



## Hanmer Township Forward Work Programme – December 2008

This report has been prepared for the Hurunui District Council by the Hanmer Township Strategy Group (the group). The group was established by the Council in April 2008. The group's purpose was to review and consider actions that might be needed to progress the Hanmer Springs Growth Strategy and address and make recommendations back to the Council concerning development issues and pressures confronting the town.

The group met in May and July 2008 and prepared a discussion paper that canvassed a number of issues relating to Hanmer Township. These issues are listed in the Council minutes (see next page).

Before reporting back to council the group underwent a consultation process with the community on the identified issues. This report contains the findings and recommendations from the group. The group recommendations were adopted by the Council in December 2008. The recommendations will now be incorporated into the Council's forward work programme.

Extract from:

**MINUTES OF AN ORDINARY COUNCIL MEETING OF THE HURUNUI DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS, 66 CARTERS ROAD AMBERLEY ON 18 DECEMBER 2008 AT 9.31 A.M**

**6.8 HANMER TOWNSHIP STRATEGY FINDINGS**

The Manager of Environmental Services advised that the Hanmer Township Strategy Groups purpose was to review and consider actions that might be needed to progress the Hanmer Springs Growth Strategy in terms of development and pressures confronting the town. The Strategy Groups findings were presented for the Council's consideration and adoption.

The options that the Strategy group considered were:

- Areas for future growth; as outlined in areas of appendix three and four of the report
- Infrastructure
- The impact on the business centre with the redevelopment of the Queen Mary Site
- Parking and standards
- Apartment living and height restrictions
- Subdivision and lifestyle development
- Road improvements for linkages between East and West
- Assign land to be zoned for establishment of service industries

THAT THE COUNCIL RECEIVE THE REPORT PREPARED BY THE HANMER TOWNSHIP STRATEGY GROUP.

THAT THE COUNCIL RESOLVE TO ADOPT THE RECOMMENDATIONS CONTAINED IN THE REPORT.

THAT THE COUNCIL INSTRUCT THE RELEVANT OUTCOMES OF THE HANMER STRATEGY GROUP BE BUILT INTO THE FORWARD WORK PROGRAMME OF THE RELEVANT DEPARTMENT OF THE COUNCIL.

Jackson/Malthus

CARRIED



Report to the Hurunui District Council and Hanmer Springs Community Board

Report by the Hanmer Township Strategy Group Findings & Recommendations December 10<sup>th</sup> 2008

NOTE: THE FINDINGS OF THE HANMER TOWNSHIP STRATEGY GROUP AS DESCRIBED IN THIS PAPER DO NOT REPRESENT COUNCIL POLICY. THE HANMER TOWNSHIP STRATEGY GROUP CONSISTED OF THE HANMER SPRINGS COMMUNITY BOARD, CR MICHAEL MALTHUS, CR JULIE COSTER & CR MIEKLE

# **Hanmer Springs Township Strategy Group**

## **Issue Identification/ Consultation/Recommended Path Forward**

### **1 Background**

- 1.1 The Hanmer Township Strategy Group (the Group) was established by the Council at its April 2008 meeting. The Group's purpose was to review and consider actions that might be needed to progress the Hanmer Springs Growth Strategy and address and make recommendations back to the Council concerning development issues and pressures confronting the town. The Strategy Group was made up of the Hanmer Springs Community Board, Councillor Meikle (Chair of Environmental Services), Councillor Coster and Councillor Malthus.
- 1.2 The Group acknowledged the work programme on the redevelopment of the Hanmer Springs Town Centre was effectively complete and the consultative process used succeeded in achieving a successful end design. Physical work on this project will commence in March 2009. Expressions of interest from suitable contractors to carry out the physical work have been called for and close on the 23 December 2008. Some fine tuning of the design has been necessitated to take into account land ownership. The timing of this project will be worked through with the Hanmer Springs Business Association to minimise disruption associated with the works.
- 1.3 This Strategy Group met on the 10<sup>th</sup> May 2008 and the 18<sup>th</sup> of July and prepared a discussion paper that canvassed a number of issues relating to Hanmer Township. These included considering options relating to:
  - Areas of future growth - a preferred staging programme.
  - Infrastructure planning for the next 10 years and beyond.
  - The impact of the redevelopment of the Queen Mary site on the central business district of Hanmer Springs Township.
  - The need to review parking within the Township including District Plan standards.
  - The role of apartment living in Hanmer Springs and heights restrictions visa vie visitor accommodation.
  - The impact of subdivision and lifestyle development on Woodbank Road and SH7A.
  - Improving east west linkages between Conical Hill Road and Jacks Pass Road.
  - The need to identify suitable land that could be zoned to provide for the establishment of service industries for the town.
- 1.4 The Strategy Group considered that it would be appropriate prior to reporting back to the Council that consultation should be undertaken with

the community and key stakeholder groups to ensure the issues it has identified were consistent with those of the community and where they are these be investigated over the next 1-3 year time period. Consultation with stakeholder groups and individuals occurred over the 14 and 15 October 2008. This report includes the outcome of that consultation. The list of stakeholders represented at the community forums and summary of the comment arising from this is attached as Appendix 1 to this report. Several written submissions were also received. These are appended to this report as Appendix 2.

- 1.5 The Strategy Group considered it appropriate it report back to the Council and the Hanmer Springs Community Board on the issues it considered by way of a series of recommendations and the priority that should be attached to these from a timing perspective. It also seeks appropriate funding be set aside where identified through the Council's Long Term Community Plan to undertake work proposed where this does not already exist.

## **2 Hanmer Springs Growth Strategy – Findings**

- 2.1 The Group noted that the Council and Board in 2006 commissioned the Hanmer Springs Growth Management Strategy & Town Centre Plan. The Plan identified 15 separate locations where future growth might be accommodated subject to further work relating to infrastructure development. A copy of Figure A1 "Recommended Growth Strategy – July 2006 extracted from the above strategy is attached to this paper as Appendix 3 and identifies the location of these areas.
- 2.2 The Group noted the Council District Plan is due for review in 2013 where a comprehensive review is likely to take place of the need for additional land to accommodate future residential development. The Strategy Group through its discussions concluded sufficient land is currently zoned for residential use. This supply will be supplemented through additional rezoning occurring through private plan changes. The Group considers however that those promoting private plan changes should be encouraged as far as possible to develop land in a way that is consistent between and within the different identified potential development areas.
- 2.3 From a preferred staging point of view the Strategy Group considers it desirable that growth (subject to servicing issues and any other physical constraints that can be mitigated) be accommodated in the next 10 years in areas 1, 2, 3, 5, 7, 14 and 15. The Strategy Group recognised area 2 on the plan was already urbanised and little opportunity existed for further development. The following areas 8, 9, 9a, 10, 11, 12, 12a and 13a would be expected to be developed beyond the ten year planning period.

- 2.4 The Strategy Group noted that several private plan changes were in the process of being developed in areas 1, 7, 14 and 15. Two of these were currently lodged with the Council. The total land area involved is approximately 65 hectares. It was agreed by the Strategy Group that of these areas, areas 1 and 15 if successfully rezoned would appear to be suitable for more intensive development. Development within area 1 would need to be consistent with the recommendations of the Growth Strategy. It was considered the development of these areas would cement and more strongly tie the Woodbank Road development with the rest of the township particularly when considered in respect of development area 7.
- 2.5 It was recognised that area 14 would require appropriate research being undertaken regarding flood and inundation risks from the Chatterton River prior to or as part of any rezoning. The Strategy Group also considered it would be necessary to carefully consider the appropriate density of development in this area to avoid undermining the open character and amenity associated with the existing environment. The Group felt strongly that the density of development across this area should be consistent for its entire length irrespective of the current land ownership.
- 2.6 The group considered the development of these areas, particularly area 15, could meet the demand to provide affordable land/house packages for those wanting to work in the area; but are currently excluded from this because of the current entry cost to housing in Hanmer.
- 2.7 It was noted that Hanmer would require additional land to accommodate service type business and industries into the future including bulk storage and retail particularly if the towns footprint was to expand in the way anticipated. After much consideration it was considered it would be worth investigating with the owner of development area 15 the merits of establishing such an area in the southern quadrant of this block.
- 2.8 The group considered if areas 6 and 7 were developed this needed to be carried out carefully. Subdivision design would need to ensure the retention of a green belt with strong linkages to the Queen Mary site in the north and the Woodbank Road development to the south. This area needed to retain a country park feel with a mixed range of lot sizes and residential accommodation types. Access to this site would need to be managed and the Amuri Avenue oak planting should be replicated through to Woodbank Road as identified in Figure A11 in Appendix 4.
- 2.9 Area 5 which is part of the former Queen Mary Hospital site was considered to need special treatment given its zoning and proximity to the centre of Hanmer Springs Township. The Group considered it imperative that development of this site be undertaken in a way that was

- complementary to the reserve to the north and function as part of the town rather than separately to it. Mixed uses should be considered and care taken with access points onto Amuri Avenue. The Group considered it was important that the Council worked closely with the owners of this site
- 2.10 The Strategy Group did not support the development of area 4 which is currently occupied by the Hanmer Golf Club. It was felt this facility in the longer term could be complemented by an international golf development, (e.g. Millbrook), on areas 8, 9, 9a and 10 which could incorporate a resort/lifestyle and apartment development.
- 2.11 In the longer term planning horizon (15-35 years) the Group considered opportunities and pressure would come on for development of areas 11, 12, 12a, 13 and 13a. The Group felt these areas needed careful management with design based on low density housing options which are integrated into the forest environment and which protected the forest backdrop and feel to these areas.
- 2.12 It was recognised that this would bring with it its own set of challenges including strategies to reduce risks of fire and matters relating to public safety. Any such development would need to be structure-planned and take into account recreational walking and cycling tracks in the area. It was also acknowledged context and contour would be important and highly visible development should be avoided acknowledging that the forest was an important landscape value which supported Hanmer Township's alpine feel. There was a strong feeling that Hanmer development should be contained in the way promoted under the strategy and not be allowed to expand south along SH7A.
- 2.13 The Strategy Group also considered there was merit at some point in the future of investigating a common management agency to maintain and care for the extensive reserve network within and adjoining the township. This would ensure consistent management and a more coordinated response to resource use.

***Hanmer Springs Strategy Group Recommendations:***

THAT THE COUNCIL NOT UNDERTAKE ANY PLAN CHANGES TO REZONE ADDITIONAL URBAN LAND IN HANMER SPRINGS BUT REVIEW THIS SITUATION AS PART OF A WIDER REVIEW OF THE DISTRICT PLAN PRIOR TO 2013.

THAT THE HANMER SPRINGS COMMUNITY BOARD REVIEW ALL PRIVATE DISTRICT PLAN CHANGES RECEIVED IN HANMER TOWNSHIP AND USE THE SUBMISSION PROCESS WHERE APPROPRIATE TO ENSURE AS FAR AS POSSIBLE CONSISTENCY IN POLICY RESPONSES BETWEEN AND



WITHIN LAND PARCELS PROPOSED TO BE REZONED FOR DEVELOPMENT.

THAT THE COUNCIL WORK CLOSELY WITH THE PROMOTERS OF ANY PRIVATE PLAN CHANGE FOR AREA 7 TO SECURE THE OUTCOMES IDENTIFIED IN THE GROWTH STRATEGY TO:

1. CREATE STRONG LINKAGES BETWEEN THE TOWN CENTRE AND WOODBANK ROAD BY EXTENDING THE AMURI AVENUE OAK PLANTING ALONG SH7A ,
2. TO CREATE AND MAINTAIN A SENSE OF OPEN SPACE ACROSS THIS AREA THROUGH RESERVE DEVELOPMENT AND APPROPRIATE ROAD SETBACKS AS IDENTIFIED IN FIGURE A1. APPENDIX A4 TO THIS REPORT.
3. TO PROMOTE BUILDING DESIGN AND DEVELOPMENT THAT IS IN KEEPING WITH PROMOTING A STRONG ALPINE CHARACTER AND FEEL THAT WILL ACT AS THE SHOP FRONTAGE TO THE TOWNSHIPS ENTRANCE FOR THE NEXT FIFTY YEARS.

THAT THE COUNCIL ENGAGE WITH THE OWNERS OF AREA 15 TO DETERMINE THEIR INTEREST IN PROVIDING AS PART OF A PRIVATE PLAN CHANGE AN AREA OF LAND WHICH CAN BE ZONED TO ACCOMMODATE BUSINESS AND SERVICING INDUSTRY FOR HANMER SPRINGS.

THAT THE COUNCIL ENSURE THAT ANY REZONING PROPOSED FOR LAND CONTRAINED IN AREAS 11, 12, 13 AND 13A MAKE SUITABLE PROVISION TO REDUCE AND MITIGATE THE RISKS TO LIFE AND PROPERTY FROM WILD FIRE.

### **3 The impact of subdivision and lifestyle development on Woodbank Road and State SH7A - Findings.**

- 3.1 Since work began on the Growth Strategy the Group has noticed significant development trends are occurring down and along Woodbank Road and SH7A. It is accepted that these road links are likely to become more significant over time with increased vehicle use from visitors to the township and new home owners building in these areas. It was noted that the development trend in Woodbank road was of a uniform design based around a subdivision lot size of 5.0 hectares. This type of development has the potential to close down the landscape over time in the context of curtilage, shelterbelt planting and building location.

- 3.2 The Group considered it important that the scope of this development should be reviewed with the intention of looking at ways of allowing creative development focussed on retaining important views particularly to the north and creating an extension to the towns cycleway and walkway network.
- 3.3 The Group considers there needs to be a community discussion as to the appropriateness of the type of development occurring and what alternative options should be considered. The Group felt this discussion should be complemented with a technical assessment of the Woodbank Road area and review previous Council studies of the SH7A route to determine what if any changes might be required to the District Plan.

***Hanmer Springs Strategy Group Recommendations:***

THAT THE COUNCIL RECOGNISE THAT DEVELOPMENT PRESSURES ALONG WOODBANK ROAD AND SH7A HAVE THE POTENTIAL TO ERODE THE OPEN CHARACTER OF THE LANDSCAPE IN THIS AREA.

THAT THE COUNCIL AND HANMER SPRINGS COMMUNITY BOARD ENSURE FUTURE DEVELOPMENT IN WOODBANK ROAD AND SH7A PROVIDES FOR THE EXTENSION OF INTERGRATED WALKWAYS AND CYCLEWAY NETWORKS INTO THESE AREAS.

THAT THE COUNCIL SUPPORT A TECHNICAL LANDSCAPE REVIEW BEING UNDERTAKEN ALONG WOODBANK WITH A FOCUS ON IDENTIFYING LANDSCAPE TECHNIQUES THAT CAN BE USED THROUGH AMENDMENTS TO THE DISTRICT PLAN TO ENSURE APPROPRIATE SETBACKS FROM THE ROAD AND AN OUTLINE OF AN EXTENSION OF A WALKING AND CYCLEWAY NETWORK.

THAT THE COUNCIL REVIEW PREVIOUS LANDSCAPE DESIGN STUDIES ASSOCIATED WITH DEVELOPMENT ALONG SH7A WITH A VIEW TO DETERMINING WHAT ADDITIONAL MANGEMENT CONTROLS MAY BE NEEDED ALONG THIS ROUTE TO MAINTAIN ITS OPEN CHARACTER.

THAT THE ABOVE WORK BE PROGRAMMED INTO THE 2009/10 ANNUAL PLAN YEAR VIA THE LTTCP UNLESS IT CAN BE COMPLETED AS PART OF AN URBAN DESIGN BRIEF.

**4 Infrastructure Planning 10 Years – Findings**

- 4.1 The Strategy Group considers as a priority and in combination with future growth that each infrastructure area of the Council needs to be reviewed to ensure that services are increased and managed in a way that meets the expected growth in the Township and the immediate surrounds. This

needs to also take into account the increasing demand for services being created by the visitor industry. Separate Infrastructure papers need to be developed for:

- Sewerage
- Water
- Stormwater
- Rooding
- Reserves & Open Space.

4.2 Each infrastructure paper developed needs to take a holistic view of the service and identify the necessary strategic capital investments required into the future to service the demands of growth. This will be particularly important in the context of reviewing Hanmer Springs Townships reserves network and making decisions relating to taking on new permanent open space and ensuring these are linked together.

4.3 It is recognised by the Group that integrated stormwater planning for the township appears the most significant infrastructure issue confronting the township and existing preliminary work undertaken needs to be built on to provide a greater degree of certainty about planning for future development. The Woodbank Road intersection and sealing priority also needs review.

4.4 The Strategy Group identified that two significant recreational resources have come into public ownership for recreation since its inception. These resources are the Queen Mary site which will come under Council control and the St James high country station which will be controlled by the Department of Conservation on behalf of the Crown.

4.5 The Group believes both these resources have significant implications with respect to the type, number and reasons for people visiting and staying in the township. The Group considers it important that visitor numbers will need to be monitored and managed in a way that is sustainable into the future. To achieve this outcome it is recognised by the group that additional investment will be required to all aspects of township infrastructure.

***Hanmer Springs Strategy Group Recommendations:***

THAT THE COUNCIL AS A PRIORITY WITHIN THE NEXT LTCCP CYCLE DEVELOP COMPREHENSIVE STRATEGIC INFRASTRUCTURE PLANS FOR HANMER SPRINGS IN EACH OF THE FOLLOWING AREAS: WATER; SEWERAGE; STORMWATER; RESERVES; & OPEN SPACE AND ROADING.

IN PREPARING SUCH PLANS THE COUNCIL ACKNOWLEDGE AND PLAN FOR ANY IMPLICATIONS ASSOCIATED WITH PUBLIC OWNERSHIP OF THE SAINT JAMES STATION AND THE CROWN'S VESTING OF PART OF THE FORMER QUEEN MARY HOSPITAL SITE AS A RESERVE.

THAT THE COUNCIL AND THE HANMER SPRINGS COMMUNITY BOARD AS A PRIORITY UNDERTAKE THE NECESSARY WORK TO PROGRESS A INTEGRATED STORMWATER SYSTEM FOR THE TOWN.

THAT THE COUNCIL INVESTIGATE AND CONFIRM OPTIONS FOR FUNDING AN UPGRADE OF THE ARGELINS ROAD INTERSECTION WITH SH7A.

THAT THE COUNCIL ENSURE SUITABLE FUNDING BE PROVIDED IN THE 2009/18 LTCCP TO ENSURE THE WORK IDENTIFIED WITHIN THE ABOVE REQUIREMENTS IS COMPLETED

## **5 Strengthening East West Linkages between Conical Hill Road and Jacks Pass Road – Findings**

- 5.1 The Strategy Group considered that over time and as part of the town centre upgrade opportunities should be taken to ensure that the north south and east west linkages between Conical Hill and Jack Pass roads were strengthened as promoted between the Queen Mary site and the rest of the town. This linkage can be strengthened through paving, lighting and pedestrian improvements. It was recognised this would become even more significant with the development of the Queen Mary site to the south.

### ***Hanmer Springs Strategy Group Recommendations:***

THAT THE HANMER SPRINGS COMMUNITY BOARD REVIEW THE TOWN CENTRE UPGRADE PLAN AND CONSIDER OPPORTUNITIES TO STRENGTHEN THE EAST WEST LINKAGES TO THE TOWN AS PART OF THIS PROJECT.

## **6 The impact of the redevelopment of the Queen Mary site on the central business district of Hanmer Springs Township – Findings**

- 6.1 The Strategy Group have identified that the Queen Mary site is integral to the future development of the township and that it is important that the development of the site is undertaken in a way that integrates it with the rest of Hanmer Springs township.
- 6.2 The Hanmer Springs Growth Management Strategy & Town Centre Plan provides a number of solutions to achieve this. Once the final ownership of the site is determined the Group believes it will be critical for the Council to work closely with the new owner of the land which is not vested as

reserve to retain the open character of the site and ensure strong linkages exist with other parts of the township. There may also be a case for developing special planning provisions for the site in concert with the owners to ensure the above outcomes are achieved. The site has potential to accommodate more intensive development than the town generally and support hotel development. The aim of any redevelopment should be to target a small footprint to enable as far as practicable the retention of the park like character of this area. Again the Growth Committee sees it as imperative that a close relationship be forged with the new owner of the site to ensure integration will occur at all planning levels.

***Hanmer Springs Strategy Group Recommendations:***

THAT THE COUNCIL ENGAGE WITH THE NEW OWNERS OF AREA 5 ONCE IT TRANSFERS TO NEW OWNERSHIP AS EARLY AS POSSIBLE TO WORK COLLABORATIVELY TO ENSURE DEVELOPMENT OF THE FORMER QUEEN MARY SITE IS UNDERTAKEN IN A WAY THAT PRESERVES THE SITE'S PARK LIKE CHARACTER AND ENSURES STRONG CONNECTIVITY TO JACKS PASS ROAD IN THE NORTH AND THE TOWNSHIP TO THE EAST ALONG AMURI AVENUE.

THAT THE COUNCIL PROMOTE A MASTER PLAN APPROACH TO THE DEVELOPMENT OF FORMER QUEEN MARY HOSPITAL SITE TO ACHIEVE THE ABOVE OBJECTIVE.

THAT SEPARATE RESOURCING BE IDENTIFIED WITHIN THE 2009/18 LTCCP TO ACHIEVE THIS OUTCOME.

**7 The need to review parking within the Township including District Plan standards – Findings**

7.1 The Strategy Group consider as a priority consideration needs to be given to public parking in Hanmer Springs, its availability and location. The Strategy Group also consider there needs to be alternatives provided to developers to providing onsite car parking as required under the District Plan. Potentially valuable inner commercial space is being lost through the need to provide onsite parking. The Group accepts that parking standards and requirements in the District Plan may need review but wants also to ensure that those creating demand for parking contribute fairly to its cost and that this doesn't become a burden to future ratepayers. The Group strongly believes the Council must take a stronger leadership role in this area. Consideration should also be given to introducing pay and display parking in key areas to offset the cost of constructing car parking.

- 7.2 It was also noticed that the carpark at the southern end of Amuri Avenue was poorly used. The Group considered this in part was due to the lack of directional signage and visibility of this carpark.

***Hanmer Springs Strategy Group Recommendations:***

THAT THE COUNCIL COMMISSION A STUDY TO IDENTIFY A LONG TERM PARKING STRATEGY FOR HANMER SPRINGS BASED ON IDENTIFYING AND ENCOURAGING THE PROVISION OF PUBLICLY ADMINISTERED CARPARKING AT KEY LOCATIONS THE COST OF WHICH IS OFFSET BY DEVELOPMENT.

THAT THE COUNCIL CONSIDER OPTIONS TO BETTER PROMOTE THE PUBLIC CARPARK AT THE SOUTHERN END OF AMURI AVENUE INCLUDING IMPROVED SIGNAGE AND ACCESS TO THE SITE.

THAT DEDICATED RESOURCING IS IDENTIFIED WITHIN THE 2009/18 LTCCP TO ACHIEVE THIS OUTCOME.

**8 The role of apartment living in Hanmer Springs and heights restrictions visa vie visitor accommodation – Findings**

- 8.1 The Strategy Group believes there needs to be a community discussion on the appropriateness of apartment living in Hanmer Springs Township and height of such buildings under the District Plan. Currently the District Plan does not readily provide for such living and anecdotally there seems to be a substantial demand for this accommodation. It is clear to the Group from public feedback the reaction to apartment living is somewhat dictated by the perception of the scale and form this development may take.
- 8.2 The view has also been expressed that the opportunity for this development is restricted because of the height restrictions of the current District Pan. Potentially the future footprint of the township could be substantially reduced through an amended response to apartment living under the District Plan.
- 8.3 The Strategy Group considers it appropriate to engage an urban design expert to provide it with advice on the appropriateness of apartment living in Hanmer Springs, preferred siting of such buildings and the height such buildings should be allowed to be constructed taking into account the need to retain the alpine character and setting of the village.

***Hanmer Springs Strategy Group Recommendations:***

THAT THE HANMER SPRINGS COMMUNITY BOARD AND COUNCIL COMPLETE AN URBAN DESIGN REVIEW OF APARTMENT LIVING AND HEIGHT RESTRICTIONS AS A PRIORITY FOR THE VILLAGE WITH EXISTING FUNDING SET ASIDE FOR THIS PURPOSE IN THE 2008/09 FINANCIAL YEAR.

THAT ONCE THIS WORK IS COMPLETED THE HANMER SPRINGS COMMUNITY BOARD AND THE COUNCIL ENGAGE WITH THE LOCAL COMMUNITY AND DETERMINE WHAT IF ANY CHANGES TO THE DISTRICT PLAN SHOULD BE PROMOTED.

# APPENDIX ONE STAKEHOLDER PARTICIPATION & SUMMARY OF STAKEHOLDER CONSULTATION



## **Hanmer Springs Growth Strategy Consultation Summary 14/15-Oct-2008**

### ***Attendees***

Councillors: Michael Malthus, Judy Meikle, Julie Coster  
HSCB: Rosemary Ensor (Chair), Andrew Cameron, Nick Cowie  
Staff: Andrew Feierabend, Scott Pearson, Jan Weaver  
Jeff Dalley (HSBA)  
Doug Spencer (Alpine Resort Apartments Ltd)  
June Manion (Harcourts)  
Peter Aitchison (for Ian McAuly)  
John Beattie  
Margaret Thompson (Amuri Arts Council)  
Dr Robert Crawford  
Chris Hughie and Nick Wenbourne (NZ Police)  
Ian McCabe (Tree Bears Nursery)  
Janine Dunlop (NZHPT)  
Tony Sewell (Ngai Tahu Property)  
Graeme Abbot (Hanmer Springs Thermal Reserve)  
Richard Tapper (Village News)  
Virginia Bagrie (Fontainebleu)

### ***Apologies***

Alistair Dunbar (McQuarrie Holdings Ltd)  
Brent Enor (Century Park Developments Ltd, Waterview Developments Ltd, Hanmer Farm Ltd)  
Michael Sweeney (Cavell Leitch Law)  
Sue Harris (Amuri Arts Council)

### ***Priorities – next 10 years***

There was general agreement with the priorities as outlined in the discussion document, except that it was agreed that Area 5 (Queen Mary) should be included regardless of ownership. Specific comments follow.

#### **Area 1 (Woodbank/Argelins)**

95% of this area's residents are permanent  
Infill behind lower density frontage will be overlooked and seen anyway as area is lower than surroundings  
Original purchasers will be 'sold short' if density increases  
Was intended as a transition zone but difficult to retrofit as houses usually built in centre of lot  
Tree planting is underway and will mitigate visual impact to a point  
Cluster development was not supported by landowners previously - possibly revisit for Woodbank Rd to prevent closing in of landscape

Extend walkways/cycleways to service Woodbank Rd  
Landscape assessment is required

### **Area 5 (Queen Mary)**

Concept will be presented in 1 hit as planning move via private plan change process

Geotechnical assessment has reported major issues and reduces the area of land available for development

Commercial frontage to Amuri Ave

2-3 storey max. apartments bordering golf course

500m<sup>2</sup> sections are too big for a holiday town

Linkages to northern end and Argelins Rd.

Roading with soft engineering has been included in the early planning

Will use street grids as walking access, not cul de sacs

Move town market into central asphalt area (between Rutherford Clinic & old medical centre)

'Won't build anything that looks like that last block of shops' – propose English style/old town eg weatherboard and building covenants

Prefer mix social/age structure and site size

There is no use for existing southern end infrastructure but the morgue will be moved and preserved

Difficulties in contacting people re sculptures in spiritual garden – need 'solid discussion' on this area

Include parks and children's play area

Entrances from Amuri Ave through existing/new gaps in trees? – not comfortable with too many new accessways – look at service lane at rear of commercial frontage

undertake extensive communication with Ngai Tahu as a substantial land owner

### **Areas 6 and 7 (Town entrance)**

Continuing avenue of trees is 'crucial'

Setbacks are important

Area 7 has potential for stormwater detention as landscape feature

### **Area 15 (SH7A)**

Is unobtrusive

Will be low impact

Will strengthen Woodbank link to rest of HS (some 1<sup>st</sup> time visitors think that that's all of HS)

See supermarket comments also for this area

### ***Priorities – 10+ years***

#### **Area 8, 9, 9a and 10**

Are 2 golf courses required? – 50 yrs out growth could support and would be 2 different markets

Would rather see walkways/cycleways for families on valley floor

### **Areas 11-13a (Forest lifestyle)**

Density, contour and context are important

Have probably gone too far up Conical Hill (460m)

Possible cluster housing for fire risk reduction and buffering

See Peel Forest (suggest site visit), Tahoe, Dalefield examples

'Port Hills effect' at night

Flat/sunny sites are preferable to hilly/Sthn aspect

Heating, energy use and building costs are considerations

Tenure is important – land may not be available for development – but need to have input as 'what would we like to see'

Possible landscaping standards to maintain existing trees or replant

Take a cautious approach re site sizes and visual impact for area north of Jollies Pass Rd (past existing development and opposite the hills), possible landscaping standards

Ngai Tahu support circumference expansion, picked contours pretty well (up to 460m) – flat land is easy to develop but that shouldn't be the driver, don't spread down SH7A

Move residential into lower foothills – 'sunshine development', maintain forestry on upper levels

Provide reasonable buffer between residential and forestry activities – current buffer in parts is inadequate

Partnership agreement is required re forest lifestyle areas

Arrangement on heritage forest is 'loose' – some tradeoffs will be required

Areas 11, 12, 13, and 13a would have a high fire risk. Creating extended satellites of 12 and 12a with clear areas around would be safer. Refer to the paper prepared after the Canberra fires 2002/2003.

Important that the forest's ambience is not degraded through neglect or unwise development

Area 11 - development would require removal of recreation Covenant which is not supported by HHFT

Areas 12 & 12a – ensure that ecological protective zones adjacent to major pathways precede development by several years. Cluster dwellings in grassy glades rather than extensive low-density. Preserve wooded margins along Jollies Pass.

Areas 13 & 13a – comments as per 12 & 12a plus surrounding Conical Hill with urbanization will detract from the forest view from the summit

### ***Apartments and height***

Everyone has a different take on apartments – need urban design input

Need a site coverage standard

Consider locations and identify areas

Scale and context are very important - existing neighbours and landscape

Apartments will ruin character – need to be broken up to see vistas through and height restricted

Building height should not be competing with tree height and alpine backdrop  
Low profile style preferred eg Lodge pond development (Century Park)  
Keep close to town centre but historic village is 'off limits' (though already eroded at margins by motels)  
Zone enough area to accommodate forecast growth  
HSBA support higher density with design standards and status quo re height eg Arrowtown  
HSTP&S support Arrowtown development i.e. low, spread with 2 storey maximum – would help with staff accommodation  
3D visuals of proposals are important for assessment  
Aging population and wellbeing theme supports consolidated/denser growth  
HS as wellness destination will become more important as pressure in cities increases  
Long term residents have to leave to live in apartments in Christchurch but would stay if apartment living available  
Consider converting existing motels to apartments

### ***Traffic***

Pedestrian traffic has priority, then bikes, last cars  
Send strong visual clues at entrance to town – park at bottom carpark and walk – design will modify behaviour  
Conflict between bottom carpark/QM access  
HSBA support 1-way system up W side of Amuri with LH turn only onto Jacks Pass  
Need to restrict delivery times for commercial vehicles – HSBA service road still within the plan  
Defer decision on 1-way system until QM certain as potential for additional access points.  
Don't defer as has been put off long enough already, implement something that can be built on later.  
Police support 1-way option as per HSBA, drop off zones and restricted delivery times  
Apartments would reduce traffic  
Low speed limit on Amuri Ave  
Need 'legal' pedestrian X-ings - paved X-ings are not 'real X-ings and need to be legal for safety and enforcement, especially at the Nthn end of Amuri which needs greatest protection as is used by all our children. Do it right now and save having to remove them later after an accident. (Action: investigate process to apply)  
Cater for disabled  
HSBA 'would rather someone walked past my shop than drove past'  
MM sought traffic proposal from HSBA

### ***Parking and pedestrians***

Parking strategy is needed urgently – led by Council but paid for by business?/how?/when?

Address once and for all  
Survey to determine if required – ‘lots of empty carparks’. See pools ‘satisfaction’ survey results  
Design will modify behaviour  
Highest demand is outside 4 Square – 20 min turnover, but is unsafe and inaccessible  
Dedicate parking for campervans and buses to bottom carpark  
Bus parking needs to be accommodated as buses are currently bypassing here  
Walkway from bottom carpark through QM site to pools  
Central to pools  
Drop off zone at pool frontage would improve safety  
Research Nth America ‘park & ride’ for satellite areas  
Owners/operators park ‘right outside own shop’ – take up visitor parks, investigate ‘staff only’ parking?  
Possible underground/basement parking for apartments  
‘Drink and walk’ is preferable  
Put coin operated toilets and showers in bottom carpark for campervans  
Pay and display and dedicated parking as per Kaikoura  
Under user pays, how long would it take to build up fund?  
Make village centre as pedestrian only  
Pave Conical Hill between Jacks Pass/Amuri and Chisholm and divert traffic Rutherford/Chisholm, use pop up bollards to close off at peak times (Action: research retractable bollards)  
Make a master plan and ‘make it tough’. Consider are you designing for peaks only – avoid overkill. ‘No-one turns up in HS and does a U-turn back to Christchurch because they can’t get a park’. Traffic design, not capacity, issue – parking doesn’t go far up side streets  
Parking is developer’s problem – ‘can’t is not a word’  
RC supports pedestrian only centre and re-routing traffic, underground parking, and ‘horse drawn’ park and ride  
Bottom carpark has ‘pool’ signage – needs ‘public’ signage as cars are turning into there and leaving again  
Include parking information on town entry signage or erect advance warning signage  
Signage urgent – suggest cheap temporary NOW

## ***Connectivity***

Linkages are fundamental  
Walking/cycling strategy needs to dovetail with subdivision  
‘Blue networks’ are missing from strategy, also cultural connections and spaces  
Allow for horse riding bridle paths and forest access through Dog Stream Reserve  
Complements apartment living for those who don’t want area  
Need wheelchair accessibility  
Matariki Forest is in process of being sold and there is no guarantee of continued mountain bike access

Get reality into discussion and seek commercial solution

### ***Infrastructure***

Individual infrastructure plans are essential

There is beauty in soft engineering eg Scarborough Tce, which is part of the character of HS - new subdivisions with channels and gutters could be anywhere are wider road reserves needed to accommodate?

Soft engineering connects the vista to the doorstep

High density occupation @ peak loading times (weekends and holidays) result in infrastructure demand peaks

### ***Other comments***

#### **Strategy implementation**

Provides direction but has 'no teeth'

If strategy expectations feed into private plan change process then Council needs to send strong signals of those expectations

Towns dominated by private plan changes are a 'shambles'

Christchurch has missed the boat and is now approaching land owners for joint process

Refer to Te Poha o Tohu Raumati (Environmental Management Plan for Te Runanga o Kaikoura)

#### **Holiday homes vs Permanent residents**

High proportion of empty house outside of peak times

Will distribution and area be the same? (effects on permanent residents)

There are 2 x markets/choices: small easy care section with total village as 'bigger section', or permanent with more space e.g. Woodbank Rd

Holiday homes are dominant investors and will be engaged through LTCCP and DP changes

#### **Zoning and lot size**

Rural-residential sections are hard to sell as are too big @ 2000m<sup>2</sup>, residential sections are too small @ 500m<sup>2</sup>

If promoting area for health and wellbeing then 'let's enjoy space'

500m<sup>2</sup> is big by national standard and we need to move to a smaller footprint

Don't need recreation space within sections as Hanmer is backyard

More distinct eg commercial/apartments etc

Mixed use zones to maintain family groupings and prevent dividing society into socioeconomic groupings

Provide for worker accommodation – see Aspen, Colorado example

Revisit terrace housing in Residential

Where will light industrial be provided in the future?

## **Supermarket**

Designate zone for big box retailing/supermarket

Is a destination experience – need car anyway so doesn't have to be centrally located

Can be low impact eg Frankton

Possibly use 'dead space' on Area 15 by sewerage ponds – sow seed of this idea

Possibly use Council subdivision on Woodbank Rd

## **SH7/SH7A intersection**

HS deserves a good entrance – this intersection is 'awful' and an accident waiting to happen

Has any work been undertaken with Transit as part of this process?

Make true 'T' intersection

Provide signage and parking in both directions

## **Design standards**

Should tighten rules on materials and colours and not have these 'got around' through resource consents.

## **'Lake Hanmer'**

Not needed and will ruin some of the core values of a peaceful family orientated town

Hydrological research does not support the formation or maintenance of a lake

## **Actions**

Include further written comments (close 31 October)

Send summary to Strategy Group and Village News, cc Scott Pearson, DoC, and Raewyn Solomon

TS is linking with Telecom to 'sort out their bit' for the town centre concept.

Check with him around 24 or 28 Oct.

**APPENDIX TWO  
STAKEHOLDER WRITTEN  
SUBMISSIONS**



**Jan Weaver**

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**From:** Raewyn Solomon on behalf of Te Runanga o Kaikoura [raewynsolomon@takahanga.co.nz]  
**Sent:** Wednesday, 8 October 2008 1:07 p.m.  
**To:** Jan Weaver  
**Cc:** 'Tim Manawatu'; 'Paul Horgan'  
**Subject:** Hanmer Township Strategy Group

Kia ora Jan

Thank you for your letter dated 2<sup>nd</sup> October 08, inviting us to the consultation meeting on the 14<sup>th</sup> October 08 in Hanmer Springs. Unfortunately I cannot attend as I will be in another meeting regarding water allocation of the Hurunui River. However we appreciate the contact and the invitation and trust that those that are in attendance will do justice to this important area. We would appreciate being sent the information that comes out of this meeting and will provide feedback, once we have perused the notes and if we feel we need to. We also reiterate the need to refer to Te Poha o Tohu Raumati, our Environmental Management Plan, of which I have recently sent thru a number of copies on CD to staff in your planning department. This plan includes issues and policies with regard to subdivision and also other things are of relevance for this particular initiative. Let me know if you need anything clarified or explained about this Plan. Thank you once again for the contact and the opportunity to comment.

**Jan Weaver**

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**From:** Roger Keey [r.keey@xtra.co.nz]  
**Sent:** Thursday, 9 October 2008 11:21 a.m.  
**To:** Jan Weaver  
**Subject:** Hanmer Springs Growth Strategy  
**Attachments:** Hanmer Springs Township Strategy 2008.doc

Dear Jan

I attach my submission on the stakeholder consultation paper.

Regards

Roger

## **Hanmer Springs Township Strategy Hanmer Forest and Urban Development**

### **Introduction**

This submission is a response to the Stakeholder Consultation Paper identifying issues in regard to the proposed Hanmer Springs growth strategy and concerns policy in regard to possible urban development in presently forested areas. The ambience of the forest is an important part of the visitor experience to Hanmer Springs and is enjoyed by the residents as well. It is important that this ambience is not degraded, either through neglect or by unwise development.

This submission is personal. However, as Secretary of the Hanmer Heritage Forest Trust, I have discussed the contents of this submission with the Trust's Chairman who concurs with the general thrust.

### **Area 11: Covenanted Recreational Area**

This area covers the southeastern portion of the Covenanted Recreational Area, former Forest Recreation Reserve. Currently with the consent of the landowner, under a tripartite agreement with the District Council and the forest manager, the Hanmer Heritage Forest Trust is maintaining the recreational tracks on behalf of the Council. Development of any of this area would require the removal or modification of the Crown Covenant which limits forest activity. I strongly believe that this should not be done unless collaterally there is improved protection for the zone that lies north of Mansfield Road. This zone contains a variety of cool-climate trees, both broadleaf and coniferous, and represents the historic core of the forest with plantings dating to 1904. I would recommend that, because of the historical and ecological value of this northern

The discussion document suggests that a low-density development, which would integrate into the forest environment, would be suitable. Unless the developments were surrounded by ecological buffers with high landscape standards, the arrangement would not necessarily be attractive. Indeed, an extensive low-density development spilling over the full area would be quite unattractive. A more pleasing arrangement would be to have clusters of dwellings surrounded by open grassy glades within the forest. This arrangement would also have the advantage of providing the equivalent of a fire-break around each settlement.

Whatever urbanization of the forest is permitted, the wooded margins along Jollies Pass Road should be retained to preserve the iconic forest drive from the township to the Forest Camp.

### **Forest Lifestyle Areas 13 & 13a**

These areas lie to the east and west, respectively, of Conical Hill Reserve. The comments pertaining to the Areas 12 & 12a apply in this case as well. Furthermore, should developments in this area go ahead, Conical Hill would be surrounded on three sides by urbanization, and detract from the forest view from the summit, a popular walking destination.

Roger Keey  
PO Box 55  
Hanmer Springs 7360

October 2008

## Jan Weaver

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**From:** Will Lawson [lawsurv@extra.co.nz]  
**Sent:** Thursday, 9 October 2008 6:02 a.m.  
**To:** Jan Weaver  
**Subject:** Hanmer Township Strategy Group

Jan, the meeting set down for 14 October was announced at the Probus meeting on Monday. It did not bring any immediate response, so I assume I have to submit a nil return at this stage. If I had been here I would have definitely been along. Thanks for giving Probus the opportunity to submit. Trust the meeting goes well and that wise and informed decisions are subsequently made. Kind regards, Will Lawson

--  
Lawsurv  
P O Box 53  
Hanmer Springs  
Phone (03) 315 7957  
Fax (03) 315 7958  
Mobile (027) 22 109 22  
Email lawsurv@extra.co.nz

**Jan Weaver**

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**From:** Roz and Andy Clayton [outdoors@clear.net.nz]  
**Sent:** Sunday, 12 October 2008 8:11 p.m.  
**To:** Jan Weaver  
**Cc:** Michael Malthus  
**Subject:** Hanmer Township Strat Group

Dear Jan,

With ref to our conversation last week a few words with regard to a Civil defence perspective,

The group is aware of potential dangers from individual properties built in areas of high density forest. This would mean 13a, 13 12 and 11 would be high risk, creating an extended satellite of 12a and 12 with a clear area around it would be safer.

Reference should be made to the paper prepared after the Canberra fires in Aus, I think 2002/2003, this definitely indicated clear areas needed to be provided to delay fires around houses in forested areas, this has clearly been demonstrated last year in California and other high risk areas.

Cheers Andy  
Roz and Andy Clayton.  
87 Woodbank Rd,  
Hanmer Springs.  
New Zealand  
+64 3315 7686

## Jan Weaver

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**From:** Graeme Abbot  
**Sent:** Wednesday, 15 October 2008 10:10 a.m.  
**To:** Jan Weaver  
**Cc:** Rosemary Ensor  
**Subject:** FW: Township strategy group

Hi Jan,  
My comments as promised yesterday.  
Cheers

Graeme Abbot  
Hanmer Springs Thermal Pools and Spa  
PO Box 30, Hanmer Springs  
Ph 03 3150001  
MOB 0274360686

-----Original Message-----

**From:** Graeme Abbot  
**Sent:** Monday, October 13, 2008 6:23 PM  
**To:** Andrew Dalziel; Garry Jackson; graham; Jason Beck; Michael Malthus; Nicholas Cowie; Tony Sewell (tony.sewell@ngaitahu.iwi.nz)  
**Subject:** Township strategy group

I had hoped to get a paper out to you on the Township strategy paper. But I have not got to it Im sorry.

I am meeting with the group tomorrow 2.30pm and the key points I will be making are as follows.

- 1) That as a town we should mirror Arrowtown in its development. i.e low, spread buildings as opposed to high rise. 2 storey maximum. (our last extensions are an example of how this Village should develop)
- 2) That we should tighten our rules on materials and colors for construction and not have those able to be got around by resource consents. I see little point having rules if they can be got around with money.
- 3) That infrastructure planning is essential.
- 4) That the parking issues are addressed once and for all and that some research is done in to see if there is in fact a parking issue If we have less that 50 days a year with crowds of 2500 then how many days a year are we building car parks for?
- 5) Apartment living is required in HS. This could help with staff accommodation. (needs to be 2 storey max though.)
- 6) That extensive communication is undertaken with Ngai Tahu Property as owners of substantial land in the area and potentially the owners of the Queen Mary Site to understand their views for the future
- 7) I note that on the plan Hanmer Lake exists. I don't believe Hanmer Springs needs a lake and think it would ruin some of the core values of a peaceful family orientated town. (This item has not been discussed by our committee at any time and is my personal view) I am going to a meeting in Amberly tomorrow morning. If you want to discuss this with me please call me between 8.15 and 9.15 or between midday

Graeme Abbot  
Hanmer Springs Thermal Pools and Spa  
PO Box 30, Hanmer Springs  
Ph 03 3150001  
MOB 0274360686

08 Oct 29 17  
Manawanui  
P.O. Box 113  
Hanmer Springs.  
28. 10. 08.

Dear Jan,  
Attached please find  
a submission from Ameri Arts  
Council. The issues raised have  
been discussed with Mr Michael  
Matthews.

Sincerely  
Margaret Thompson.  
On behalf Ameri  
Arts Council.



Re Town Centre Upgrade Update. ≡

Re Village Green.

1<sup>st</sup> Issue. The paving that is shown with a path leading to and around the monkey puzzle tree be completely removed as we have been lead to believe that foot traffic around the tree is detrimental to the shallow roots. A footpath on the outside of the trees, (not on the inside as shown in the plan) connecting the shopping area to the banana house, to the pathways between the Village Green & the Telecom property.

2<sup>nd</sup> Issue. Parking, the lack of a paved area for stall holders to unload & load their wares. Because there is a yellow line ~~over~~ along the two roadside verges, stallholders take their vehicles onto the Village Green to unload and then park their vehicles with their wheels on the pavement to load up when they leave. We would like to suggest that the parking bay at the side of Telecom's land be made a loading zone - no parking.

3<sup>rd</sup> Issue - If the Village Green is grassed hot up sprinklers would be ideal to ensure it does not turn into a dust bath over summer.

On behalf of the Amuri Māori Council.

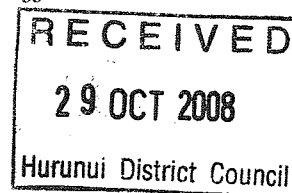
Margaret Thompson.

Please note. - The market is held every Saturday from Rātou weekend to the end of April.

# Rayonier

*Asia Pacific*

*Canterbury Office*



21<sup>st</sup> October, 2008

Jan Weaver  
Policy Planner  
Hurunui District Council  
PO Box 13  
AMBERLEY 7441

Dear Jan,

Thanks for the opportunity to comment on your Stakeholder Consultation paper in regard to the Hanmer Springs Township Strategy Group, dated 1<sup>st</sup> October, 2008.

I commend your efforts to develop future strategies for managing the Hanmer Environment into the future.

As the owner of the forest estate surrounding the Hanmer Springs Township, Matariki Forests would like to put a proposal forward in regard to the Areas 11, 12, 12a, 13, 13a, 14 and 15 shown on the attached map (Recommended Growth Strategy – July 2008).

Matariki's main concern relates to reverse sensitivity issues that inevitably arise when urban areas expand into areas that traditionally have been used for rural activities such as in this situation. Matariki's concerns could be addressed by the placing of either a Consent Notice (as a condition of any Subdivision Consent) or a covenant against the certificate of title for each subdivision section in these zones. This would place potential purchasers of such section on notice that their occupation could be subject to the adverse affects caused by production forestry operations (eg, dust, noise, heavy traffic, etc). We would be happy to provide further detail on this if required.

It is important to Matariki Forests that the re-zoning does not constrain the way operations are currently undertaken.

I trust you will find this workable.

Please get in touch if you have any questions and continue to notify me of any further group meetings to discuss progress.

Yours faithfully,



Darren Mann  
Canterbury Regional Manager  
Rayonier Asia Pacific Forest Resources (Manager for Matariki Forests)  
03 310 7613  
0274 635 047