes in the hospital's design and function over the following decades. Queen Mary Hospital has aesthetic values not only because of its design but also due to the setting.

Located within the parkland first established in the nineteenth century around the thermal pools, the garden environment still includes mature trees that provide a visual connection and confirm their historic links. While the buildings depict a number of different architectural periods, the colour of all the buildings is light yellow/ cream with white trims. The cladding includes light coloured weatherboards or plaster (in combination with bricks on the nurse's hostel), reflecting the timing of development across several decades from the early 1900's. Due to earthquake damage/ hazards the buildings are currently vacant, however the site remains a key feature of Hanmer Springs Township.

The Amuri Avenue Business Design Area to the east of the main street is characterised by a number of retail and hospitality units. The development on the corner of Cheltenham Street is a more recent, purpose-built courtyard development with a number of eateries. This building is clad in a light brown variation on the board and batten style. A verandah extends across the footpath along the frontage of this development and the cladding and roofscape provide a homogenous appearance.

The buildings further to the south are conversions of existing buildings, some of which were previous residential dwellings. This southern part of the Amuri Avenue Business Design Area also includes the Fire Station and some motel developments. While the northern part of this block provides a consistent appearance, the southern part does not display the same homogenous design, setbacks or use of materials.

Roofs

The roofs of the historic buildings within the Queen Mary hospital site vary between building styles. The roof colour is dark grey and many of the roofs are hipped.

The newer development along Amuri Avenue (south of Cheltenham Street) has a combination of smaller gabled roofs facing the main street, effectively breaking up the roofscape into an appropriate scale. Overall however, the building and roof forms along this frontage lack cohesiveness.

Street Layout and Landscaping

[8] https://www.heritage.org.nz/the-list/details/7612; The boundary around these buildings has been drawn to include the heritage curtilage (the grounds), which have historically been seen as a major contributing factor to the therapeutic environment of Queen Mary.

The Queen Mary Hospital site is open in character and includes some substantial planting that creates a mature character supporting the heritage character and providing a high amenity environment. The site is not very well connected to its surroundings and connections through the site are not obvious. Lack of physical connections through the site means that detours have been necessary to the north and south of the site in order to access the town centre from the newer subdivisions in the southwest of Hanmer Springs.

The reminder of the Design Area extends along Amuri Avenue, where the presence of formal kerb and channel defines the urban streetscape. The western side of Amuri Avenue is zoned Open Space and contains numerous mature trees which contribute to the overall character of Hanmer's town centre. While landscaping, containing mostly native planting, is confined to courtyards on the eastern side of Amuri Avenue, the presence of these large exotic trees dominates the street scene and provides a particularly high amenity for this Design Area. These iconic large trees reinforce a sense of arrival into the town centre.

4.4.2 Area Boundary Recommendations

Currently, the Pools are included in the Open Space Zone and the General Design Area. If the recommendation to merge the Amuri Avenue and Town Centre Business Design Areas is supported (as outlined earlier), it may be appropriate to include the Pool's site into a combined Town Centre Design Area.

Map 2 in Appendix 1 shows the recommended amendments to the Design Area Boundaries.

4.4.3 Zone Standard Recommendations

The permitted colour ranges are the only differentiator between the Amuri Avenue and Town Centre Business Design Areas, with light colours currently only allowed in the Amuri Business Design Area. While the Queen Mary Hospital site falls within the Amuri Business Design Area, the Heritage Hotel falls within the Town Centre Business Design Area. Both Areas contain a number of heritage and other older buildings and the differences between the two business areas are not obvious. It is therefore, recommended to merge the two Business Areas into one. This would assist in creating a more homogenous character throughout the town centre of Hanmer Springs. A colour overlay is recommended for the part of the Town Centre Business Design Area that contains the Queen Mary Hospital Site, the historic part of the Heritage Hotel and the Former Post Office Building. Within this part of the business area the use of light colours (white or off-white/ cream tones) should be permitted, similar to the Old Town Design Area.

4.5 Terrace Residential Design Area

4.5.1 Existing Characteristics

Location

The Terrace Residential Design Area is a small pocket of residential development that is situated to the west of the Town Centre Business Design Area. The area only encompasses a small block of existing dwellings west of Chisholm Crescent and north of Jacks Pass Road, fronting the golf course on the southern side of the road.

This area comprises a number of smaller, older bungalows and some recent, more intensively developed, smaller lots that are between 600 and 1000m^2 in size. In a small area along a private lane, dwellings are developed on smaller sections (around 400-500m^2).

Building Design and Cladding

The character of the dwellings is a combination of an alpine character and older more traditional bungalows. The Area therefore is not necessarily cohesive in terms of the type of housing it includes. The cladding used varies with weatherboard, plaster and board and batten present. Overall, it is considered that the character of this Area is very similar to the General Design Area in terms of building age and design.

The Oakview Rise subdivision that is accessed along the north-west of the Design Area extends onto the lower Conical Hill slopes and contains some new buildings that contrast in quality and scale with some of the older housing stock evident the Terrace Residential Design Area.

Roofs

As outlined above, the dwelling types vary with some older bungalows with hipped roofs and other buildings that provide a more alpine character with gabled roofs. The colours of roofs vary, with darker roofs on most of the newer dwellings.

Street Layout and Landscaping

There is a change in topography within the Terrace Residential Design Area that marks the transition from the flat area of the town centre area and the golf course to the lower slopes of Conical Hill. The dwellings in this area are accessed from the roads surrounding it and the internal accessway off Chisholm Crescent.

The northern side of Jacks Pass Road does not provide a formal footpath, but a wide grass berm instead, while Chisholm Crescent and Oakview Rise provide for pedestrians. Kerb and channel without street trees can be found throughout the Design Area. A reasonably steep incline leads from the golf course frontage along Jacks Pass Road up to the Oakview Rise subdivison in the west and into the town centre area in the east (Chisholm Crescent). Chisholm Park is a feature with high amenity defining the area along its north eastern corner.

4.5.2 Area Boundary Recommendations

See below for commentary in relation to merging the Terrace Residential Design Area with the surrounding General Design Areas.

Map 2 in Appendix 1 shows the recommended amendments to the Design Area Boundaries.

4.5.3 Zone Standard Recommendations

We understand that the only differentiator for this separate Design Area is the minimum permitted lot size of 250m^2, or an average of 350 m^2 for two or more dwellings on one site. While noting this Area is in close proximity of the town centre, it is unclear why this area has been chosen for intensification given other potential opportunities in the wider urban context. While the ability to subdivide to smaller lots may well be appropriate in central parts of Hanmer Springs Township, this isolated, very confined location does not appear appropriate if seen in isolation and in considering the design outcomes that are anticipated in comparison to other Design Areas.

If the intent is to provide a wider range of housing options, including townhouses and medium density residential lots, this concept should be expanded to potentially other areas that directly

adjoin the town centre. In this context it is noted that the Plan allows for multi-unit development in the Hanmer Business zone area as a discretionary activity (see Rule 4.14.5). If multi-unit development was to be encouraged in the Business and Terrace Residential Design Areas, this would provide for a range of more intensive housing options within walking distance of the town centre, which is considered an appropriate urban design outcome for the central parts of Hanmer Springs Township. We note that this falls outside the scope of the current review of the township design standards, but is a matter that is recommended for consideration through future spatial planning for the wider township.

4.6 Bricks Design Area

4.6.1 Existing Characteristics

Location

The Bricks Design Area comprises the Woodbank Estate development at the intersection of Woodbank Road and SH7A. The area also includes the undeveloped areas on the northern edge of the existing Woodbank subdivision, and an area which extends along the southern part of Rippingale Road (Glenlea Subdivision) and along the majority of the western side of Argelins Road.

The Design Area also includes the existing strip of residential dwellings on the western side of the SH7A approach into Hanmer Springs and properties on the southern side of Woodbank Road.

Building Design and Cladding

The central Bricks Design Area within Woodbank Estate comprises large lifestyle lots of around 2,000-3,000 m^2. This recently completed subdivision still contains many un-developed lots. In this area the houses comprise a greater variety of colours and materiality and some of them show more 'suburban style' housing outcomes, with limited or no reference to the alpine character that other parts of the township depict. The inclusion of bricks as a permitted cladding material within this Design Area has led to the use of block and brick veneer cladding, including concrete and natural stone such as Oamaru Sandstone. These materials are often very light in colour and are not associated with the alpine character that defines other parts of Hanmer Springs where timber dominates.

There are some similarities with the newer subdivisions that fall within the General Design Area to the north of the Bricks Design Area (e.g. Meadowburn), including building style, cladding and colour. While the subdivisions are similar in age, the sections within the Woodbank Estate are larger, and the houses are generally bigger in size as well.

The areas along the southern edge of Woodbank Road and along the State Highway fall within the Bricks Area, but dwellings on these small sections are older and are of lower quality. There are no similarities between the buildings within this "strip zoning" and the sprawling, sub-urban appearance within the newer subdivisions (Woodbank Estate and Glenlea).

Roofs

The majority of roofs within the Woodbank Estate and Glenlea subdivisions are dark grey, hipped roofs with a complex layout that reflect the larger dwellings with multiple wings. Few buildings in the new areas have gabled roofs, while they are common on the older, smaller dwellings on the southern side of Woodbank Avenue.

Street Layout and Landscaping

The character of the new parts of the Bricks Design Area (Woodbank Estate and Glenlea) is dominated by open lots with limited or no fencing (predominantly post and wire). On the recently established, large-sized lots limited landscaping or tree planting has occurred to date and planting needs to mature to provide a more established character in the future.

There are a number of lots that are currently undeveloped and on developed lots the large houses are often centrally located or to the rear of the allotments, leaving substantial areas for potential future landscaping along street frontages.

The layout of the Woodbank Estate is organic in character along Lochiel Drive, which does not promote good connections with adjoining areas, such as Rippingale Road. The streetscape is defined by the post and wire fencing along the street frontage of each lot. Drainage is via grass swales, while kerbs are only formed around road intersections. Street trees line both sides of the roads and a meandering footpath, lined by street lamps, is found along Lochiel Drive. In the Glenlea subdivision grass swales line the Rippingale Road with wide grass berms and a footpath is only provided on the northern side.

4.6.2 Area Boundary Recommendations

As outlined earlier under the General Design Area section, it is recommended to remove large parts from the Bricks Design Area and to merge them into the General Design Area. This includes the areas along the southern side of Woodbank Road and the State Highway, as well as the currently undeveloped areas to the north of Glenlea subdivision between Rippingale Road and Argelins Road.

Map 2 in Appendix 1 shows the recommended amendments to the Design Area Boundaries.

4.6.3 Zone Standard Recommendations

It is considered that the use of bricks, and in particular light-coloured veneer cladding such as sand stone, is inappropriate in the context of the alpine character of Hanmer Springs. It is therefore recommended that these cladding materials should not be encouraged or supported in the future in any other areas than the Bricks Design Area. The reduction of the Bricks Design Area to a minimum means that the extent of the impact of the building material on the overall character of the township can be confined to a small area, where the use of these cladding materials has already occurred.

4.7 Industrial Design Area

4.7.1 Existing Characteristics

Location

The Industrial Design Area is located in the north-western corner of the township along Jacks Pass Road. This area is confined in location and scale (approximately 400 by 150m) and lies at the northern edge of the township adjacent to the Chatterton River. The Design Area provides for a range of industrial uses and the lots are around 1-1.5ha in size and contain a limited number of buildings. The industrial land uses require storage of materials which occurs throughout the sites.

Building Design and Cladding

On the southern-most lot a hardware store is located that provides car parking for its customers along the street frontage. The buildings on the remaining lots appear to be mainly used for storage and are not located adjacent to the road. On the northern lot a dense hedge prevents views into the site.

The buildings within this area are generally large in scale and are of a utilitarian nature. The bulk and scale of the buildings reflect the industrial use occurring within them.

The hardware store is made of concrete block/slab, painted in white with large signage along the street frontage. The remaining buildings are a mix of corrugated iron and timber, mostly in a poor state of repair.

Roofs

The roofs generally consist of untreated corrugated iron that span the entire buildings. Some of the roofs on the older buildings are rusty, which gives those building a neglected appearance.

Street Layout and Landscaping

All three sites within this small Design Area are located between the Chatterton River and Jacks Pass Road. Access to the sites is via individual driveways off the main road. The hardware store carpark contains some landscaping with native plants to improve the amenity. The dense planting that lines the northern part of the Jacks Pass Road boundary contains a mix of exotic species.

The street comprises no kerb and channel, or footpath. Wide grass berms line the road that provides low streetscape amenity and an almost rural appearance.

4.7.2 Area Boundary Recommendations

The boundary for this area is appropriate. It is understood that a recent plan change allows for additional industrial land to develop to the north of the oxidation ponds, adjacent to SH7A (eastern side).

4.7.3 Zone Standard Recommendations

It appears that the General Design Area standards apply to the Industrial Design Area. However, the existing buildings in this area do not reflect the permitted range of cladding materials or colours. Should the buildings in this area be replaced it would be appropriate to apply the recommended colour scheme based on LRV values (see General Design Area recommendations). Given that the large-scale buildings in this Area may require different types of cladding, it is considered appropriate to include corrugated (painted) iron and plaster into the palette of cladding materials. If these materials are painted in recessive colours (as recommended), it would ensure that the buildings appropriately blend in. The use of these additional materials would provide a more utilitarian appearance, as generally found in industrial areas.

4.8 Rural Zone - Hanmer Basin Management Area

A large part of the Rural Zone within the Hanmer Basin is identified as “Hanmer Basin Management Area” in the District Plan. The rules/ standards applying to this area are different to the remainder of Hurunui’s Rural Zones, aimed at maintaining the alpine character of the wider Hanmer Basin area. Therefore, the Hanmer Basin Management Area has been included in this review. Figure 2 in Section 2 of this report shows the extent of the management area, as outlined in the District Plan.

4.8.1 Existing Characteristics

Location

The Hanmer Range to the north confines the intermontane basin and provides a spectacular backdrop to Hanmer Township and the Woodbank Area when approaching from the Waiau Gorge. The ranges rise sharply from the flats and the interface between the two landforms is very distinctive in most places. Forestry dominates the slopes above Hanmer Township, while the western hills are covered in native scrubland. The basin landscape largely contains intensive agricultural land uses which has led to removal of most native vegetation/ elements, apart from limited wetland areas.

The rural zone within the Hanmer Basin where rural-residential development may spread into in the future, can be separated into two distinctive areas; Firstly, the area located to the west of the Chatterton River, along Woodbank Road. In this area rural lifestyle development is more common with sections subdivided down to 4 hectares blocks. The other area is located on the approach to Hanmer Springs along both sides of SH7A. This area is largely devoid of residential dwellings with a predominantly rural character.

From SH7A, when driving towards Hanmer Springs near the Waiau bridge, and before dropping down to Hanmer River bridge, the landscape either side of the State Highway 7A to Hanmer is highly visible and sensitive to change. While some visually prominent land uses occur along the southern part of SH7A, just north of the Hanmer River (rifle range and campground with a number of permanent caravans), the majority of the rural land in this area is currently used for pastoral grazing. This rural, open character with shelterbelts in regular intervals defines this approach to the township.

Building Design and Cladding

Small clusters of denser (4ha), recently subdivided lots stretch along part of Woodbank Road to the west of the Chatterton River. Most new buildings are located in close proximity (between 50 and 150m) to the road. Some of them are fairly large and appear out of character. The density of these new dwellings and their proximity to Woodbank Road have modified the open, rural character along the eastern part of the area.

Along Woodbank Road the District Plan requires a 50-metre minimum setback for dwellings from the road in the eastern part and 100 metres in the western part. With the proliferation of rural lifestyle subdivisions, the character of buildings along Woodbank Road has changed to larger homes. While some of the dwellings, particularly the smaller buildings with timber cladding, provide an alpine character, some of the larger modern homes are more of a suburban style/design. The cladding of buildings mostly comprises board and batten with few occurrences of weatherboard. Generally, the buildings, including their roofs, are painted in recessive colours, while some of the older sheds and accessory buildings are untreated corrugated iron or timber.

Along the State Highway approach, the rural character has been maintained as far as the oxidation ponds. It is understood that along this highway approach the minimum setback is 80 metres for dwellings and 25 metres for farm buildings, such as sheds. The density appears to be relatively large lots in the order of around 20 hectares which ensures that a rural character can be maintained in this area. This is also reflected in the land use which is still largely productive rural farm land. In this area the buildings are of a typical rural farmstead/ workers cottage character.

The design standards from the General Design Area, such as the colour and cladding material requirements, applies to all buildings, including dwellings and accessory buildings in the Rural Zone within the Hanmer Basin Management Area. This means that these design standards apply to sheds and barns as well.

Roofs

The roofs in the rural area vary, mostly depending on the size and age of dwellings. While new, larger homes (e.g. along Woodbank Road) often have more complex roof forms, more traditional farmsteads generally have simple gabled or hipped roofs.

Street Layout and Landscaping

Shelterbelt and hedge planting has been implemented parallel to Woodbank Road along some of the new lots. While the recently planted trees still allow for views through to the surrounding mountains, views will be more limited as they mature. Large rural blocks of land can still be found on the southern side of Woodbank Road, in particular in the southern half (closer to Waiau Uwha River) of the Woodbank area. The land adjacent to the west of the Chatterton River contains some semi-industrial activities, such as gravel extraction, storage etc.

While the majority of roads are standard rural roads with partially mown, unkempt grass berms, Woodbank Road generally shows a higher level of maintenance of the berms by private property owners. Shelterbelts and fencing of paddocks define the property boundaries along SH7A, while more hedging and amenity planting can be frequently found along the properties at eastern Woodbank Road.

4.8.2 Area Boundary Recommendations

The key landscape features that dominate the outlook from Hanmer Springs and on the approach driving north along the highway, are the hills and the northern backdrop to Hanmer Township and the Chatterton River. On this approach the Waiau Uwha River forms a distinctive boundary to the Hanmer Basin and many travellers associate the prominent Waiau bridge with the entrance into the part of the basin that is visually associated with the Township and its backdrop.

The rural land along SH7, which is extending towards Lewis Pass parallel to the Waiau Uwha River on its southern side is currently included in the Hanmer Basin Management Area. While the southern side of the Waiau Uwha River forms part of the Hanmer Basin based on landform, this area has a different character to the basin on the approach to Hanmer Springs Township. It is recommended that this area south of the Waiau Uwha River should be excluded from the Hanmer Basin Management Area, as the land use and land cover characteristics are different.

The existing development around Braemar Lodge on the southern extent of the Hanmer Basin Management Area is visually quite prominent from the Hanmer Township itself, as it is built up onto the hill slopes. Therefore, it is also recommended that the north-facing slopes of the Amuri Range (on the eastern side of the Waiau Uwha River along and above Medway Road) should continue to form part of the Management Area, to ensure that buildings are of a visually recessive colour.

4.8.3 Zone Standard Recommendations

Currently, newly subdivided sections are generally 200 to 250 metres wide along the Woodbank Road frontage and dwellings are setback around 50m from the road boundary, resulting in a ribbon of rural residential/ lifestyle properties. Along SH7A fewer residential buildings are found and they are setback at least 80m from the road boundary.

New housing should sit in harmony with its immediate and wider surroundings by using the local landform and patterns of vegetation for screening and containment. It is considered important to maintain the balance between development and views across open farmland to the surrounding hills. Control over the density of development in the Rural Zone is essential to avoid urban sprawl and setbacks can help to reduce the visual impact of dwellings when viewed from the road.

Since dwellings in the rural environment have the potential to be visually prominent, detracting from the backdrop, it is advisable to restrict the permitted colour range to recessive colours that are in character with the rural environment. It is recommended to limit the colours to a darker range with a light reflectance value (LRV) below 35% for the cladding and to restrict hues to browns, greys and greens. Roof colours should be darker and, therefore, the LRV should be below 20%.

In order to achieve an alpine character within the rural zone of the Hanmer Basin it is recommended to continue to apply the cladding standards for the General Design Area to residential buildings within the Hanmer Basin Management Area as well. This includes shiplap, board and batten and weatherboard, but excludes the use of bricks for cladding. While the cladding is important to maintain an alpine character of residential dwellings, it is acknowledged that farm accessory buildings traditionally have a more utilitarian character (for example corrugated iron sheds or barns). This references the type of farm accessory building found in the high-country within other parts of the district. It is, therefore recommended to allow corrugated iron on farm accessory buildings in addition to the cladding materials allowed in the General Design Area. In order to minimise the visual impact of these buildings when viewed from roads and other public places (including elevated viewpoints), the same setbacks and recessive colour range as for residential dwellings are recommended. For some accessory buildings it may not be practicable to have different colours for the walls and roofs and, therefore, an LRV of 35% for the entire building would be more appropriate.

5.0 Stakeholder Engagement Findings

5.1 Alpine Character

The alpine character is still very popular and important to the wider community, and this was a key point highlighted by the attendees at the stakeholder engagement workshop on the 13th June 2019. The attendees considered that there is a difference between the old town and the alpine character of the Design Areas located on Conical Hill. The roof pitch was highlighted as one of the most important factors in creating this character.

Currently the absence of fences and the setback of buildings from the road, as well as the streetscape and planting are considered very important in creating Hanmer's character. For example, the oak trees along Amuri Avenue create a special character, visually leading views towards Conical Hill.

Many attendees like the natural materials, but with recent technology there are also many other materials that look natural but have a higher resistance against weathering. The colour and tone of buildings and roofs was considered important along with the slope of the roof in creating a consistent appearance between buildings.

Many people commented on the fact that the outlook between Design Areas varies. This is in particular influenced by the backdrop of the hills (e.g. Conical Hill), since the outlook against the Hanmer Basin flats across the Chatterton River is quite different. The forest along Dog Stream provides a lot less openness and long-distance views are limited.

On Conical Hill most buildings seek to maximise views which has led to many houses being built on poles. The alpine character connection relates in particular to Conical Hill with the view along the Amuri Avenue as the viewer moves east.

In the future there will be a requirement for affordable housing and for housing for the elderly, which may change the character of the township if there are no standards in place.

5.2 Materials and Colours

In general, the attendees agreed that it is good to have some constraints regarding the design and colours and materials of buildings. To achieve the alpine character, they consider that it is important to keep some standards to regulate design outcomes, but to modify in particular the standards around materials to ensure they are in line with the latest technology. The attendees were clear, however, that they want to retain the aspects of the standards that currently work, with the following noted:

- Stones are generally a good choice and relate to the context. Although stacked schist is not local it has an alpine character, but it is not considered suitable for panelling.
- Iron should not be used for the entire building.
- Bricks are considered useful because of their low maintenance requirements however it was noted that they are not very alpine in character.
- Oamaru sandstone and its associated texture does not provide an alpine character.

- The rule to require 70% of the building cladding to be of a particular material in accordance with a standard is useful. It is good that 30% of the building can contain other materials to ensure diversity.
- Weatherboard, linea, fibre cement and stone are all solid building materials. It was noted that cladding does not have to be timber.
- Many attendees like board and batten in terms of the alpine appearance.
- The roof angle is considered a key determining attributes for alpine character and eaves make a building appear much more alpine. Roofs made of grass and shingle could be added.
- It would be good to accommodate roof forms with a modern interpretation such as mono-pitch roofs that maintain a 25-degree angle.
- The materials are important, but many considered that the colours very relevant, in particular autumn colours, to create an alpine appearance. However, orange red and yellow were not considered to be alpine in character.
- Many considered that the restrictions on the window orientation is an issue, as it is difficult to meet the required standards. It is, however, possible to find multiple windows with the correct orientation (higher than wide) and to locate them next to each other to create an appropriate outlook.
- The street lighting also creates a special character with street lights with a different appearance to bollards. Hanmer Springs may be interested in a dark sky policy which may have implications on the type and extent of street lighting.
- Attendees considered that the colour schemes should respond to the greens, browns and reds of the exotic trees present.

5.3 Open Space, Gardens and Fences

There are currently no rules regarding fences within the Hanmer Springs section of the District Plan. Fences have the potential to change the character of Hanmer, as it separates residential lots from the street. This is particularly the case if a substantial part of the road frontage is fenced off, if fences are too high to look across and if they are not visually permeable. The attendees held strong views that there should be no higher fences (above 1m) along the street frontages, and where these are currently found they should be replaced by low fences (or permeable fences). In the back of sections fences are considered appropriate, and fencing is potentially acceptable between sections, while the openness of the street frontage should be maintained.

For the planting around private residences the attendees did not particularly like formal flower arrangements. Large trees can be problematic with shading on small sections. However, some other considered that native plants were unappealing/ boring in appearance and would prefer if there are not too many natives in Hanmer Springs. Others liked the exotic trees including their colours in autumn and appreciated the cherry trees flowering in spring. Some attendees mentioned that the exotic planting/forestry in and around Hanmer Springs is a point of difference to other high-country towns.

5.4 Old Town Area

The old part of the township is currently well-defined and can spatially not be expanded. Some of the streets are wider and street trees are often found in the public realm. The buildings are generally built in the early twentieth century (1900s to 1930s) and later subdivision of sections has taken place with infill development at the rear of sections.

Generally, the houses are low and small in size. Many buildings are bungalows and have a lower pitched roof. In general, many houses are white and use weatherboard or shiplap cladding. Many buildings have eaves and verandahs, which is useful to prevent the summer heat penetrating inside.

The owners of homes in the Old Town should be encouraged to preserve these old buildings that contribute to the special character of this Design Area. It is important that there is an ability for owners to maintain the old buildings and this should be strongly encouraged. The attendees considered, however, that it should also be possible to build new buildings with the use of modern materials, as long as they are in character with the existing buildings in terms of appearance.

Walkability and use of bike paths is considered particularly important in the Old Town. Parking is required for the pools and this can be linked to the wider town.

5.5 Business Areas

Many buildings are three stories high and of a different scale to the rest of Hanmer Springs. The commercial areas are considered to be successful and very well done in terms of its design. Most attendees considered that there is not a significant difference between the residential and commercial buildings in terms of character. The pitched roofs have been maintained in the Town Centre Business area and the recently developed buildings along Conical Hill Road are in character with the remainder of the Township, even though some of the buildings are two- three stories high.

The buildings are situated so that there is a buffer provided to the residential areas. Some attendees commented that part of the Town Centre Business Area is starting to move up Conical Hill along Amuri Avenue and the Area should not be further extended. For the business areas parking is considered to be particularly important.

5.6 Rural Zone- Hanmer Basin Management Area

The key question raised in relation to the rural area was if colours and design standards used in the Hanmer Springs Township should also apply for buildings in the rural zone. The community members consider that the rural environment should be protected between the Waiau Bridge and along the highway heading to Hanmer township.

The attendees highlighted in particular that the rural area forms the entrance to the Township along the State Highway. Along this entrance the views towards the mountains and the Township are particularly important, and both activities (including machinery) and structures (including buildings and farm sheds) can impact on this view. Several attendees commented that machinery should be screened by planting or stored in sheds of an appropriate colour to blend into the environment. In the rural area it would be possible to use planting to screen any structures or machinery, as the vegetation would blend in.

It was considered that non-rural activities, such as the rifle range and camping, should not be located directly next to the State Highway. Along the State Highway corridor an adequate setback for the airport is appropriate.

Most attendees agreed that it is important that the colours of buildings do not stand out in the rural environment and the use of a colour palette would be appropriate. However, it might be more difficult to use some of the materials which are more appropriate within the Hanmer Springs Township, such as board and batten.

The new residential areas, such as the Meadowburn subdivision are not considered to be very successful in terms of design and the interface with the rural environment. The attendees held strong views that it is important to maintain unity in design throughout the Township, including the new areas.

6.0 Conclusions and Recommendations

This report sets out to review the design standards currently included in the Hurunui District Plan for each of the six Design Areas within Hanmer Springs Township. This review has been requested in seeking to increase the efficiency and effectiveness of the design standards and to inform a potential future plan change with a focus on the following aspects:

- The application of colour standards;
- The application of cladding standards; and
- The application of the design standards to the Rural Zone, especially to rural farm accessory buildings.

In conclusion, it is still considered appropriate to apply design standards within Hanmer Springs township to ensure that an alpine village character can be achieved. It was noted that some recent developments are of a suburban character, which means that these areas were not successful in achieving the desired design outcome that is sought by the community, based on initial feedback from key stakeholders.

The review concluded that the design standards would benefit from refinement, in particular in relation to the permitted colour ranges and cladding materials, to ensure that the alpine village character can be achieved throughout the township. The design recommendations made in this report aim to reinforce Hanmer Springs township as a unique and special place within New Zealand by providing a point of difference in terms of its character.

Recommendations have been identified for each individual Design Area and are described in detail in the previous sections of this report. The recommendations cover the following aspects:

- Recommendations for changes to the boundary of some of the Design Area;
- Recommendations in relation to the colour standards;
- Recommendations in relation to cladding;
- Recommendations in relation to the Rural Zone rules in the Hanmer Basin Management Area, in particular the extension of the rules to cover farm accessory buildings.
- Recommendations regarding fencing and landscaping.

6.1 Design Area Boundary Amendments

The recommended boundary amendments can be summarised as follows:

- The General Design Area is expanded, given the Design Areas listed below are reduced in size and some parts are moved into the General Design Area;
    - A small part of the southern Old Town Design Area (northern side of Bath Street) is moved into the General Design Area;
    - Two small residential areas on the northern and eastern side of the Town Centre Business Design Area are moved into the General Design Area (eastern and northern side of Rutherford Crescent);
- The Amuri Avenue Business Area and the Town Centre Business Design Area are merged with a colour overlay for the part that contains the Queen Mary Hospital Site, the historic part of the Heritage Hotel and the Former Post Office Building;
- The Terrace Residential Design Area is incorporated into the General Design Area;
- The Bricks Design Area is substantially reduced (incorporating the northern part on eastern side of Argelins Road to north of Glenlea Subdivision, and the strip zoning along the southern side of Woodbank Road and the eastern side of SH7A into the General Design Area). Only Woodbank Estate and Glenlea subdivisions would remain in the Bricks Design Area.
- The Hanmer Basin Management Area that applies to parts of the Rural Zone is reduced in size to include only the area north and east of the Waiau River.

Map 2 in Appendix 1 shows the recommended amendments to the Design Area Boundaries.

6.2 Cladding and Roof Colour Standards

Following a review of the current colour standards, based on various produce providers, such as Colorsteel, Colorcote and Resene, it was noted that that several colours are no longer available. It is recommended that the standards for colours for all Design Areas are simplified by referring to colour by way of hues and light reflectance values[9] (LRV), instead of brand names. This method is generally applied in other districts[10].

Light colours, ones that have a high Light Reflectance Value (LRV) are visually prominent. Darker colours, ones that have a low LRV, are recessive. As discussed under the character description of the General Design Area, dark colours are considered to provide a more distinctive alpine character. A similar observation was made in the Hanmer Springs Building Design Standards Review (G Mills, 2002, p. 5-6) where the author noted that bright colours on roofs, external walls and trims "are not reflected anywhere in the environmental components of the natural landscape". The report also stated the following (p.12): "*The heavily forested backdrop which bounds the northern and eastern side of the Hanmer Springs township is dominated by dark greens and to a much lesser extent reds and browns (seasonally dependent), characteristic of the exotic conifer species that form the dominating 'forested alpine character' look. Therefore, the 'alpine character' of the Hanmer Springs Basin related specifically to the relationship between colours used and*

[9] The approximate light reflectance value (LRV) of a colour indicates the amount of visible light that a colour will reflect. Black has a light reflectance value of 0% and absorbs all light. The surfaces are consequently very dark and can get very hot. In contrast, white has a light reflectance value of 100% and keeps a building light and cool. All colours fit within these two extremes.

[10] See for example "QLDC - A Guide to Suitable Building Colours and Materials in Rural Zones" or "Jacks Point Design Guidelines"

how they blended with the immediate surroundings i.e. the forested backdrop and not necessarily the entire Hanmer Springs Basin."

Some colours with a low LRV still do not appear recessive within, or sympathetic to, the landscape or urban context. The colour ranges that have an alpine character connotation are the natural browns, greens and greys with an LRV of 35% or less. Preference should be given to colours in the natural range of browns, greens and greys to complement materials and tones found in the natural surroundings. Colours with an LRV of less than 5% (for example, Black) can create stark contrasts and do not have the natural appearance that relates to the alpine character in the Hanmer Springs context, and should therefore be avoided.

It is recommended to limit colours for cladding to the range of grey, green and browns with an LRV below 35 in the General Design Area. Roof colours should be darker and, therefore, the LRV should be below 20%. Dark reds (LRV 10% or below[11]) and steel-blue colours (LRV 15% or below[12]) would also be in character with existing development[13]. For the Amuri Avenue and Town Centre Business Areas and Old Town Design Area the inclusion of light yellows, cream and white colours for cladding is recommended. This reflects that these Areas contain many lighter coloured heritage buildings.

Stained or untreated timber finishes are preferable in the town's residential areas, but in the Old Town area the preference is painted or coloured surfaces which are considered appropriate in particular on historic buildings. Any paint is to be a matt finish and stain colours shall be of a natural hue or dark charcoal, browns or greys rather than with a coloured hue.

6.3 Cladding Materials

Currently at least 70% of the exterior building must be clad in the materials discussed below. This means up to 30% of the exterior of the building can be clad in materials other than those listed below. This approach is supported, since it allows for diversity and contemporary interpretations of the alpine character theme.

All the existing materials as outlined in Appendix 2 are still considered to be appropriate throughout all of the Hanmer Springs Township and their continued use is supported. We consider that the dimensions of the weatherboard, board and batten and shiplap cladding options can be simplified to allow for new/ different products that would likely achieve the same character outcomes.

As discussed under the Bricks Design Area recommendation, it is considered that the use of bricks, and in particular light-coloured veneer cladding such as sand stone, is inappropriate in the context of the alpine character of Hanmer Springs. It is therefore recommended that these cladding materials should not be encouraged or supported in the future in any areas other than the Bricks Design Area. The reduction of the Bricks Design Area to a minimum means that the extent of the impact can be reduced to a small area, where the use of these cladding materials has already occurred.

[11] Eg Resene Hot Chile or Dark Tan (LRV 9%)

[12] Eg Resene Rhino (LRV 12%) or Charade (LRV 10%)

[13] It is noted that the Hanmer Springs Building Design Standards Review: Summary Report (G Mills, 2002) included similar observations (p 2): *"It is the author's view that BS colour 18B27 (New Denim Blue) does in fact maintain the alpine character of Hanmer Springs. The reason for this view is that these blue/grey hues are widely reflected in the natural environment."*

6.4 Fencing and Boundary Planting

It is recommended that no fencing is allowed throughout the Hanmer Springs Township along the street frontage to maintain the existing open amenity and visual connection between private and public space. The only exemption to this should be picket fencing or post and wire fencing up to 1m high along the street frontage. If fencing is desired (for example to contain pets or children) the fence would have to be setback from the street frontage of the section to align (at least) with the building front façade. Fences between residential sections (including the sides and rear) would be acceptable up to a height of 1.5m. Planting is permitted along all boundaries to provide screening and separation between and along the street frontage of sections.

The character of front gardens and existing mature vegetation should be retained to preserve the garden character of the street. New planting is encouraged within private gardens and along the street frontage. This should reflect the informal planting character of Hanmer Springs.

Appropriate and attractive fence and boundary treatments include: no fencing with open lawns or planting; hedges; timber picket fences; post and rail fences and post and wire fences in rural town edges. Timber paling fences, stained in dark colours, are acceptable at the rear of properties.

With respect to the streetscape environment, although beyond the scope of this review, it is evident that the character of the public realm is an important element that contributes to the overall alpine village character of the Township. It also has the potential to contribute to the overall cohesiveness of the Township. It is recommended that further consideration is given to the character of the streets through the development of a series of specific street cross sections for Hanmer Springs. These would take into account the overall street hierarchy, street tree varieties, low impact design initiatives (i.e. swales), kerb and channel (do they promote an alpine character or are they too suburban in character?), footpath requirements and lighting design.

6.5 Building Design and Layout

Buildings should be of a similar small scale to surrounding residential buildings, in particular in the Conical Hill Area. New buildings throughout the township should be well-designed contemporary responses, informed by local built examples and context. Any new buildings should have a simple, well-proportioned form and provide visual interest. They should reflect the distinctive local alpine character through variation and articulation of their form and mass.

All buildings should be required to have either a gable or hip roof form comprising a pitch of at least 25 degrees and encouraged to incorporate a roof pitch over small building blocks. If larger buildings are desired, these should be broken down into a collection of smaller elements / building forms to reflect the scale of the surrounding context. This can be done in a variety of ways, including repeating design elements such as gables, steps in building plan or breaking up the building mass through different cladding treatments. Good examples are currently found in recent developments in the Town Centre Business Area.

In the Conical Hill area gabled roofs are the most common roof shape, which have a strong influence on the alpine character of the area. It is, therefore, recommended to not only require a minimum roof angle (25 degrees) but also a gabled roof form for the buildings in the Conical Hill area.

Historic buildings within the Old Town Design Area tend to be the traditional cottage style. The key to alterations and additions being successful and fitting in with the heritage character of the cottage comes from understanding the form of the building and the architectural detailing. Increasing the size of the building can be achieved by applying an additive approach to the

composition of the building. Alterations or additions to existing buildings should be designed in keeping with the original style of the building and avoid intrusive impacts on its surrounding neighbours and the streetscape.

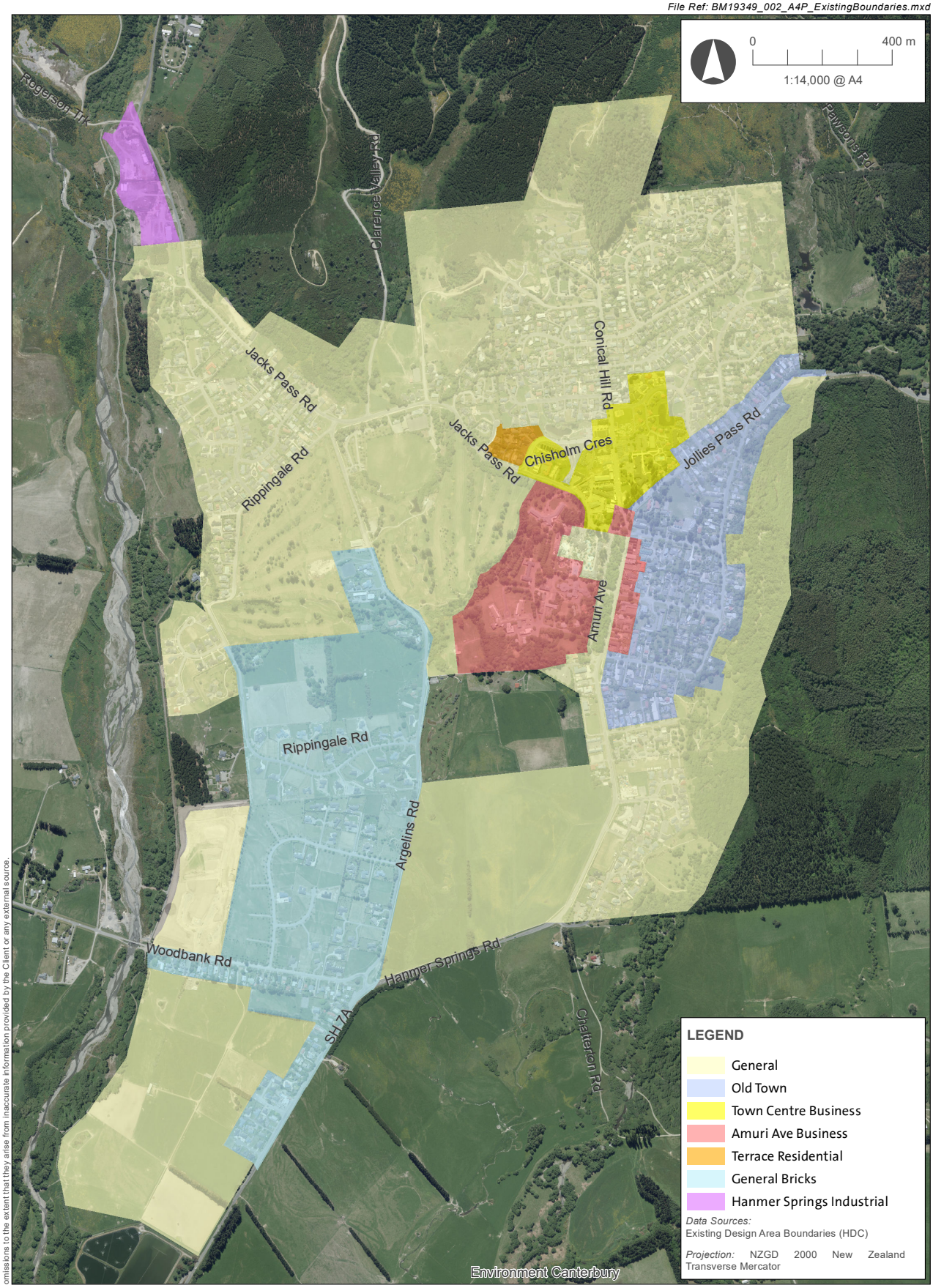
Garages should be located behind or to the side of the house in order to keep the front facade as open as possible on the street. If a house is being constructed over two levels a garage can be incorporated underneath as long as it does not dominate the ground floor elevation. Garages should be discreet, visually integrated and recessed back along the street facade.

High retaining walls are discouraged as they interrupt the relationship between the building and the street and the informal landscape character. If retaining walls are required, they should be softened by landscaping and not have a strong visual impact on the streetscape. Where possible incorporate retaining structures as part of the overall building design.

In rural areas buildings should be located below ridgelines in order to minimise their visual impact, which is controlled through Rule 3.4.3.18 in the District Plan. Where possible, situate buildings near a change in land form, for example at the base of a hill or terrace. Avoid building and roading on steep faces where earthworks become highly visible. It is encouraged to retain native and other significant vegetation. Landscape features should be retained, including natural landforms, streams and rock outcrops. New development should work with the existing landforms, contours and vegetation, avoiding large scale site clearance and the use of large retaining structures to create flat building platforms.

Appendix 1 – Photographic Record of Design Areas

File Ref: BM19349_002_A4P_ExistingBoundaries.mxd



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HANMER DESIGN STANDARD REVIEW

Existing Design Area Boundaries (HDC)

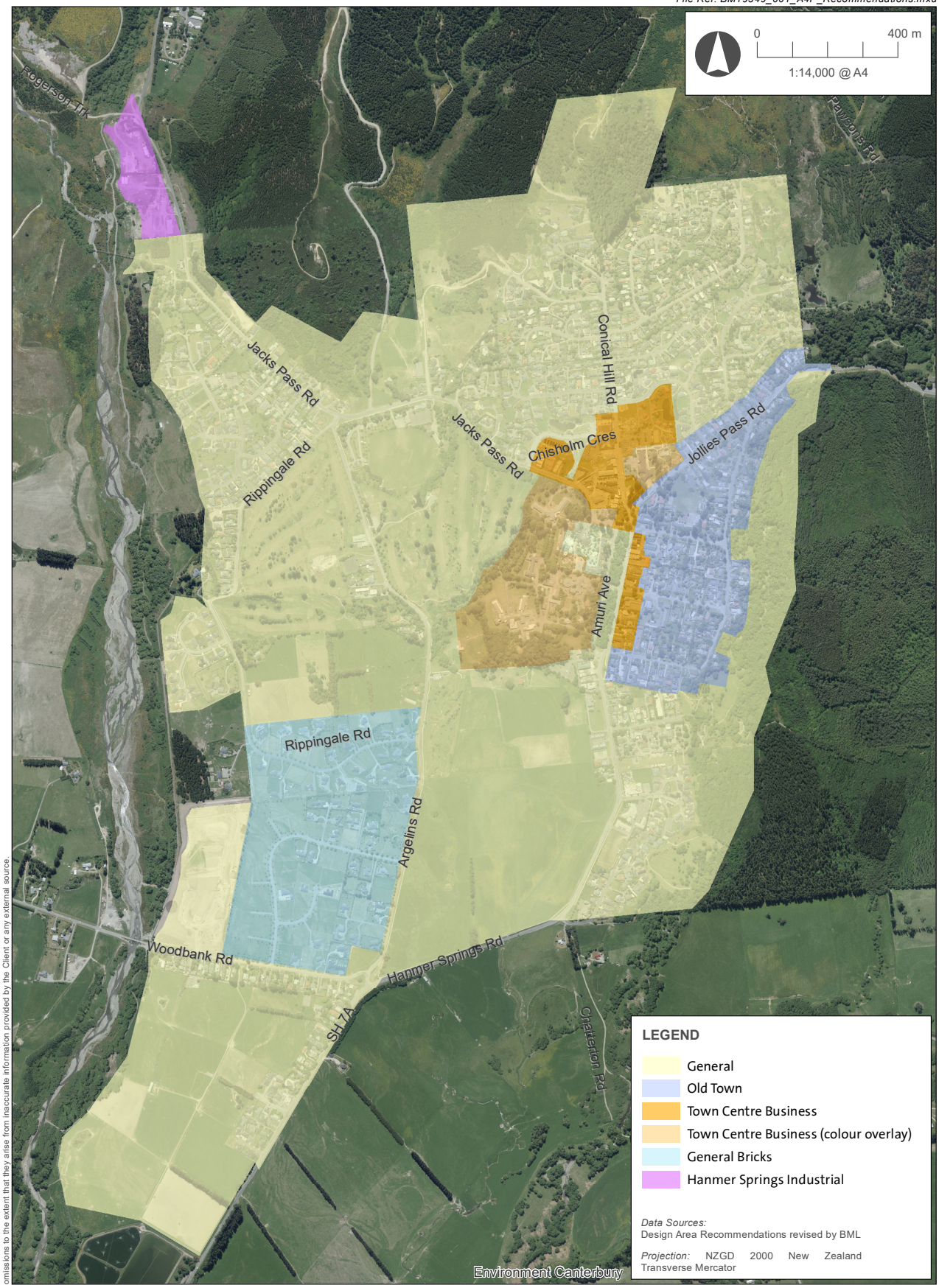
Date: 16 July 2019 | Revision: 0

Plan prepared for Hurunui District Council by Boffa Miskell Limited

Project Manager: yvonne.pfluger@boffamiskell.co.nz | Drawn: BMc | Checked: YPf

Map 1: Existing Design Area Boundaries (Hurunui District Plan)

File Ref: BM19349_001_A4P_Recommendations.mxd



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HANMER DESIGN STANDARD REVIEW

Recommendations Design Area Boundaries

Date: 16 July 2019 | Revision: 0

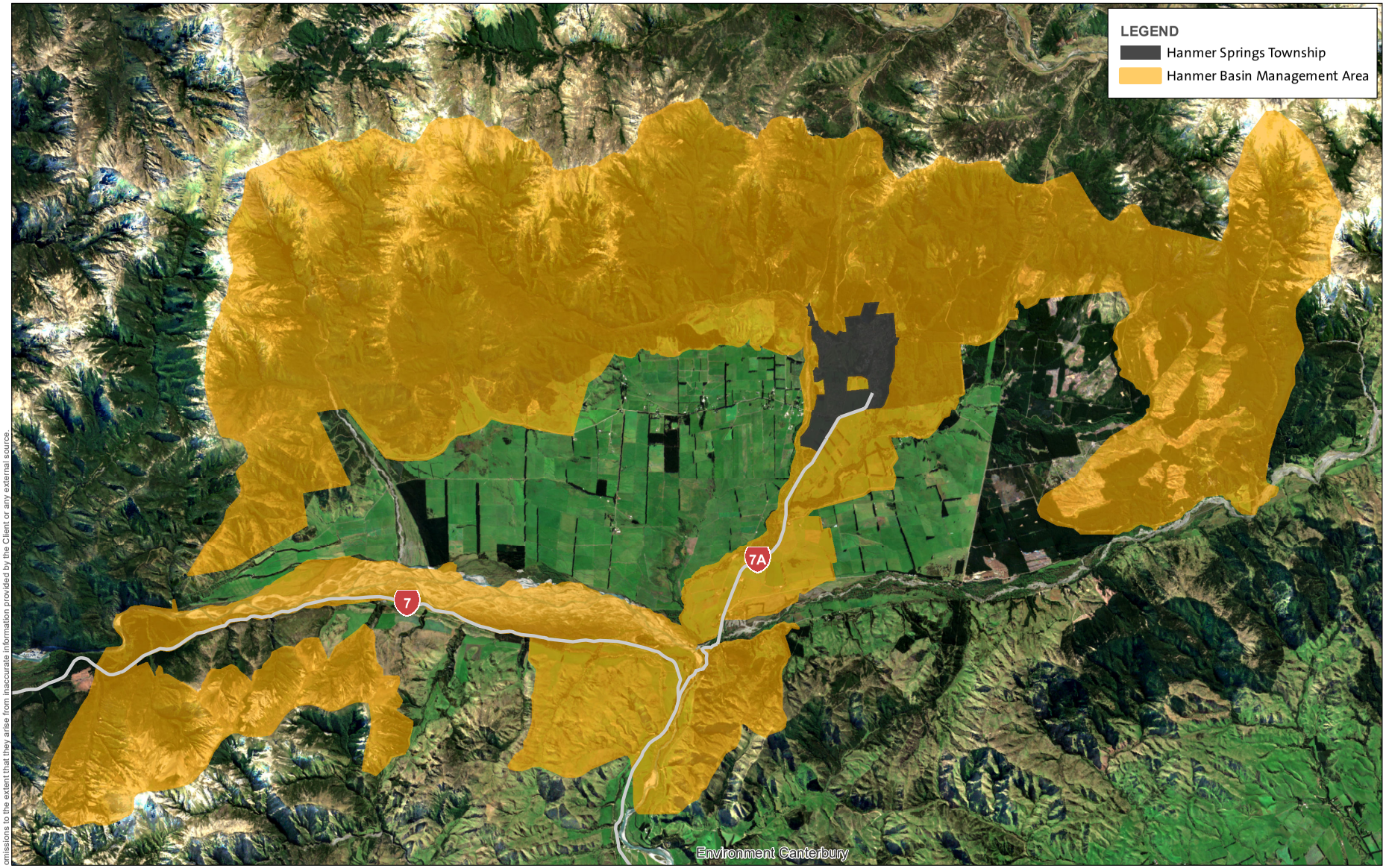
Plan prepared for Hurunui District Council by Boffa Miskell Limited

Project Manager: yvonne.pfluger@boffamiskell.co.nz | Drawn: BMc | Checked: YPf

Map 2: Recommended Design Area Boundaries

Map 3: Rural Zone- Hanmer Basin Managment Area (Hurunui District Plan)

File Ref: BM19349_003_A4L_BasinManagementArea.mxd



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Data Sources:
Management and township areas sourced from Hurunui District Council

Projection: NZGD 2000 New Zealand Transverse Mercator

HANMER DESIGN STANDARD REVIEW

Hanmer Basin Management Area

Date: 17 July 2019 | Revision: 0

Plan prepared for Hurunui District Council by Boffa Miskell Limited

Project Manager: yvonne.pfluger@boffamiskell.co.nz | Drawn: BMc | Checked: YPf

Photo 1: An example of a contemporary interpretation of the alpine character with board and batten cladding and use of riverstones. Recessive, natural colours blend the building into the landscape.

Photo 2: In this view from Chisholm Park the light coloured buildings and roofs visually stand out against the dark backdrop of Conical Hill.

Photo 3: Some of the more recent subdivisions within the General Design Area contain many light-coloured, large-scale buildings with complex roof forms that do not support the alpine character that is provided in the Conical Hill Area.

Photo 4: The Old Town Design Area contains a number of white or light-yellow cottages and bungalows with low-angled roofs and verandahs.

Photo 5: This small-scale cottage contains typical character features and a low picket fence.

Photo 6: The buildings along the northern side of Bath Street do not support the heritage character of the Old Town area. It is recommended to reduce the Old Town Design Area and confine it to the terrace edge between Bath Street and Leamington Street.

Photo 7: The Town Centre Business Design Area contains a number of successful recent commerical developments along the lower part of Conical Hill Road. This building contains a courtyard and hospitality that extends onto the footpath.

Photo 8: The sawtooth roof form is a contemporary response to the required roof angle that breaks up the built form.

Photo 9: The use of materials in line with the alpine village character (stained timber and stones) has created a town centre that successfully blends in with the remainder of the township. Street trees provide streetscape amenity (see also Photo 7).

Photo 10: The Amuri Avenue Business Design Area to the east of the main street is characterised by a number of retail and hospitality units.

Photo 11: While the buildings within the Queen Mary Hospital site depict a number of different architectural periods, the colour of all the buildings is light yellow/ cream with white trims.

Photo 12: While the northern part of this block along Amuri Avenue (between Cheltenham and Harrogate Streets) provides a consistent appearance, the southern part does not display the same homogenous design, setbacks or use of materials.

Photo 13:

Photo 14: Overall, it is considered that the character of the Terrace Residential Design Area is very similar to the General Design Area in terms of building age and design.

Photo 15: The character of the dwellings is a combination of an alpine character (see Photos 13 and 14) and older more traditional bungalows (as shown above)

Photo 16: The inclusion of bricks as a permitted cladding material within this Design Area has led to the use of block and brick veneer cladding, including natural stone such as Oamaru Sandstone. These materials are very light in colour and are not associated with the alpine character that defines other parts of Hanmer Springs where timber dominates.

Photo 17: In this area the houses comprise a greater variety of colours and materiality and some of them show more 'suburban style' housing outcomes, with limited or no reference to the alpine character.

Photo 18: The areas along the southern edge of Woodbank Road and along the State Highway fall within the Bricks Area, but dwellings on these small sections are older and are of lower quality.

Photo 19: The Design Area provides for a range of industrial uses and the lots are around 1-1.5ha in size and contain a limited number of buildings. The industrial land uses require storage of materials which occurs throughout the sites.

Photo 20: The buildings within this area are generally large in scale and are of a utilitarian nature. The bulk and scale of the buildings reflect the industrial use occurring within them.

Photo 21: The street comprises no kerb and channel, or footpath. Wide grass berms line the road that provides low streetscape amenity and an almost rural appearance.

Photo 22: Since dwellings in the rural environment have the potential to be visually prominent, detracting from the backdrop, it is advisable to restrict the permitted colour range to recessive, dark colours that are in character with the rural environment.

Photo 23: The cladding of buildings mostly comprises board and batten with few occurrences of weatherboard. The building above, including its roof, is visually recessive and in character with its surroundings.

Photo 24: With the proliferation of rural lifestyle subdivisions, the character of buildings along Woodbank Road has changed to larger homes. While some of the dwellings, in particularly the smaller buildings with timber cladding, provide an alpine character, some of the larger modern homes are more of a suburban style/design.

Appendix 3 - Glossary of Terms

Amenity: Aesthetic or other features of a development that increase its attractiveness or usability to the public.

Articulation: The manner in which portions of a building form are expressed (materials, colour, texture, pattern, modulation) and come together to define the structure.

Bulk: A building's bulk is its size or magnitude. The word is often used to refer to how large a building appears in relation to its neighbours.

Character: The locally distinctive patterns of development, landscape and use; a combination of all the aspects of a place that together make it distinct from anywhere else.

Context: The characteristics of the buildings, streetscapes and landscape that support or surrounds a given building, site, or area such as a predominance of a particular period of architecture or materials, wide footpaths, or continuous and overhead canopies, or consistent street trees.

Cornice: A moulded and projecting horizontal feature that crowns a facade.

Cottage Garden: Gardens associated with small-scaled lots and buildings. They typically use informal planting design with herbaceous perennial flowering plants, roses, climbing and rambling plants over fences, arbours/pergolas and verandas, small lawns and vegetable gardens and fruit trees. Low hedge formality may define some garden edges with gateways/entrances being defined with planters, pots or arches. Garden paths often lead directly from the street to front doors with flowering gardens being openly displayed to the street and vegetable gardens at the rear. They may also contain some native species as ornamental plants.

Dormer: A dormer window is a window that projects from a sloping roof which has its own small roof and side walls.

Façade: Any vertical, exterior face or wall of a building, usually the front, oft en distinguished from other faces by architectural details.

Facings: The facings of a window or door opening are the frames or other elements which surround the opening.

Foundation Line: A line that defines the base of a building.

Gable: A gable is the triangular area at the top of a wall of a building, which has two sloping roof surfaces which meet at a ridge-line which extends right out to the wall.

Hip: A hip is the line or angle formed when two sloping roof surfaces meet. A hip roof is one which ends in a face which slopes away and up from the top of an end wall. The inclined edges of a hip roof, which meet at a point at the ridgeline, are two hips.

Landscape: Physical expressions of the interaction between human culture and natural processes within an area of land.

Masonry: Stone, brick or concrete used as building material.

Massing: The three dimensional bulk of a structure: height, width and depth.

Modulation: A stepping back or projecting forward of sections of a structures façade within specified intervals of building width and depth, as a means of breaking up a structure's apparent bulk.

Parapet: A low, protective wall or railing along the edge of a roof, balcony or similar structure.

Proportion: The balanced relationship of parts of a building, landscape and structures to each other and to the whole.

Replicate: The creation of an exact copy of a building or structure.

Reveal: Usually a line, scoring or joint in a wall/siding that exposes its depth and breaks up its mass.

Roof Pitch: The degree of slope of a roof. A steeply pitched roof rises steeply to the ridge-line and is usually visually prominent. A roof of shallow pitch has a more gentle slope and is generally less conspicuous. A mono-pitch roof has only one slope. The roof of a lean-to is monopitch.

Scale: A building is “in scale” if it is of similar proportions and size to the buildings around it. The scale of a building refers generally to its size relative to its neighbours.

Setback: The distance between the edge of a roadway or footpath and the outside wall of a building.

Streetscape: The combined effect, viewed from a roadway or other public open space, produced by buildings, fences, hedges.