

Key:		
<u>Red underline</u> = new rule or wording		
<del>Red strikethrough</del> = deleted rule or wording		
<u>Green underline or strikethrough</u> = rule moved to a different location within rule framework		
Existing provision	Proposed amendment	Reason for change
Objective and policy framework		
Chapter 4 - Settlements		
<p><b>1. Objective 4.1</b></p> <p>The protection and enhancement of the special qualities of the Hanmer Basin.</p>	<p>Delete and replace with:</p> <p><b>Objective 4.1</b></p> <p><u>Buildings within the Hanmer Springs Township reflect the predominately alpine character of the Township and maintain the landscape character and amenity values of the surrounding landscapes.</u></p>	<p>The intent of the new objective is to provide better guidance and specification about the outcome being sought by the application of design standards within the Hanmer Springs Township.</p> <p>This objective outlines the dual reasons for the application of design standards in Hanmer Springs. The first reason is to continue the established alpine character of the existing housing stock (excluding the 'Old Town area') into new development. Design standards have been applied to buildings within the Hanmer Springs Township since 1989. The second reason is to recognise that inappropriate development within the Township can affect the landscape character and amenity values of the wider Basin and surrounding environment. The outcome sought is for development to occur in a manner that preserves the integrity of what makes the Township and wider Basin landscape a special and desirable place to live or holiday</p>
<p><b>2. Policy 4.21</b></p> <p>To ensure all residential and business developments are designed to maintain or enhance the amenity values and alpine character of the Hanmer Springs Township.</p>	<p>Delete and replace with:</p> <p><b>Policy 4.21</b></p> <p><u>Ensure the character and values of the Hanmer Springs Township and the surrounding landscape are maintained by controlling building design so that:</u></p> <ul style="list-style-type: none"> <li>• <u>Building colours harmonise with the surrounding landscape;</u></li> <li>• <u>Roofs are pitched consistent with traditional alpine design or in a manner that integrates with the immediate landscape;</u></li> <li>• <u>Buildings are predominately clad in natural materials;</u></li> <li>• <u>Building materials emphasise defined horizontal or vertical lines; and</u></li> <li>• <u>Windows emphasise vertical orientation recognising this is an existing and distinctive design characteristic in Hanmer Springs.</u></li> </ul>	<p>The proposed policy has been drafted in a prescriptive manner to provide clear guidance on how the plan will achieve the outcome set by objective 4.1. The new policy provides better direction by providing relevant considerations to guide decisions on whether an activity or effect should be allowed.</p> <p>The criteria listed in this policy set out the key structural and design elements for development within the Township to achieve the outcome sought in the objective.</p>
<p><b>3. Policy 4.22</b></p> <p>To recognise and promote the alpine village character of the township and the heritage values of the older part of the village.</p>	<p>Delete and replace with:</p> <p><b>Policy 4.22</b></p>	<p>The new policy focuses just on the Old Town design area, noting it has a different character to the rest of the Township due to the heritage buildings and workers cottages that remain in this area. The policy directs new buildings to take inspiration</p>

		<u>Ensure new buildings in the Old Town complement the established heritage character of the Old Town design area.</u>	from this established heritage character. The policy does not require buildings to be exact replicas, but have the design relate to the established heritage character.
4.	<b>Policy 4.23</b> To ensure that the individual character areas of the Hanmer Springs Township, as defined by the community, are maintained and enhanced through the design standards listed in the District Plan.	Delete and replace with new policy: <b>Policy 4.23</b> <u>Control light spill within Hanmer Springs Township to protect the night sky amenity of the Hanmer Basin Management Area and surrounding conservation and recreation areas.</u>	Delete the existing policy because as it would be duplicative of proposed policies 4.21 and 4.22.  Insert a new policy 4.23 to provide the policy framework for the new rule proposed to manage the effects of light spill on the night sky amenity.
5.	<b>Policy 4.24</b> To protect potential notable specimens or groups of trees within Hanmer Springs to maintain and enhance the town's level of amenity.	Keep policy without change.	
<b>Chapter 3 - Rural</b>			
6.		Insert new objective: <b>Objective 3.3</b> <u>Buildings in the Hanmer Basin Management Area maintain the rural, alpine and landscape character and amenity values of the Basin and surrounding landscapes.</u>	While objective 3.1 seeks the character and amenity values of the district's rural areas is maintained (while providing for activities associated with primary production), it doesn't provide a specific outcome for the Hanmer Basin that provides a framework for the proposed policies and provisions.  Currently the Rural chapter refers to the design standard provisions for the Residential Zone within the Settlements Chapter. This plan change proposes inserting these provisions into the rural chapter instead. This change requires a policy and objective framework to support these provisions in the rural chapter.
7.		Insert new policy: <b>Policy 3.16</b> <u>Control the location and design of buildings within the rural areas of the Hanmer Basin Management Area to:</u> <ul style="list-style-type: none"><li>• <u>Recognise the contribution primary production activities make to the rural character by providing for buildings associated with these activities.</u></li><li>• <u>Maintain the alpine character of the area by controlling other buildings in accordance with Policy 4.21; and</u></li><li>• <u>Minimise the visual dominance of buildings along both sides of State Highway 7A.</u></li></ul>	The proposed policy provides guidance on how the outcome sought by the objective is to be achieved.
8.		Insert new policy: <b>Policy 3.17</b> <u>Control light spill within the Hanmer Basin Management Area to protect the night sky amenity of the Basin and surrounding conservation and recreation areas.</u>	Insert a new policy to provide the policy framework for the new rule proposed to manage the effects of light spill on the night sky amenity.

Provisions			
<b>Residential Zone</b> <b>Rule 4.6.19 Hanmer Springs design standards</b> Within the residential zones of Hanmer Springs Rules 4.5 and 4.6.1 to 4.6.18 apply, unless superseded by a rule listed in 4.6.19. All buildings located in the Residential Zone of Hanmer Springs shall comply with the following additional design standards:			
9.	(a) Window orientation: at least 60% of the total area of windows on each building elevation shall comprise window panes each of which has minimum vertical to horizontal dimensions of 2 to 1, or window frames with minimum vertical to horizontal dimensions of 2 to 1.	Amend rule: (a) Window orientation: at least 60% of the total area of windows on each building elevation <u>(but excluding detached accessory buildings)</u> shall comprise window panes <u>or window frames</u> each of which has minimum vertical to horizontal dimensions of 2 to 1. <del>or window frames with minimum vertical to horizontal dimensions of 2 to 1.</del>	<p>This rule was originally introduced to reference the existing building character in Hanmer Springs. The design appendix in the 1989 version of the design standards noted: <i>“houses built in the established parts of Hanmer need not be replicas but should adopt the distinctive design elements of the older style house”</i> and of these design elements was the <i>“vertical rather than the horizontal orientation of the windows”</i>.</p> <p>While this is not necessarily an ‘alpine’ design, given this design standard has been applied to all buildings constructed in Hanmer Springs for the last 30 years, it is distinctive and lends an element of cohesion to the built form in Hanmer Springs. It forms part of the built character of Hanmer Springs.</p> <p>Feedback on this rule was mixed, some supported the retention of the rule, others advocated removal. No clear direction is provided by the Boffa Miskell report.</p> <p>Due to the prescriptive nature of the rule, which is necessary to provide certainty for permitted activity standards, the rule can sometimes be inefficient. For example, a proposed dwelling might comply with all the design standards aside from window orientation on a non-visible elevation. Resource consent would be required for this breach which is inefficient due to the less than minor effects. However, on balance, these inefficiencies are considered to be outweighed by the effectiveness of the rule in continuing to achieve this distinctive design element in Hanmer Springs. Officers also note it is not often that resource consent is required solely for window orientation. Windows are generally able to be amended to comply either through resizing or the addition of mullions.</p> <p>To help reduce compliance and increase the efficiency of the rule, officers propose removing the imposition of this standard on detached accessory buildings. Officers consider this will reduce the compliance burden with little impact on the overall built character. Generally, detached accessory buildings have minimal windows. In addition Rule 4.6.3(b) requires the siting of accessory buildings and garages so they are not sited closer to the road frontage than the dwelling, reducing the visual dominance of these ancillary buildings. If an accessory building was to be located in front of the dwelling this would require resource consent which would allow the impact of window orientation to be considered.</p> <p>The other minor change to the rule wording is intended to remove duplication and improve clarity.</p>
10.	(b) Minimum floor area: 80 m <sup>2</sup> gross floor area (excluding garage and accessory buildings).	Delete rule: <del>(b) Minimum floor area: 80 m<sup>2</sup> gross floor area (excluding garage and accessory buildings).</del>	<p>Two pieces of feedback were received on this rule. One suggested a reduction to the minimum floor area requirement to 50 or 60 sqm, while another noted they had no issue with the rule as currently written.</p> <p>Officers consider a minimum floor area requirement is not required as there is no evidence to suggest that a minimum size requirement is necessary to achieve the</p>

			outcome sought by the objectives and policies. A smaller building that complies with the design standards is just as likely to achieve the outcome sought by the objective and policy framework as a larger house. As such officer opinion is this rule is unnecessary and decreases the efficiency and effectiveness of design standards.
11.	(c) Site coverage St James Estate residential area: The maximum coverage by buildings shall be: (i) 30% of any site in Area A; (ii) 35% of any site in Area B; (iii) 45% of any site in Area C(1); and (iv) 35% calculated over the entire Area C(2) rather than over the area of the site of any part of Area C(2).	Move standards into proposed Rule 4.6.19(h): <del>(c) Site coverage St James Estate residential area: The maximum coverage by buildings shall be: (i) 30% of any site in Area A; (ii) 35% of any site in Area B; (iii) 45% of any site in Area C(1); and (iv) 35% calculated over the entire Area C(2) rather than over the area of the site of any part of Area C(2).</del>	Propose to move all rules applicable only to the St James Outline Development Zone to one location.
12.	(d) Garaging: (i) Any garage which is attached to a dwelling is required to be fully clad. (ii) Any separate garage is required to meet the height, roof pitch, cladding and colour design standards of residential dwellings.	Delete rule: <del>(d) Garaging: (i) Any garage which is attached to a dwelling is required to be fully clad. (ii) Any separate garage is required to meet the height, roof pitch, cladding and colour design standards of residential dwellings.</del>	The rule introduction specifically states the design standards apply to all buildings. Therefore the inclusion of a rule specifying garages need to comply with the design standards is considered unnecessary duplication.
13.	(e) No waste pipe, drain vents and/or soil stacks shall be visible against the wall of a residential dwelling as seen from the street.	Delete rule: <del>(e) No waste pipe, drain vents and/or soil stacks shall be visible against the wall of a residential dwelling as seen from the street.</del>	This rule controls a very minor element of the overall design of a building. Therefore, it is considered an inefficient way to achieve the outcome sought by the objective and policy framework, and officers recommend deletion of the rule to help improve the efficiency.
14.	(f) Roof pitch (excluding Old Town area): (i) 80% of the roof area of the dwelling or principal building shall have a pitch of at least 25 degrees; (ii) Accessory buildings shall have a roof pitch of at least 20 degrees. (iii) St James Estate residential area in Area A as shown on the St James Estate Outline Development Plan at Appendix 5.1.1: - There shall be no hipped roofs; - 70% of the roof of the principal building shall have a pitch of at least 25 degrees; and - Any wall facing Hanmer Springs Road (State Highway 7A) shall have at least one gable end with a minimum width of 4.5 m.	Amend rule: <del>(b) Roof pitch (excluding Old Town area): (i) 80% of the roof area of the dwelling or principal building shall have a pitch of at least 25 degrees; except (ii) 80% of the roof area of the dwelling or principal building in the Old Town area shall have a pitch of at least 20 degrees; and (iii) Accessory buildings shall have a roof pitch of at least 20 degrees. (iii) St James Estate residential area in Area A as shown on the St James Estate Outline Development Plan at Appendix 5.1.1: - There shall be no hipped roofs; - 70% of the roof of the principal building shall have a pitch of at least 25 degrees; and - Any wall facing Hanmer Springs Road (State Highway 7A) shall have at least one gable end with a minimum width of 4.5 m.</del>	Roof pitch is the key structural design element promoting alpine character in Hanmer Springs. Pitched roofs are traditionally seen in alpine areas to manage snow loading. Overall, the existing rule is generally considered effective and efficient in achieving the outcome sought. The roof pitch rule ensures the dominant roof pitch is 25 degrees while providing flexibility for the angle of other parts of the roof, e.g. verandas. Most of the feedback on roof pitch was focussed on monopitched rooves. The rule as written does not preclude monopitched rooves provided the requirement of a minimum 25 degree pitch is met. While officers consider monopitched rooves would be better considered on a case by case basis through the resource consent process, there is no strong justification provided through the feedback or the Boffa Miskell report to change the rule to preclude monopitch rooves. The plan change proposes moving the Old Town roof pitch up into this provision. This move changes the location of this provision, but not its application.

15.	<p>(g) Cladding material (excluding Old Town area):</p> <p>At least 70% of the exterior cladding of the building shall comprise one or more of the following materials:</p>	<p>Keep rule:</p> <p><u>(c)</u> Cladding material (excluding Old Town area):</p> <p>At least 70% of the exterior cladding of any building shall comprise one or more of the following materials:</p>	<p>No change is proposed to the overall ratio of this rule. The 70:30 rule allows for diversity and contemporary interpretations of the alpine character theme.</p> <p>Feedback received generally supported the continued use of natural materials but considered specifications could be relaxed. Suggestions were made that cladding standards need to keep up with innovations in the building industry and provide for modern materials that provide for the same or similar visual outcomes but that are more durable and/or cost effective. There was also feedback in support of more permanent materials, such as corrugated iron, plastercote and bricks. The appropriateness of these materials relies on the overall design of a building and are therefore better assessed on a case by case basis through the resource consent process where the overall design of the building is able to be considered. Officers note the current and proposed rules allow up to 30% of a building to be clad in these materials, provided the colour standards are complied with.</p> <p>Specific changes made to the permitted cladding materials are outlined next to the relevant rule below.</p> <p>Simplification of the specifications for the weatherboard, shiplap and board and batten cladding options was included as a recommendation in the Boffa Miskell report to allow for other products that would be likely to achieve the same character outcomes.</p>
16.	<p>(i) Natural unpainted timber.</p> <p><i>Definition: includes logs, and board and batten but for the purposes of this definition does not include plywood.</i></p>	<p>Keep rule:</p> <p>(i) Natural unpainted timber.</p> <p><i>Definition: includes logs, board and batten but for the purposes of this definition does not include plywood.</i></p>	<p>This rule is still considered appropriate. This rule provides for timber in all shapes and forms provided it is not painted, although the timber can be stained in a natural brown hue or with a clear stain to protect the timber from weathering.</p>
17.	<p>(ii) Painted timber or fibre cement weatherboard.</p> <p><i>Definition: means a board, either with grooves at the top front and bottom back or bevel-backed, fixed horizontally with others so as to have a visible maximum width of 175mm and minimum of 110mm, overlapping with others to form the exterior cladding of a building.</i></p> <p>(vi) Shiplap of the minimum dimensions of 150 mm x 25 mm and the maximum dimensions of 200 mm x 25 mm.</p> <p>(vii) Rusticated cement weatherboard, “Triclad” weatherboard or boards of equivalent profile, provided that the maximum exposure of each weatherboard is 175 mm or less.</p> <p>(viii) “Frontier” weatherboard, or a board of equivalent profile, with a maximum visible exposure of 200 mm.</p>	<p>Delete definition; delete and replace rules:</p> <p><del>(ii) Painted timber or fibre cement weatherboard.</del></p> <p><del><u>Weatherboards, provided the boards are of bevel back or shiplap profile.</u></del></p> <p><del><i>Weatherboard means a board, either with grooves at the top front and bottom back or bevel-backed, fixed horizontally with others so as to have a visible maximum width of 175mm and minimum of 110mm, overlapping with others to form the exterior cladding of a building.</i></del></p> <p><del>(i) Shiplap of the minimum dimensions of 150 mm x 25 mm and the maximum dimensions of 200 mm x 25 mm.</del></p> <p><del>(ii) Rusticated cement weatherboard, “Triclad” weatherboard or boards of equivalent profile, provided that the maximum exposure of each weatherboard is 175 mm or less.</del></p> <p><del>(iii) (viii) “Frontier” weatherboard, or a board of equivalent profile, with a maximum visible exposure of 200 mm.</del></p>	<p>The changes proposed consolidate provisions and remove a number of specifications that cause inefficiencies in terms of time and cost associated with builds. Overall, officers consider the size specifications of shiplap and weatherboards neither contributes to, nor detracts, from the outcome sought by the objective.</p>
18.	<p>(iii) Boulders or large stones.</p>	<p>Delete and replace rule:</p> <p><del>(iii) Local stone or stone veneer replicating local stone.</del></p> <p><del><u>Note: Local stone means Canterbury river stones or stone from quarries in the Hurunui district.</u></del></p>	<p>This is the rule used in Mt Lyford, which is also an alpine village and subject to design standards reflecting alpine character. It is considered applicable to the Hanmer Springs context so has been copied across for plan consistency.</p>

19.	(iv) Cob (adobe blocks or rammed earth).	Keep rule:  (iv) Cob (adobe block or rammed earth).	No changes proposed.
20.	(v) Timber battens fixed over plywood or cement board sheets, provided that: - The battens are laid vertically; - The batten size is 75 mm wide by 25 mm deep; - The battens are placed at 200 mm centres; and - The battens and plywood or cement board sheets are painted or stained in accordance with <a href="#">Rule 4.6.19(h)</a> .	Amend rule:  (v) Timber battens fixed over plywood or cement board sheets, provided <del>the battens are that:</del>  <u>a. Laid vertically; and</u>  <u>b. Placed at a maximum of 400 mm centres.</u>  <del>—The battens are laid vertically;</del> <del>—The batten size is 75 mm wide by 25 mm deep;</del> <del>—The battens are placed at 200 mm centres; and</del>  <del>- The battens and plywood or cement board sheets are painted or stained in accordance with Rule 4.6.19(h).</del>	The existing rule includes a number of specifications that cause inefficiencies in terms of the time and cost associated with builds. Overall, officers consider a more permissive approach will be more efficient and just as effective in achieving the outcome sought by the plan.  The rationale behind the current 200 mm centres is to mimic the spacing of battens used in traditional timber board and batten where the purpose of the batten was to bridge the gap between timber boards for weather tightness. In practice a wide variation of batten spacings can be seen throughout the village, some consented, some in breach of the standards.  A maximum spacing of 400 mm has been chosen as a balance between easing restrictions while not losing the outcome sought by the objective. Officers consider any wider spacing of the battens would lose the strong vertical lines the battens provide and therefore risk not achieving the outcome sought by the plan.
21.		Insert new rule:  <u>(vi) Panel materials, provided the panels are:</u>  <u>a. Timber or fibre cement;</u>  <u>b. Hung vertically with visible grooves a maximum of 420 mm apart.</u>	The insertion of this proposed rule seeks to increase the efficiency of the cladding options by increasing the range of options available. These more modern materials are considered to be just as effective as traditional options to achieve the outcome sought by the plan.  The specifications will ensure defined vertical lines are maintained when panel materials are used.
22.	(ix) Unpainted earth brick or cement brick, provided that: - Where it is within the settlement boundary, it is confined to the area marked as 'Bricks' on the Hanmer Springs design standards layer of the planning map. - The bricks are one of the following products: - In the Midland "70 Series Big Face Bricks" and "90 Series Big Face bricks" ranges: "Claystone" – Latrobe, Bentley, Mowbray, Sandstone Gold, Potters Gold, and Antique Pewter; "Grande" – Tuscan, Milano, and Desert Oak; "Provincial" – Avignon and Calais; "Palm Springs": "Florentine Limestone"; and "Vienna Cream"; or - Canterbury Clay Bricks "Springfield" brick; or - Firth products "Manorstone Tranquility Rumbled", "Manorstone Serenity Rumbled", "Devonstone Tranquility Rumbled" or "Devonstone Serenity Rumbled"; and - The minimum dimensions of the bricks are 230 mm long by 160 mm high.  (x) No exposed brickwork shall be visible from Hanmer Springs Road (State Highway 7A) in Area A on the St James Estate Outline Development Plan at Appendix 5.1.1.	Amend rule:  <u>(vii) Unpainted earth brick or cement brick, provided:</u>  <u>a. Where it is within the settlement boundary, it is confined to the building is located within the area marked as 'bricks' on the Hanmer Springs design standards layer of the planning map; and</u>  <u>b. The bricks have minimum dimensions of the bricks are 230 mm long by 160 mm high.</u>  <del>—Where it is within the settlement boundary, it is confined to the area marked as 'Bricks' on the Hanmer Springs design standards layer of the planning map.</del> <del>—The bricks are one of the following products:</del> <del>—In the Midland "70 Series Big Face Bricks" and "90 Series Big Face bricks" ranges: "Claystone" – Latrobe, Bentley, Mowbray, Sandstone Gold, Potters Gold, and Antique Pewter; "Grande" – Tuscan, Milano, and Desert Oak; "Provincial" – Avignon and Calais; "Palm Springs": "Florentine Limestone"; and "Vienna Cream"; or</del> <del>—Canterbury Clay Bricks "Springfield" brick; or</del> <del>—Firth products "Manorstone Tranquility Rumbled", "Manorstone Serenity Rumbled", "Devonstone Tranquility Rumbled" or "Devonstone Serenity Rumbled"; and</del> <del>—The minimum dimensions of the bricks are 230 mm long by 160 mm high.</del>	The proposed changes remove the specific listing of brands and makes of bricks. Instead of referring to specific styles in the Plan, instead the type of bricks will be restricted by size and by colour using Rule 4.6.19(e). This is considered to be more efficient and effective than the current rule framework for bricks which lists specific makes and styles. The majority of bricks listed in the current rule framework are obsolete.  The brick size requirement is proposed to be retained as bigger bricks are more rustic and therefore generally more appropriate in the Hanmer Springs context. Smaller brick sizes are considered to have a more suburban character that is not considered to maintain alpine character when used on more than 30% of a building.

		<del>(x) No exposed brickwork shall be visible from Hanmer Springs Road (State Highway 7A) in Area A on the St James Estate Outline Development Plan at Appendix 5.1.1.</del>	
23.		<p>Insert new rule:</p> <p><u>(viii) Metal cladding products, provided:</u></p> <p><u>a. The building is a garage or accessory building located behind the dwelling or principal building;</u></p> <p><u>b. Meets the requirements of 4.6.19(c)(ii) and (v) except for the material specifications; and</u></p> <p><u>c. Same or similar to the colour of the dwelling or principal building onsite.</u></p>	<p>This is a proposed new addition to the design standards rule framework. The purpose of this rule is to try and ease compliance requirements and reduce the cost of building in Hanmer Springs.</p> <p>Iron cladding was a popular feedback option. Officers agree iron cladding is a practical building material, it is low maintenance and durable. This is particularly useful for holiday homes where the owners are not necessarily present full time to undertake maintenance. Officers consider fully iron clad dwellings in the wrong location and of the wrong design would not achieve the outcomes sought by the design standards. Rather officers consider iron clad dwellings are better assessed on a case by case basis, while noting the rules allow for up to 30% of a building to be clad in iron cladding.</p> <p>Officers do however consider iron clad accessory buildings could achieve the outcomes sought provided the accessory building is located behind, and is the same or similar colour as the dwelling or principal building on a site, and the style of the cladding option meets the requirements of the cladding options in Rule 4.6.19(c)(ii) and (v), aside from the material specification. The reasoning for this is these specifications will ensure the accessory building is subservient to the main building onsite.</p>
24.		<p>Move rule up from existing provision 4.6.19(j) and amend as follows:</p> <p><del>(d) The exterior cladding of the building shall be confined to the following materials: Cladding material (Old Town area):</del></p> <p><u>The exterior cladding of buildings in the Old Town shall be confined to the following materials:</u></p> <p><u>(i) At least 70% of the exterior cladding of the building shall comprise natural unpainted timber (including logs), painted timber weatherboard or painted fibre cement weatherboard; and</u></p> <p><u>(ii) The exterior cladding on the remainder of the building shall be:</u></p> <p><u>a. boulders or large stones, Local stone or stone veneer replicating local stone</u></p> <p><u>b. cob (adobe blocks or rammed earth)</u></p> <p><u>c. and/or brick.</u></p> <p><small>Note: Local stone means Canterbury river stones or stone from quarries in the Hurunui district.</small></p>	<p>Change to reflect changes made to the general cladding requirements with regards to the use of stone.</p> <p>'including logs' removed because the inclusion repeats the definition so doesn't add value.</p>
25.	<p>(h) Exterior Colour (see additional colours for Old Town area below):</p> <p>Paint colours for exterior wall, roof and trim shall be limited to the following British standard numbers, or the Colorsteel, ColorCote, "Onduline", or Gerard tile colour specified, except as otherwise stated:</p> <p>(i) Walls:</p>	<p>Delete and replace with:</p> <p><u>(e) Exterior colour:</u></p> <p><u>(i) All roofs must be coloured in the range of:</u></p> <p><u>a. Browns, greens or greys with light reflectance values between 5 and 20% (inclusive);</u></p>	<p>The current approach of naming specific colours is neither efficient nor effective. This has long been recognised by officers. As such in the review of the District Plan Rule 4.6.19(l) was introduced to allow assessment of colours (and cladding materials) as the same or similar. While this has increased the efficiency of the colour rules by allowing a broader range of products where they would achieve the same outcome, it is not the most efficient approach to administer exterior colour standards.</p>

<p>- 00A03, 00A05, 00A07, 02A03, 02A07, 04C37, 06A03, 06A07, 06C33, 06C35, 08B17, 08B19, 08B21, 08B23, 08C33, 08C35, 10A03, 10A05, 10A07, 10B17, 10B19, 10B21, 10B23, 10C33, 10C35, 12B19, 12B21, 12B23, 16A03, 16A07, 1016, 3042, 3043, 7076, 5058.</p> <p>(ii) Roof and trim:</p> <p>- 00A11, 00A13, 02A11, 04B29, 04C39, 06C40, 08A14, 08B25, 08B27, 08B29, 10A11, 10B25, 10B27, 10B29, 12B25, 12B27, 12B29, 12C40, 18B23, 18B25, 18B27, 1018, 3038, 3039, 4051, 22B25.</p> <p>- Colorsteel: Grey Friars; Ironsand; New Denim Blue; Scoria; Karaka; Thunder Grey; Lignite; Indigo Blue; Sorrell; Storm Blue.</p> <p>- ColorCote: Grey Friars; Ironsand; New Denim Blue; Scoria; Karaka; Lignite; Windsor Grey; Slate; Ironbark; Charcoal Brown; Weathered Copper; Flint.</p> <p>- “Onduline”: Brown; Green; Red; Black.</p> <p>- Gerard tiles: Obsidian; Russet; Graphite; Dark Green; Ocean Blue; Smoke Grey; Garnet; Charcoal; Greenstone; Deep Forest.</p> <p>(iii) Trim:</p> <p>- 02C37, 02C39, 02C40, 02E58, 04C37, 04C40, 04E58, 06C37, 06C39, 06D41, 06D43, 06D44, 06D45, 08C37, 08C39, 08C40, 08D41, 08D43, 08D44, 08D45, 10C37, 10C39, 10D43, 10D44, 10D45, 12C37, 12C39, 12D41, 12D43, 12D44, 12D45, 14C37, 14C39, 14C40, 14E58, 16C37, 16C39, 16C40, 16D43, 16D44, 16D45, 18D43, 18D44, 18D45, 18E58.</p> <p>- “Ameron”: Pioneer Red; Terracotta; Scoria; Roman Cord; New Ironsand; Ano Mid Bronze; Lignite; Bond Rivergum; Jade; Permanent Green II; Karaka II; Rangoon Green; Panama; Wizard II; Desert Sand; Pacific Bone White; Lemon Grass; Tapa; Sandstone Grey; Greywacke; Graphite; Grey Friars II; New Denim Blue II, Silver Pearl.</p> <p>- “Dulux Powder Coatings”: Terracotta; Scoria; Bronco; Lignite; Ironsand; Pendulum; Permanent Green; Karaka; Rangoon Green; Lichen; Mist Green; Bond Rivergum; Bone White; Desert Sand; Mid Grey; Sandstone Grey; Parnell Grey; Flint; Grey Friars; New Denim Blue; Steel Blue; Wizard.</p> <p><i>Definition of trim: means the finishings of a building including: door and window joinery; work around openings, in angles and covering joints; barge boards; spouting; <u>pipework</u> and garage doors (not including timber garage doors).</i></p> <p>(iv) Stains and protectants:</p> <p>- Stains and protectants can be used on timber cladding provided they do not change the natural colour of the timber (for example, to green).</p>	<p>b. <u>Steel blue with light reflectance values of 15% or less; or</u></p> <p>c. <u>Dark red with light reflectance values of 10% or less, except in the Old Town area where 15% or less</u></p> <p>(ii) <u>All cladding must be coloured in the range of browns, greens or greys with a light reflectance value of between 10 and 35% (inclusive).</u></p> <p>(iii) <u>All trim must meet the requirements of either (i) or (ii).</u></p> <p>(iv) <u>All fences (except in the Old Town design area) must meet the requirements of either (i) or (ii).</u></p> <p><u>Note: where an exterior colour cannot be measured by way of light reflectance value a producer statement is required to demonstrate the material is suitably recessive and will have the same effect as achieving the light reflectance value required in Rule 4.6.19(e)(ii).</u></p> <p><i>Trim means the finishings of a building including: door and window joinery; work around openings, in angles and covering joints; barge boards; spouting; <u>pipework</u> and garage doors (not including timber garage doors).</i></p>	<p>The general theme of the feedback received was the current colour palette is too restrictive, and darker colours should be allowed. In addition one submitter commented the current colour palette allows for some questionable colour combinations that should not be allowed, and that contrasting colours should be allowed.</p> <p>The colours proposed are based on advice from Boffa Miskell 2019 report on Hanmer Springs character.</p> <p>The approach to use hue and light reflectance values (“LRV”) to control colour within Hanmer Springs is not without limitations but is the approach generally used by other councils when controlling building colour, and the approach currently used for roof colour in Mt Lyford (Rule 4.6.20(f)(ii)).</p> <p>Hue is a way to control colour without naming specific colours from specific brands. This gives more flexibility to the colours available, while limiting the colours to those that contribute to alpine character and work with the natural environment of the Hanmer Basin.</p> <p>LRV measures the reflectivity of a surface. In general lighter colours reflect more light and are visually dominant on the landscape. Lower LRV colours are generally considered more recessive and better able to blend into the surrounding environment.</p> <p>Where a cladding product does not traditionally have an LRV, for example bricks or timber stain, a producer statement is required to demonstrate the material is suitably recessive and will have the same effect as achieving the LRV required by the rule.</p> <p>The trim definition has been amended to include pipework. Officers note the definition is not exclusive but consider specific inclusion removes any doubt.</p> <p>The proposed rule is based on a similar rule in the Queenstown Lakes District Plan for buildings within the Rural area of the Wakatipu Basin.</p> <p>In some instances darker or lighter colours may be appropriate depending on the context of a proposed building. However, this is best assessed as part of a resource consent application, rather than a blanket approval across the whole Township.</p>
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<p>26.</p>	<p>(i) St James Estate residential area:</p> <p>(i) The minimum site area required for a dwelling shall be:</p> <p>(a) Area A: One dwelling per 1000 m<sup>2</sup>.</p> <p>(b) Area B: One dwelling per 400 m<sup>2</sup>, or 500 m<sup>2</sup> average for two or more dwellings.</p> <p>(c) Area C(1): One dwelling per 350 m<sup>2</sup>, or 400 m<sup>2</sup> average for two or more dwellings.</p> <p>(d) Area C(2): Development of dwellings shall achieve a minimum average density of 350 m<sup>2</sup> per dwelling, calculated over the entire Area C(2).</p> <p>(ii) No building shall be erected in the area marked 'building setback' on Appendix 5.1.1.</p> <p>(iii) In Area C the following requirements apply:</p> <p>(a) In Area C(2) only, where a residential unit shares a common wall with another residential unit, there shall be no more than 12 residential units in any such arrangement.</p> <p>(b) In Area C(1) only, where a residential unit shares a common wall with another residential unit on any adjoining site, there shall be no more than 2 residential units in any one such arrangement.</p> <p>Note: For the avoidance of doubt, this clause does not preclude the construction of more than one such arrangement over the entire C(1) area.</p> <p>(c) Where buildings on adjoining sites have a common wall along an internal boundary, no yard is required along that part of the boundary covered by such a wall.</p> <p>(d) Where buildings on adjoining sites have a common wall along an internal boundary, such buildings shall be exempt from the recession plane requirement under Rule 4.6.5 along that part of the boundary covered by such a wall.</p>	<p>Move standards into proposed Rule 4.6.19(h):</p> <p><del>(i) St James Estate residential area:</del></p> <p><del>(i) The minimum site area required for a dwelling shall be:</del></p> <p><del>(a) Area A: One dwelling per 1000 m<sup>2</sup>.</del></p> <p><del>(b) Area B: One dwelling per 400 m<sup>2</sup>, or 500 m<sup>2</sup> average for two or more dwellings.</del></p> <p><del>(c) Area C(1): One dwelling per 350 m<sup>2</sup>, or 400 m<sup>2</sup> average for two or more dwellings.</del></p> <p><del>(d) Area C(2): Development of dwellings shall achieve a minimum average density of 350 m<sup>2</sup> per dwelling, calculated over the entire Area C(2).</del></p> <p><del>(ii) No building shall be erected in the area marked 'building setback' on Appendix 5.1.1.</del></p> <p><del>(iii) In Area C the following requirements apply:</del></p> <p><del>(a) In Area C(2) only, where a residential unit shares a common wall with another residential unit, there shall be no more than 12 residential units in any such arrangement.</del></p> <p><del>(b) In Area C(1) only, where a residential unit shares a common wall with another residential unit on any adjoining site, there shall be no more than 2 residential units in any one such arrangement.</del></p> <p><del>Note: For the avoidance of doubt, this clause does not preclude the construction of more than one such arrangement over the entire C(1) area.</del></p> <p><del>(c) Where buildings on adjoining sites have a common wall along an internal boundary, no yard is required along that part of the boundary covered by such a wall.</del></p> <p><del>(d) Where buildings on adjoining sites have a common wall along an internal boundary, such buildings shall be exempt from the recession plane requirement under Rule 4.6.5 along that part of the boundary covered by such a wall.</del></p>	<p>Propose to move all rules applicable only to the St James Outline Development Zone to one location.</p>
<p>27.</p>		<p>Insert new rule:</p> <p><b>(f) Exterior lighting:</b></p> <p><b>All exterior lighting shall be:</b></p> <p>(i) <b>fully shielded with no light spill being permitted above the horizontal plane; and</b></p> <p>(ii) <b>equal to or less than 3000K correlated colour temperature.</b></p>	<p>The addition of this rule responds to:</p> <ul style="list-style-type: none"> <li>issues raised by the community with regard to light spill and lighting initiatives; and</li> <li>work being undertaken towards a potential application to the International Dark Sky Association for the St James Conservation Area and Molesworth Recreation Reserve to become an International Dark Sky Place.</li> </ul> <p>The plan has an existing rule to control the effects of light spill:</p> <p><i>Rule 4.6.6 Light spill / 3.4.3.8 Artificial light</i></p> <p><i>Light emissions from a site shall not exceed a measurement of 8 lux (lumens per square metre) measured 1.5 m above the ground at a boundary.</i></p>

			However, the current rule is concerned with the effects of light spill on the amenity of neighbouring properties. It does not consider the cumulative effects of light spill on the night sky and as such the proposed rule is considered necessary to achieve the outcome of preserving the night sky amenity of the St James Conservation Area and the Molesworth Recreation Reserve.
28.	(j) In the Old Town area, the following additional or replacement design standards shall apply:	Delete rule: <del>(f) The Old Town area</del> <del>In the Old Town area, The following additional or replacement design standards shall apply:</del>	Merge the Old Town standards into the general standards.
29.	(i) Roof Pitch: - 80% of the roof area of the dwelling or principal building shall have a pitch of at least 20 degrees; and - Accessory buildings shall have a roof pitch of at least 20 degrees.	Move rule up into proposed provision Rule 4.6.19(b): <del>(i) Roof Pitch:</del> <del>a. 80% of the roof area of the dwelling or principal building shall have a pitch of at least 20 degrees; and</del> <del>b. Accessory buildings shall have a roof pitch of at least 20 degrees.</del>	
30.	(ii) The exterior cladding of the building shall be confined to the following materials: - At least 70% of the exterior cladding of the building shall comprise natural unpainted timber (including logs), painted timber weatherboard or painted fibre cement weatherboard; and - The exterior cladding on the remainder of the building shall be boulders or large stones, cob (adobe blocks or rammed earth) and/or brick.	Propose to move up to be proposed Rule 4.6.19(d): <del>(ii) The exterior cladding of the building shall be confined to the following materials:</del> <del>The exterior cladding of the building shall be confined to the following materials:</del> <del>a. At least 70% of the exterior cladding of the building shall comprise natural unpainted timber (including logs), painted timber weatherboard or painted fibre cement weatherboard; and</del> <del>b. The exterior cladding on the remainder of the building shall be:</del> <del>(i) boulders or large stones,</del> <del>(ii) cob (adobe blocks or rammed earth)</del> <del>(iii) and/or brick.</del>	
31.	(iii) Colour: Wall, roof and trim colours shall be limited to the colours specified under <a href="#">Rule (h)</a> , but may also use: Walls: - 08D41 and 14C35. Roof and trim: - 04D44, 04D45, 04E53, 04E55, 04E56, 04E58, 06A11, 18E58. - Colorsteel: Maple; Pioneer Red. - ColorCote: Pioneer Red; Coral Red; Grey Flannel.	Delete rule.	Consideration was given to providing for lighter colours such as light yellows, whites and creams. The Boffa Miskell report suggests these colours would be reflective of the heritage buildings located within the Old Town. Officers considered lighter colours are better considered on a case by case basis through the resource consent process. The use of lighter colours in an inappropriate fashion is likely to result in suburban looking houses which do not link back to the heritage character of the Old Town area, nor the alpine character of the rest of the Township. This would not achieve the outcome sought by the objective.  Consider retaining the additional colours for the Old Town area retains unneeded complexity in the plan, retaining inefficiencies while not adding or detracting much from the outcome sought for the Old Town area. In particular the Boffa Miskell report considers orange hues (e.g. 08D41 – Resene Harvest Gold) should be excluded. The main additional colour for the Old Town is various hues of red for the

	<p>Trim:</p> <ul style="list-style-type: none"> <li>- 04E53, 08B25, 12B27, 20C40, 22C40.</li> <li>- “Dulux Powder Coatings”: Salsa; Slate Blue.</li> <li>- “Ameron”: Navy; Red.</li> </ul>		<p>roof colour. Propose incorporating use of dark reds in the Old Town area with an LRV of up to 15% into Rule 4.6.19(e)(i)(c).</p>
<p><b>32.</b></p>	<p>(k) Exemptions for existing buildings:</p> <p>Where an existing principal or accessory building does not comply with the design standards for permitted activities, alterations and extensions are exempt from the requirement to comply with those standards except where the use of the building changes to residential.</p>	<p>Keep rule with amendments:</p> <p><u>(g) Exemptions for existing buildings:</u></p> <p>Where <del>an existing principal or accessory</del> building does not comply with the design standards for permitted activities, alterations and extensions are exempt from the requirement to comply with <del>those standards except where the use of the building changes to residential</del> <u>the relevant design standards, provided the alterations and/or extensions are the same or similar to the existing design feature of the building.</u></p>	<p>Propose retaining this rule but rewording to increase clarity. This rule provides flexibility to allow for extensions and alterations to existing buildings to match the existing building where it was built prior to the design standards, or under old variations of the design standards that have changed over time. While this doesn't necessarily achieve the outcome of maintaining alpine character, it is considered necessary to maintain efficiency and effectiveness because otherwise a small extension/alteration may require resource consent, or it would potentially have to be designed in a manner that does not match the design of the existing building which could potentially led to a worse outcome.</p> <p>The rewording seeks to ensure the intention of this rule is better articulated. The rule does not provide for alterations that change the cladding or colour from one non-complying format to another; this would not be considered the same or similar to the existing (non-complying) cladding. However, the rule is intended to provide for the repainting and recladding of a building (where the colour or cladding does not comply with the design standards) provided the replacement is same or similar to the existing non-complying colour or cladding of the building.</p>
<p><b>33.</b></p>	<p>(l) Where a colour or building material has been specified in <u>Rule 4.6.19</u>, a substitute colour or material may be used, provided that the colour or material has first been certified in writing by the Hurunui District Council's Chief Executive Officer as being visually the same or similar to one of the colours or materials listed in <u>Rule 4.6.19</u>.</p>	<p>Delete rule:</p> <p><del>(l) Where a colour or building material has been specified in Rule 4.6.19, a substitute colour or material may be used, provided that the colour or material has first been certified in writing by the Hurunui District Council's Chief Executive Officer as being visually the same or similar to one of the colours or materials listed in Rule 4.6.19.</del></p>	<p>This rule was added during the review of the District Plan to temporarily ease the inefficiencies associated with this rule a complete review of the design standards was undertaken. It has reduced the number of resource consents required for colours that are the same or similar to those listed in the plan. However, as proposed Rule 4.6.19(d) will provide adequate flexibility to exterior colour this rule is no longer required.</p>
<p><b>34.</b></p>		<p>Rearrange rule:</p> <p><u>(h) St James Estate residential area:</u></p> <p><del>The following additional or replacement design standards shall apply:</del></p> <p><u>(i) The minimum site area required for a dwelling shall be:</u></p> <ul style="list-style-type: none"> <li><u>(a) Area A: One dwelling per 1000 m<sup>2</sup>.</u></li> <li><u>(b) Area B: One dwelling per 400 m<sup>2</sup>, or 500 m<sup>2</sup> average for two or more dwellings.</u></li> <li><u>(c) Area C(1): One dwelling per 350 m<sup>2</sup>, or 400 m<sup>2</sup> average for two or more dwellings.</u></li> <li><u>(d) Area C(2): Development of dwellings shall achieve a minimum average density of 350 m<sup>2</sup> per dwelling, calculated over the entire Area C(2).</u></li> </ul> <p><u>(ii) No building shall be erected in the area marked 'building setback' on Appendix 5.1.1.</u></p> <p><del>(iii) In Area C the following requirements apply:-</del></p>	<p>This is a consolidation of the additional standards applicable to the St James Outline Development Zone. These design standards were added in as part of Plan Change PC24 to the Inoperative District Plan. The standards for St James are currently scattered throughout the design standards, however, it is considered more efficient to group these all in one place as it is considered these additional standards clutter those applicable to the general design area.</p>

~~(a) In Area C(2) only, where a residential unit shares a common wall with another residential unit, there shall be no more than 12 residential units in any such arrangement.~~

~~(b) In Area C(1) only, where a residential unit shares a common wall with another residential unit on any adjoining site, there shall be no more than 2 residential units in any one such arrangement.~~

~~Note: For the avoidance of doubt, this clause does not preclude the construction of more than one such arrangement over the entire C(1) area.~~

~~(c) Where buildings on adjoining sites have a common wall along an internal boundary, no yard is required along that part of the boundary covered by such a wall.~~

~~(d) Where buildings on adjoining sites have a common wall along an internal boundary, such buildings shall be exempt from the recession plane requirement under Rule 4.6.5 along that part of the boundary covered by such a wall.~~

~~(iii) Site coverage St James Estate residential area;~~

~~The maximum coverage by buildings shall be:~~

~~(a) 30% of any site in Area A;~~

~~(b) 35% of any site in Area B;~~

~~(c) 45% of any site in Area C(1); and~~

~~(d) 35% calculated over the entire Area C(2) rather than over the area of the site of any part of Area C(2).~~

~~(iv) St James Estate residential area: In Area A as shown on the St James Estate the following requirements apply: Outline Development Plan at Appendix 5.1.1:~~

~~(a) There shall be no hipped roofs;~~

~~(b) 70% of the roof of the dwelling or principal building shall have a pitch of at least 25 degrees; and~~

~~(c) Any wall facing Hanmer Springs Road (State Highway 7A) shall have at least one gable end with a minimum width of 4.5 m; and~~

~~(d) No exposed brickwork shall be visible from Hanmer Springs Road (State Highway 7A).~~

~~(v) In Area C the following requirements apply:~~

~~(a) In Area C(2) only, where a residential unit shares a common wall with another residential unit, there shall be no more than 12 residential units in any such arrangement.~~

~~(b) In Area C(1) only, where a residential unit shares a common wall with another residential unit on any~~

Add in dwelling because the definition of principal building specifically excludes residential dwellings. The intention of the rule is to capture residential dwellings. This is consistent with the roof pitch rules in this standard.

		<p><u>adjoining site, there shall be no more than 2 residential units in any one such arrangement.</u></p> <p><i>Note: For the avoidance of doubt, this clause does not preclude the construction of more than one such arrangement over the entire C(1) area.</i></p> <p>(c) <u>Where buildings on adjoining sites have a common wall along an internal boundary, no yard is required along that part of the boundary covered by such a wall.</u></p> <p>(d) <u>Where buildings on adjoining sites have a common wall along an internal boundary, such buildings shall be exempt from the recession plane requirement under Rule 4.6.5 along that part of the boundary covered by such a wall.</u></p>	
35.	<p>(m) Woodbank (River Edge) residential area:</p> <p>(i) No dwelling unit shall be erected in the setbacks from the zone boundary shown in Appendix 5.1.2.</p> <p>(ii) The minimum site area required for a dwelling shall be:</p> <p>(a) Area A: One dwelling per 1000 m<sup>2</sup>.</p> <p>(b) Area B: One dwelling per 900 m<sup>2</sup>.</p> <p>(c) Area C: One dwelling per 700 m<sup>2</sup>.</p> <p>(d) Area D: One dwelling per 600 m<sup>2</sup>.</p>	<p>Keep rule:</p> <p><b>(i)</b> Woodbank (River Edge) residential area:</p> <p>(i) No dwelling unit shall be erected in the setbacks from the zone boundary shown in Appendix 5.1.2.</p> <p>(ii) The minimum site area required for a dwelling shall be:</p> <p>(a) Area A: One dwelling per 1000 m<sup>2</sup>.</p> <p>(b) Area B: One dwelling per 900 m<sup>2</sup>.</p> <p>(c) Area C: One dwelling per 700 m<sup>2</sup>.</p> <p>(d) Area D: One dwelling per 600 m<sup>2</sup>.</p>	
36.	<p>(n) Woodbank (South) Residential area:</p> <p>The minimum area requirement for a dwellings shall be:</p> <p>(i) Area 1: One dwelling per 700 m<sup>2</sup> (minimum average area) and 500 m<sup>2</sup> minimum area; and</p> <p>(ii) Area 2: One dwelling per 1500 m<sup>2</sup>.</p>	<p><b>(i)</b> Woodbank (South) <del>R</del>-residential area:</p> <p>The minimum area requirement for a dwellings shall be:</p> <p>(i) Area 1: One dwelling per <del>700 m<sup>2</sup> (minimum average area) and 500 m<sup>2</sup> minimum area; and</del></p> <p>(ii) Area 2: One dwelling per 1500 m<sup>2</sup>.</p>	<p>Rule (n)(i) appears to have been directly copied from the subdivision chapter and does not make sense in the context of minimum site area. The proposed change tidies this up.</p>
37.	<p>(o) Residential (River Edge) residential area:</p> <p>The minimum site area required for a dwelling shall be:</p> <p>(i) One dwelling per 900 m<sup>2</sup>, or 1000 m<sup>2</sup> average for two or more dwellings on one site.</p>	<p><b>(k)</b> Residential (River Edge) residential area:</p> <p>The minimum site area required for a dwelling shall be:</p> <p>(i) One dwelling per 900 m<sup>2</sup>, or 1000 m<sup>2</sup> average for two or more dwellings on one site.</p>	
38.		<p><b>4.7 Restricted discretionary activities</b></p> <p><b>6. Any activity that does not comply with the standards set out in Rule 4.6.19.</b></p> <p><b>The Council will restrict its discretion to the following matters:</b></p> <p><b>(a) The extent to which the overall design of the building is consistent with the alpine character of the Township.</b></p> <p><b>(b) The extent to which the building complements the surrounding natural environment.</b></p> <p><b>(c) The extent to which the breach is visible in the landscape.</b></p>	<p>Currently all breaches of the permitted activity standards revert to a discretionary activity status:</p> <p><i>Rule 4.8.2: Any permitted activity that does not comply with one or more of the standards for permitted activities under Rule 4.6 and is not listed as a restricted discretionary or non-complying activity.</i></p> <p>Officers consider a restricted discretionary activity status to be more appropriate. One, the matters that need to be considered for a breach of the design standards are reasonably discrete and can be pre-empted. Fully discretionary activities are generally intended for activities with variable effects or to capture activities not specifically identified in the plan. Two, a restricted discretionary activity provides</p>

		<p><u>(d) Whether there are practical or locational constraints that affect the ability to comply with the design standards.</u></p> <p><u>(e) Where a building is located within the Old Town design area, whether the proposed building contributes to the established character and heritage values.</u></p>	<p>guidance to applicants around what information needs to be covered off in an application for resource consent.</p> <p>Explanation of the chosen matters:</p> <p>a) Looks at the overall design of the building. Do the breaches affect the overall alpine character of the building?</p> <p>b) The point of this one is to allow for instances where a building might not meet the design standards (e.g. roof pitch) but given the context of the site is actually more appropriate and gives a better outcome than meeting the design standards.</p> <p>c) Is it visually dominant or not, and if not, how does this affect the importance of maintaining alpine character – is the breach less of an issue? If it is visually dominant are the departures from the design standards appropriate?</p> <p>d) An example could be window orientation to fit in the kitchen bench. And obviously then this in the overall design context of the building.</p> <p>e) Specific to the Old Town.</p>
<p><b>Business Zone</b></p> <p><b>Rule 4.12.16 Additional design standards for Business 1H Zone</b></p> <p>In addition to all other Business Zone rules, any building in the Business 1H Zone shall comply with:</p>			
<p>39.</p>	<p>(a) Window orientation [... as per Residential Zone]</p>	<p>Amend rule in line with the proposal for the Residential Zone and move location of existing Rule 4.12.16(f):</p> <p><u>(a) Window orientation:</u></p> <p><u>(i) At least 60% of the total area of windows on each building elevation (but excluding detached accessory buildings) shall comprise window panes or window frames each of which has minimum vertical to horizontal dimensions of 2 to 1, or window frames with minimum vertical to horizontal dimensions of 2 to 1.</u></p> <p><u>(ii) Any portion of a building used for business purposes and adjoining a road boundary shall contain window(s) covering a minimum of 65% of the area of the ground floor wall(s) along the road frontage(s), for the purposes of the display of goods and services.</u></p>	
<p>40.</p>	<p>(b) No waste pipe, drain vents and/or soil stacks shall be visible against the wall of a building as seen from the street;</p> <p>(c) Roof pitch (excluding Old Town area) [... as per Residential Zone]</p> <p>(d) Cladding material [... as per Residential Zone]</p> <p>(e) Colour</p>	<p>Replace, amend or delete rules in line with proposed provisions (as proposed in this plan change) from the Residential Zone:</p> <p><del>(b) No waste pipe, drain vents and/or soil stacks shall be visible against the wall of a building as seen from the street;</del></p> <p><u>(b) Roof pitch</u> <u>[... as per Residential Zone except iv]</u></p> <p><u>(c) Cladding material:</u></p>	

	<p>[... as per Residential Zone]</p> <p>(f) Any portion of a building used for business purposes and adjoining a road boundary shall contain window(s) covering a minimum of 65% of the area of the ground floor wall(s) along the road frontage(s), for the purposes of the display of goods and services.</p> <p>(g) Exemptions for existing buildings [... as per Residential Zone]</p> <p>(h) Same or similar [...as per Residential Zone]</p>	<p><u>[... as per Residential Zone except vii]</u></p> <p><u>(d) Cladding material (Old Town area)</u></p> <p><u>(e) Exterior colour:</u> <u>[... as per Residential Zone]</u></p> <p><del>(f) Any portion of a building used for business purposes and adjoining a road boundary shall contain window(s) covering a minimum of 65% of the area of the ground floor wall(s) along the road frontage(s), for the purposes of the display of goods and services.</del></p> <p><u>(f) Exterior lighting:</u> <u>[... as per Residential Zone]</u></p> <p><u>(g) Exemptions for existing buildings:</u> <u>[... as per Residential Zone]</u></p> <p><del>(h) Same or similar</del></p>	
41.	<p>(i) On the Hanmer Lodge site (Lot 1 DP43066, CT 22F/210), no building shall be erected in the areas marked on the planning map, between the existing lodge building, and Conical Hill or Jollies Pass Roads.</p> <p>(j) On land zoned business, north of Hanmer Lodge (Lot 2 DP 43066), no building shall be erected in the area marked on the planning map, within 5 metres of the boundaries shared by sites zoned residential and those zoned business.</p>	<p><u>(h) Building line restrictions:</u></p> <p><u>(i) No buildings shall be erected on 1 Conical Hill Road within the areas marked on the planning map.</u></p> <p><u>(ii) No buildings shall be erected within 5 metres of the boundaries shared by sites zoned residential and business within the business zoned area on the north side of Rutherford Crescent, as marked on the planning map.</u></p>	<p>The proposed amendments seek to rationalise these rules. The record of titles and lot numbers referred to no longer accurately describe the location of these building line restrictions due to subdivision. Instead the amended provisions refer to an address or area, as appropriate, that is searchable using the electronic planning map.</p>
42.		<p><b><u>4.13 Restricted discretionary activities</u></b></p> <p><u>The following activities are restricted discretionary activities:</u></p> <p><u>3. Any activity that does not comply with the standards set out in Rule 4.12.16.</u></p> <p><u>The Council will restrict its discretion to the following matters:</u></p> <p><u>(a) The extent to which the overall design of the building is consistent with the alpine character of the Township and the built context of the business area.</u></p> <p><u>(b) The extent to which the building complements the surrounding natural environment.</u></p> <p><u>(c) The extent to which the building is visible in the landscape.</u></p> <p><u>(d) Whether there are practical or locational constraints that affect the ability to comply with the design standards.</u></p> <p><u>(e) Where a building is located within the Old Town design area, the proposed building contributes to the established character and heritage values.</u></p>	

Industrial Zone			
4.17.13 Additional design standards for the Hanmer Springs Industrial Area			
In addition to all other Industrial Zone rules, any building in the Hanmer Springs Industrial Area shall comply with:			
43.	(a) Roof pitch: (i) 80% of the roof area of the principal building shall have a pitch of at least 25 degrees; (ii) Accessory buildings shall have a roof pitch of at least 20 degrees.	Keep rule: (a) Roof pitch: (i) 80% of the roof area of the principal building shall have a pitch of at least 25 degrees; (ii) Accessory buildings shall have a roof pitch of at least 20 degrees.	No changes proposed.
44.	(b) Cladding material [... as per Residential Zone]	Amend rule: (b) Cladding material: At least 70% of the exterior cladding of the building shall comprise one or more of the following materials: <u>(i) [... as per the Residential Zone]</u> <u>(ii) [... as per the Residential Zone]</u> <u>(iii) [... as per the Residential Zone]</u> <u>(iv) [... as per the Residential Zone]</u> <u>(v) [... as per the Residential Zone]</u> <u>(vi) [... as per the Residential Zone]</u> <u>(vii) Metal cladding, provided the cladding is hung vertically with visible ridges or grooves at a maximum of 400 mm centres.</u>	The addition of metal cladding into the palette of cladding materials for buildings in the Industrial Zone was recommended in the Boffa Miskell report. These materials provide a more utilitarian appearance, more in line with what is generally found within industrial areas. Provided the materials are painted in recessive colours these buildings should blend into the overall style of development seen in Hanmer Springs.
45.	(c) Colour [... as per Residential Zone] (d) Same or similar [... as per Residential Zone]	Replace with proposed provisions (as proposed in this plan change) from the Residential Zone: (c) <u>Exterior colour</u> <u>[... as per the Residential Zone]</u> Delete rule: <del>(d) Same or similar</del>	
46.		Insert new rules: <u>(d) Exterior lighting</u> <u>[... as per the Residential Zone]</u> <u>(e) Exemptions for existing buildings:</u> <u>[... as per the Residential Zone]</u>	
47.		<b>4.17A Restricted discretionary activity</b> <u>The following activity is a restricted discretionary activity:</u>	



		<p><u>1. Any activity that does not comply with the standards set out in Rule 4.17.13.</u></p> <p>The Council will restrict its discretion to the following matters:</p> <p>(a) <u>The extent to which the overall design of the building is consistent with the alpine character of the Township.</u></p> <p>(b) <u>The extent to which the building complements the surrounding natural environment.</u></p> <p>(c) <u>The extent to which the building is visible in the landscape.</u></p> <p>(d) <u>Whether there are practical or locational constraints that affect the ability to comply with the design standards.</u></p>	
48.	<p><b>4.18 Discretionary activities</b></p> <p>Any permitted activity which does not comply with any condition for permitted activities in Rule 4.17.</p>	<p><b>4.18 Discretionary activities</b></p> <p>Any permitted activity which does not comply with any condition for permitted activities in Rule 4.17 <u>and is not otherwise listed as a restricted discretionary activity.</u></p>	Ancillary change to account for the addition of restricted discretionary activity status.
<p><b>Open Space Zone</b></p> <p><b>4.21.14 Additional design standards for Hanmer Springs</b></p> <p>In addition to all other Open Space rules, any building in the Hanmer Springs Settlement Area shall comply with:</p>			
49.	<p>(a) Window orientation [... as per Residential Zone]</p>	<p>Amend rule in line with the proposal for the Residential Zone:</p> <p>(a) Window orientation: <u>[... as per the Residential Zone]</u></p>	
50.	<p>(b) Roof pitch: (i) 80% of the roof area of the principal building shall have a pitch of at least 25 degrees; (ii) Accessory buildings shall have a roof pitch of at least 20 degrees.</p>	<p>Keep rule:</p> <p>(b) Roof pitch: (i) 80% of the roof area of the principal building shall have a pitch of at least 25 degrees; (ii) Accessory buildings shall have a roof pitch of at least 20 degrees.</p>	
51.	<p>(c) Cladding material [... as per the Residential Zone]</p>	<p>Replace, amend or delete rules in line with proposed provisions (as proposed in this plan change) from the Residential Zone:</p> <p>(c) Cladding material: <u>[... as per the Residential Zone except for vii and viii]</u></p>	
52.		<p>Insert new rule:</p> <p>(d) <u>Exterior colour:</u> <u>[... as per Residential Zone]</u></p>	Design standards for exterior colour in the Open Space Zone was an omission from the full District Plan review. Adding back in control of the exterior colour of buildings within the Open Space Zone is consistent with standards in the other design areas.
53.		<p>Insert new rule:</p> <p>(e) <u>Exterior lighting:</u> <u>[... as per Residential Zone]</u></p>	

54.		<p>Insert new rule:</p> <p>(f) <u>Exemptions for existing buildings</u>  [... as per the Residential Zone]</p>	
55.		<p><b>4.21A Restricted discretionary activity</b></p> <p>The following activity is a restricted discretionary activity:</p> <p>1. <u>Any activity that does not comply with the standards set out in Rule 4.21.14.</u></p> <p>The Council will restrict its discretion to the following matters:</p> <p>(a) <u>The extent to which the overall design of the building is consistent with the alpine character of the Township.</u></p> <p>(b) <u>The extent to which the building complements the surrounding natural environment.</u></p> <p>(c) <u>The extent to which the building is visible in the landscape.</u></p> <p>(d) <u>Whether there are practical or locational constraints that affect the ability to comply with the design standards.</u></p>	
56.		<p><b>4.22 Discretionary activities</b></p> <p>The following activities are discretionary activities:</p> <p>1. Any activity not specified as a permitted, <b>restricted discretionary</b> or non-complying activity, including any permitted activity that does not comply with one or more of the standards for permitted activities under Rule 4.21.</p>	<p>Ancillary change to account for the addition of restricted discretionary activity status.</p>
<p><b>Rural Zone</b></p> <p><b>3.4.3.24 Additional controls for the Rural Zone – Hanmer Springs design standards</b></p>			
57.	<p>(a) Unless otherwise specified, all buildings (including accessory buildings) located in the Hanmer Basin Management Area shall comply with the additional design standards listed in Rule 4.6.19.</p>	<p>Replace rule and copy the following provisions (as proposed in this plan change) over from the Residential Zone:</p> <p><u>24. Additional controls for the Rural Zone - Hanmer Basin Management Area:</u></p> <p>(a) <u>Window orientation:</u>  [... as per Residential Zone]</p> <p>(b) <u>Roof pitch</u>  [... as per Residential Zone except ii and iv]</p> <p>(c) <u>Cladding material:</u>  [... as per Residential Zone except vii]</p> <p>(d) <u>Exterior colour:</u>  [... as per Residential Zone]</p>	<p>This proposed plan change proposes setting out design standards within the rural chapter as standalone rules rather than referring to the design standard provisions for the Residential Zone in the settlements chapter. This is consistent with the layout of the plan where generally rules are repeated where they are relevant to multiple zones, instead of a rule being in one location within either a chapter of district wide rules, or a specific chapter for a particular environment.</p> <p>All the rules to be copied over from the Residential Zone are currently applied to all buildings within the Rural Zone through reference to Rule 4.6.19. Officers consider the application of these rules is still an efficient and effective way to achieve the outcome sought by the plan for the Hanmer Basin.</p>

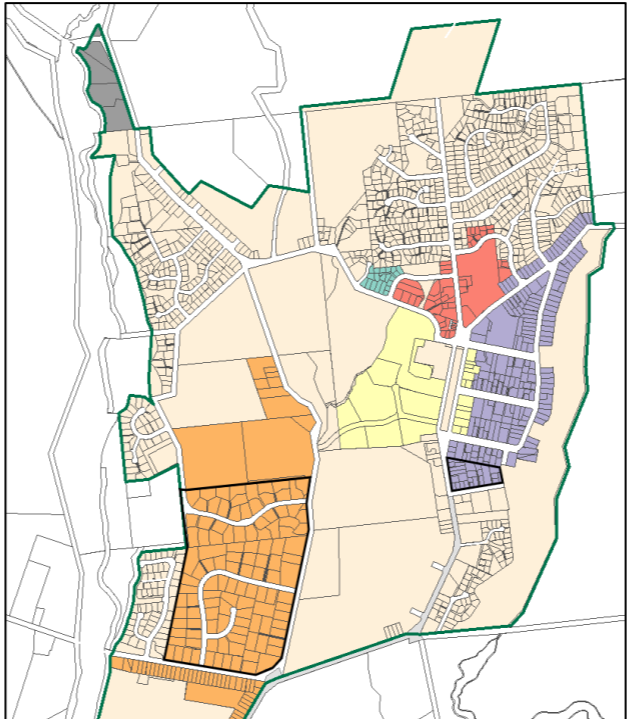
58.		<p>Insert new rule:</p> <p><u>(e) Buildings associated with primary production activities:</u></p> <p><u>For buildings associated with primary production activities located more than 30 m away from a dwelling or principal building the only design standard in Rule 3.4.3.24 that shall apply is for exterior colour, Rule 3.4.3.24(d).</u></p> <p>Definition of primary production activities:</p> <p><i>Primary production activities means activities that involve the production of primary products such as those from intensive farming, agricultural, horticultural, floricultural, aboricultural, or forestry activities but does not include mineral extraction or mineral processing.</i></p> <p>(note a minor change is proposed to this definition as part of plan change 4. The change is a minor change to refer to intensive primary production instead of intensive farming).</p>	<p>The purpose of this rule is to reduce the cost of compliance for buildings associated with primary production activities from either having to comply with the design standards or apply for resource consent not to.</p> <p>Under the current rule framework, unless otherwise specified Rule 3.4.3.24(a) requires all buildings (including accessory buildings) located in the Hanmer Basin Management Area to comply with the additional design standards listed in Rule 4.6.19. Accessory buildings were deliberately included as part of the District Plan review process.</p> <p>The intention of this was to more effectively manage the design, appearance and materials of buildings throughout the Basin to maintain and enhance the general alpine character of the area. However, in practice the rule is inefficient as the application includes any farm accessory building within the rural area regardless of its location or visibility.</p> <p>No submissions were received on this rule during the District Plan review public notification process and the rule has remained as notified. However, since officers started applying this rule, community feedback has identified the introduction of this rule is unpopular, particularly when consent is required for farm accessory buildings where any potential effects of these buildings are avoided due to remoteness.</p> <p>Where Council has received resource consent applications for farm accessory buildings to breach this rule, all have been granted on the basis the farm accessory building would not be out of character within the rural receiving environment and as such any adverse effects on landscape character would be less than minor. This suggests the present rule does not strike a balance between maintaining alpine character of the Hanmer Basin and recognition of the underlying rural character and the need for landowners to carry out rural activities without unnecessary consent hurdles.</p> <p>This indicates the present rule is very effective at achieving the alpine character sought, but it isn't very efficient or effective at achieving the general rural objectives which seek to allow for primary production activities to be carried out efficiently and effectively while maintaining the character and amenity values of the rural area. A more balanced approach is required to ensure all outcomes sought by the plan are able to be achieved in an efficient and effective manner.</p> <p>Farm buildings are an expected part of the rural context of the Hanmer Basin. The proposed rule seeks to recognise and balance this dual character by allowing buildings associated with primary production activities constructed more than 30 metres from a dwelling to be constructed like a normal farm building. The 30 metre distance has been used as it is consistent with the distance of minor dwellings. Any accessory building within 30 metres of a dwelling is considered to be a residential accessory building and/or visually connected to the dwelling and therefore is required to meet the design standards to maintain alpine character.</p> <p>The use of 'buildings associated with primary production activities' is intended to capture principal buildings associated with primary production, but exclude other types of principal buildings such as venues and visitor accommodation.</p> <p>To ensure buildings associated with primary production activities continue to maintain the landscape character and visual amenity of the Hanmer Basin the rule requires compliance with proposed Rule 3.4.3.24(d) for exterior colour. This is to</p>
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			<p>try and ensure farm buildings, while expected in the rural context, remain visually recessive when viewed in the landscape context of the Hanmer Basin.</p> <p>Overall the proposed rule is considered to be significantly less stringent for rural landowners than the current provisions. It is considered to be a more efficient and effective approach to achieving the all the outcomes sought by the plan for the Rural Zone than the current blanket application of the design standards.</p>
59.		<p>Insert new rule:</p> <p><u>(f) Building setback requirements</u></p> <p><u>Along both sides of State Highway 7A all buildings shall:</u></p> <p><u>(i) Be setback 150 m from the road boundary, except the standard setbacks in Rule 3.4.3.1(c) shall apply to farm accessory buildings with a footprint of 300 m<sup>3</sup> or less.</u></p>	<p>The Hanmer Springs Growth Management Strategy 2006 identifies the State Highway 7A ('SH7A') approach into Hanmer Springs Township, highlighting the views out across the plains and ranges to the north and west in the distance, noting this strongly contributes to the visual and amenity character of the Hanmer Basin. The strategy recommends protection of the significant visual and amenity values associated with the Hanmer Basin landscape.</p> <p>Erosion of the visual and amenity character along SH7A appears to be predominately concerned with the impact of increased development on either side of the road. Rule 3.4.3.1 currently provides for the construction of a building that does not contain a sensitive activity to be setback a minimum of 25 metres from a strategic arterial road (i.e. SH7A). Buildings that contain sensitive activities are to be setback 80 metres. Increased development of large farm accessory buildings only 25 metres from the road boundary would severely impact on the current visual and amenity values the plan seeks to achieve through the proposed objective and policy framework.</p> <p>The proposed rule seeks to maintain the amenity values of the Hanmer Basin by increasing the development setback for development along both sides of SH7A. The proposed rule seeks to exclude farm accessory buildings with a footprint of less than 300 m<sup>3</sup>. This exception seeks to retain some flexibility for landowners to utilise this part of their properties as smaller farm accessory buildings at the standard setback distance are not considered to be visually dominant from SH7A and would align with the outcomes sought by the rural objectives in the plan.</p> <p>Overall, the inclusion of an increased setback along SH7A is considered to be an efficient and effective method to achieve the outcome sought by the plan and the 2006 Growth Management Strategy.</p>
60.		<p><u>(g) Exterior lighting:</u></p> <p><u>[... as per Residential Zone]</u></p> <p>Amend definition of temporary activity:</p> <p><b>Temporary activity</b> means the short term or intermittent use of any land or structure for an activity not carried out in the site on a regular basis and includes:</p> <p>[...]</p> <p><u>Temporary activities associated with primary production activities such as flood lighting to assist the loading and unloading of stock at night.</u></p>	<p>Copy proposed provisions over from the Residential Zone.</p> <p>This rule will not impact on temporary activities in the Rural Zone. Temporary activities are covered by Rule 3.4.3.15. This rule requires temporary activities comply with rules 3.4.3.11 (setbacks from the National Grid); 3.4.3.16 (earthworks); and 3.4.3.19 (mineral extraction) and the listed performance standards only.</p> <p>The amendment to the temporary activity definition will make it clear these activities are not intended to be captured.</p>
61.		<p><u>(h) Exemptions for existing buildings:</u></p> <p>Where an <del>existing principal or accessory</del> building does not comply with the design standards for permitted activities, alterations and extensions are exempt from the requirement to comply with the</p>	<p>This is the same rule that is included in the Residential Zone rules. However, for the Rural Zone it is proposed to keep the part excluding 'where the use of the building changes to residential'. The purpose of this is prevent the conversion of farm accessory buildings into dwellings to circumvent the design standards.</p>

		relevant design standards, provided the alterations and/or extensions are the same or similar to the existing design feature of the building, except where the use of the building changes to residential.	
62.	(b) Maximum floor area: within the Woodbank Landscape Management Area, 500 m <sup>2</sup> gross floor area (excluding farm buildings); and (c) In the Rural Zone within the Woodbank Landscape Management Area, no dwelling unit or principal building shall be erected between the road boundary and the 50 m and 100 m building line restriction, as shown in Appendix 3.2.	(i) <u>Woodbank Landscape Management Area:</u>  (i) <u>The maximum floor area of any building shall be 500 m<sup>2</sup> gross floor area (excluding farm accessory buildings).</u>  (ii) <u>No dwelling unit or principal building shall be erected between the road boundary and the 50 m and 100 m building line restrictions as shown in [Appendix 3.2].</u>	Reformat rule to fit in with the other changes proposed.
63.		<b>3.4.5 Restricted discretionary activities</b>  <u>8. Any building that does not comply with the standards set out in Rule 3.4.3.24 unless otherwise specified.</u>  <u>The Council will restrict its discretion to the following matters:</u>  (a) <u>The extent to which the overall design of the building is consistent with the alpine character of the Hanmer Springs Township.</u>  (b) <u>The extent to which the building complements the surrounding natural environment.</u>  (c) <u>The extent to which the building is visible in the landscape.</u>	Currently, like in the Settlement Chapter, all breaches of the design standards revert to a discretionary activity status:  <i>Rule 3.4.6.2: Any permitted activity that does not comply with one or more of the standards for permitted activities under Rule 4.6 and is not listed as a restricted discretionary or non-complying activity.</i>  Consider a restricted discretionary activity status to be more appropriate as overarching matters to consider are able to be identified. This approach also provides guidance to applicants around what information needs to be covered off in an application for resource consent.

## Design standard areas

The design standard areas are shown on the planning maps. Changes proposed to the boundaries of some design areas are outlined below.

64.	<b>Old Town</b>  The Old Town design area is identified as the purple area on the design standards layer of the planning map. This area is recognised as having a different character to the rest of the Township informed by the older pattern of development, e.g. heritage cottages and bungalows.		Reduce the extent of the Old Town design area to the south. This will exclude the northern side of Bath Street. This adjustment has been adopted from the recommendation made in the Boffa Miskell report. The report considered this area does not contain the distinctive characteristics seen in the rest of the Old Town design area and as such would be better included within the general design standard area.
65.	<b>Bricks</b>  The Brick design area is identified as the orange area on the design standards layer of the planning map. This area provides for certain bricks as the main cladding option for buildings. This area was introduced in 2005 by plan change 1 to the Inoperative District Plan.		Reduce the extent of the brick area to the orange area outlined in black in line with the recommendation in the Boffa Miskell report. Bricks are not considered to promote or maintain alpine character very effectively. Consider use of bricks as the main cladding type should be considered on a case by case basis through the resource consent process. Bricks will continue to be able to be used on up to 30% of the cladding of a building without resource consent (provided the other 70% is clad in compliant materials as per Rule 4.6.19(c) (as proposed)).
66.	<b>Amuri Business and Town Centre Business Design areas</b>  The Amuri Business design area is identified as the yellow area and the Town Centre Business design area is identified as the red area on the design standards layer of the planning map.		Having two business design areas is considered overly complicated and not very efficient. The only real difference between the two is the Amuri Business area is able to use colours from the Old town palette, as well as from the general design area palette.

			<p>Merging will mean the Old Town palette will no longer be able to be used in this area unless resource consent is applied for. Note there are rules in each zone that exempts any alterations or extensions to existing buildings that do not comply with the design standards from having to comply with the design standards (except where the use of the building is changing to residential).</p>
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