

IN THE MATTER OF	the Resource Management Act 1991
AND	
IN THE MATTER OF	Proposed Plan Change 5 to the Hurunui District Plan – Hanmer Springs design standards
LOCAL AUTHORITY	HURUNUI DISTRICT COUNCIL

Report and recommendation to the Council by Commissioner Justine Ashley and Councillor Geoff Shier

Hearing held on 12 July 2021

Appearances:

Speaking on the Proposed Plan Change and s42A report:

- Ms Nicola Kirby, Senior Planner with the Council
- Ms Yvonne Pfluger, Landscape Planner with Boffa Miskell Ltd

Submitters:

- Mr David Barker
- Mrs June Manion
- Mr Harley Manion

1.0 Introduction

1.1 We have been appointed by the Hurunui District Council ('the Council') to hear and make a recommendation to the Council on Proposed Plan Change 5 ('PC5') to the Hurunui District Plan ('HDP') – Hanmer Springs design standards, pursuant to section 34A of the Resource Management Act 1991 ('the Act'). A hearing was held on 12 July 2021 in the Hanmer Springs Library. All notification documents, including the s32 evaluation and submissions received, and the Council's s42A report prepared by Ms Kirby, were made available on the Council's website prior to the hearing and were taken as read.

1.2 PC5 is a Council initiated plan change that seeks to create a clear vision of the design outcomes sought for Hanmer Springs Township and the Hanmer Basin Management Area, including a review of the current design standard provisions and the introduction of measures to protect night sky values. In summary, the plan change seeks to:

- Amend Settlement Objective 4.1 and supporting Policies 4.21, 4.22 and 4.23 to ensure that buildings within the Hanmer Springs Township are designed to reflect the predominately alpine character of the Township and maintain the landscape character and amenity values of the surrounding

landscapes, including recognition of the established heritage character of the Old Town design area and introducing controls on light spill.

- Amend the ‘Hanmer Springs design standards’ provisions in the Residential, Business, Industrial and Open Space Zones to simplify the rule framework, improve clarity in the design outcomes sought, refine the areas where bricks are able to be used as a permitted cladding option, update specifications, insert controls on exterior lighting to protect night sky values, and introduce a restricted discretionary activity rule to provide a clear basis for assessment of any non-compliance with these provisions.
- Insert new Rural Zone Objective 3.3 and supporting Policies 3.16 and 3.17 that control the location and design of buildings within the rural areas of the Hanmer Basin Management Area to maintain its alpine character, while recognising the contribution that primary production activities make to the rural character of the area, and to minimise the visual dominance of buildings adjacent to State Highway 7A.
- Insert the ‘Hanmer Springs design standards’ provisions into the Rural Zone (instead of these being cross-referenced to the Residential Zone), except that for buildings associated with primary production activities, the only applicable design standard is exterior colour. Additional controls are also proposed to require larger building setbacks from State Highway 7A (unless it is farm accessory building with a footprint of 300m³ or less) and to manage exterior lighting.

1.3 PC5 was notified on 4 March 2021 with the submission period closing on 5 April 2021. Nine submissions were received, three of which were submitted after the close of submissions. The summary of submissions was notified on 15 April 2021, attracting two further submissions within the further submission period, which closed on 30 April 2021. In accordance with sections 37 and 37A of the Act a waiver is granted for the late submissions on the basis that no party will be directly affected by waiving this time limit; the interests of the community in achieving an adequate assessment of effects will not be affected; and there was no unreasonable delay incurred as a result of receiving the late submissions as they were able to be incorporated into the published Summary of Submissions.

1.4 In line with the approach taken in the s42A report, the analysis of submissions has been undertaken on an ‘issues’ basis, unless otherwise specified.

2.0 Section 42A Report

2.1 Ms Kirby’s pre-circulated s42A report provided a useful overview of the background to the design standards, the issues identified with the current planning framework (as outlined in the supporting s32 evaluation report) and noted the key changes in PC5 that are of interest to submitters, which primarily relate to the proposed amendments to the design standards in the Residential and Rural Zones. No submissions were received that specifically related to the design standards in the Industrial, Business and

Open Space Zones and notably, no submissions challenged the proposed objectives of PC5. In terms of the relief sought in submissions, Ms Kirby addressed each of these as follows.

General submissions in support

- 2.2 The Hanmer Springs Business Association and Pauline Bennett provided general support to the notified version of PC5, with Harley Manion expressly supporting the removal of existing rule 4.6.19(b) that requires a minimum floor area of 80m² (and no submissions sought its retention), and Pauline Bennett specifically supporting the proposed new exterior lighting rule (4.6.19(f) (with no submissions seeking its removal). Ms Kirby advised that she agreed with these submitters that PC5 is an appropriate response to the identified issues and gaps in the current design standards.

Replacement of design standards with a design guideline

- 2.3 David Barker requests that the design standards are replaced with a design guide to encourage sensitive and appropriate building development, as he considers that the rules are too restrictive of good design and result in a tendency of repetition of design. In assessing this submission, Ms Kirby notes that the design standards, which have been in place for around 30 years, do not prescribe a single design, rather they set a minimum standard considered necessary to maintain alpine character. To this accord, a degree of repetition in certain building elements, such as roof pitch and window orientation, is what creates a sense of cohesiveness in the character that is sought to be achieved. The purpose of PC5 is also intended to make compliance with the permitted activity standards easier and provide more options for building materials and colours.
- 2.4 In addition, Ms Kirby identified that the use of design guidelines, instead of design standards, was one of the alternative options considered in the section 32 evaluation report. The conclusions reached in that report, which Ms Kirby agrees with, found that a reliance on landowner and developer understanding and 'buy in' was not the most appropriate method to achieve the outcomes sought by the objectives.

Window orientation

- 2.5 A number of submitters sought the deletion of the window orientation rules, or amendments to reflect the 'golden ratio', less restrictive configurations or that it only applies to new buildings. Ms Kirby advised that the requirement for vertical, rather than horizontal orientation of windows, has been in place since the design standards were introduced and is intended to ensure that the distinctive design elements of older style dwellings in the Village is maintained. While Ms Kirby acknowledged that there can be inevitable inefficiencies in prescribing specific parameters, she noted that the rule is not overly restrictive as it only applies to 60% of windows on each elevation, and that PC5 seeks to exempt detached accessory buildings and alterations or extensions to any existing building that does not comply with this provision. She therefore concluded that the inefficiencies of the rule are outweighed by the benefits attributed to maintaining a cohesive character.

Setback from SH7A

- 2.6 The proposed 150m building setback either side of State Highway 7A was opposed by four submitters who did not consider it could be justified on the basis of the low residential density that applied in the Hanmer Basin Management Area; that the rule did not take into account any potential mitigation provided by screening; the current level of openness in the approach to the Hanmer Springs Township had been retained without the rule; and that it would affect the ability for some properties adjoining SH7A to construct complying buildings.
- 2.7 Ms Kirby provided background to the reasons for the introduction of the rule and noted that the HDP currently requires a setback of 80m for a building containing a sensitive activity (e.g. dwelling) and a setback of 25m for an accessory building (e.g. farm shed), given the status of SH7A as a strategic arterial road. She also advised that all buildings, including farm accessory buildings, are currently required to meet the Hanmer Springs design standards in Rule 4.6.19. While PC5 sought to remove the requirements for farm accessory buildings to comply with the design standards, except in relation to reflectivity, it seeks to increase the building setback to 150m from SH7A for all buildings, except for farm accessory buildings less than 300m³.
- 2.8 On the basis of the submissions received, Ms Kirby recommended that the setback rule be amended so as to only apply to accessory buildings and buildings associated with primary production activities with a footprint greater than 300m³, which she considered posed the greatest risk to the visual character and amenity values along SH7A. She also acknowledged that dwellings would still be required to comply with all aspects of the design standards and the underlying 80m setback from SH7A.

Exterior colour

- 2.9 Mr Barker sought the deletion of the exterior colour provisions from the design standards, if his request for the standards to be replaced with a design guide was not accepted. Hamish Monteath supported the essence of the design standards, but considered that a broadening of styles, specifically colours, that are in keeping with natural earthy colours would be appropriate. In responding to Mr Barker's submission, Ms Kirby outlined that the intention of the exterior colour standards is to ensure the natural environment remains the dominant landscape feature, not the built environment, particularly on the slopes of Conical Hill and the Hanmer Range. She also noted that the changes proposed to the exterior colour rule in PC5 provide greater flexibility in the exterior colours available for use as a permitted activity, which also provides for the relief sought by Mr Monteath.

Cladding

- 2.10 Mr Barker also challenged the cladding provisions of the design standards as being over prescriptive and suggested that a list of unacceptable types of cladding would be more sensible. This submission point was supported by further submitter A. Williams who supported changes to the board and batten standards and the exemption for existing non-complying buildings. In addition, Mr Monteath was of the

view that the broadening of styles, including less restrictive materials, would be appropriate. Overall, Ms Kirby considered that PC5 will increase compliant cladding options, with the proposed rules removing a number of specifications and generally increasing the range of cladding options that can be used as a permitted activity, consistent with the outcomes sought by Mr Monteath. She also highlighted that the standards only require 70% of the cladding to comply and that other cladding options may be acceptable, but this needs to be confirmed through a resource consent process.

Landscaping

- 2.11 Mr Barker requests the inclusion of new provisions to require the planting of trees on sections and that large developments be subject to an approved landscape plan. In assessing this submission, Ms Kirby notes that the overarching objective and policy framework for the design standards is focussed on controlling building design. As such, she does not consider that tree planting requirements are necessary to achieve the outcomes sought. Ms Kirby also advised that it is common practice for a landscaping plan to be provided for approval as part of the subdivision consent.

Fencing

- 2.12 In response to Mr Manion's request for an additional rule on fence heights as part of the design standards, Ms Kirby advised that in the absence of an objective that sought to control the openness of the street scene within the Township, she did not consider that the controlling fence height is an efficient method to achieve Objective 4.1.

Enforcement

- 2.13 Mr Manion also questioned the enforcement of the design standards, noting that a homeowner could repaint an approved building with a non-compliant colour at a later date. Ms Kirby noted that while Council generally relies on a complaint being received to trigger an enforcement investigation, there had only been two complaints lodged in the preceding 10 years in relation to exterior building colour. As such, she did not consider that the example provided by the submitter was a widespread issue.

3.0 Hearing

- 3.1 The hearing commenced with Ms Kirby providing an overview of the key issues outlined in her s42A report, including the procedural matter regarding the late submissions, the main elements of the design standards and the character outcomes sought within specific areas, including the reduction in the 'brick design area', and further explanation of the rationale for her recommended change to the building setbacks from SH7A. To this accord, Ms Kirby noted that further refinements to Rule 3.4.3.24(f) may be required. Ms Pfluger also answered specific questions regarding the appropriateness of some of the design standard specifications, including confirmation that black should not be added to the permitted colour range.

- 3.2 Turning to submitters, Mr Barker spoke to his Powerpoint presentation which provided examples of different housing styles, window designs, cladding and colours used throughout Hanmer Springs Township and questioned the basis for continuing to apply the standards. He was also of the view that the standards were overly prescriptive and inhibited architectural flair and flexibility in the use of new technology and materials. To this extent, he considered that the 'golden ratio' is a key aspect in building design and that this should be applied to the window orientation provisions, if these were to be retained. In addition, he was concerned that there was no requirement for the on-going maintenance of cladding to comply with the reflectivity provisions, including changes due to weathering.
- 3.3 We next heard from Mrs Manion who outlined her concerns regarding the window orientation provisions, which in her view were too restrictive and resulted in increased time and cost in the building process. Based on her experience as a real estate agent, she advised that prospective purchasers wish to build modern homes, rather than being tied to the style of windows from the central historic area, which she considered had little cohesion in any event.
- 3.4 Mr Manion then spoke to his submission, which addressed matters of enforcement/monitoring of the design standards, lack of fencing controls, the minimum building size requirements of land covenants, and the proposed building setback from SH7A. With respect to the latter, he advised that he agreed with Ms Kirby's recommended changes to building setback requirements from SH7A, however he remained concerned that dwellings would still be subject to an 80m setback under the operative HDP and that there may still be some properties that could not accommodate a complying building due to the presence of physical and natural features in the locality, including the Chatterton River.
- 3.5 In responding to matters raised during the course of the hearing, Ms Kirby reiterated that the design standards were permitted activity standards and therefore alternative design solutions could be considered through a resource consent process for a restricted discretionary activity (noting the proposed change from full discretionary in PC5). She also emphasised the primary reasons of why PC5 is required, including the recognition and protection of the special character of the surrounding area. In terms of the proposed SH7A building setback, Ms Kirby recommended that the use of a 300m³ volumetric standard be changed to 100m² square metre standard in setting the applicable size threshold of buildings; a recommendation that was also supported by Ms Pfluger from a landscape perspective. It was also agreed that Ms Kirby would provide updated wording of the SH7A building setback rule for our consideration. In addition, she recommended that subclause (c) of Rule 4.6.19(c)(viii) relating to exterior metal cladding be deleted due to its lack of specificity.
- 3.6 In answering questions from the Panel on the merits of additional fencing controls, Ms Pfluger advised that she supported a limit on the height of front fencing (only) to increase surveillance as a crime prevention technique, and to enhance a sense of connection with the street and neighbours. In response, Ms Kirby advised that the Council had considered these matters as part of the initial baseline assessment work undertaken and had decided not to introduce fencing controls through the s32 evaluation process.

3.7 Following the conclusion of the hearing we requested that Ms Kirby supply additional information relating to the proposed provisions for building setbacks from SH7A, a summary of submissions in tabular form, and a full list of all proposed and recommended amendments to the HDP, in accordance with the timeframe set out in Minute 2. All submitters were given an opportunity to respond to the additional information, with feedback being received from Mr James Beaven and Mr Harley Manion, which we have taken into account in our deliberations. The hearing was subsequently closed on 16 August 2021.

4.0 Statutory tests

4.1 The general approach for the consideration of changes to district plans was initially summarised in the Environment Court's decision in Long Bay¹, which has due to various amendments to the RMA been superseded by the Colonial Vineyards decision². The relevant requirements in this case are set out below:

- a) The plan change should be designed to accord with and assist the Council to carry out its functions under section 31 and to achieve the purpose of the Act (s74(1)(a) and (b)).
- b) The plan change must give effect to any national policy statement, a national planning standard and the operative regional policy statement (s75(3)(a), (ba) and(c)).
- c) The plan change shall have regard to the actual or potential effects on the environment of activities including, in particular, any adverse effects (s76(3)).
- d) The plan change shall have regard to any relevant management plans and strategies under other Acts (s74(2)(b)(i)) and must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district (s74(2A)).
- e) Finally, section 32 requires that rules are to implement the policies and are to be examined, having regard to their efficiency and effectiveness, as to whether they are the most appropriate method for achieving the objectives of the District Plan taking into account:
 - (i) the benefits and costs of the proposed policies and methods (including rules); and
 - (ii) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods; and
 - (iii) if a national environmental standard applies and the proposed rule imposes a greater prohibition or restriction than that, then whether that greater prohibition or restriction is justified in the circumstances.

¹ Long Bay – Okura Great Park Society Inc v North Shore City Council A 078/08

² Colonial Vineyards Ltd v Marlborough District Council [2014] NZEnvC 55

4.2 Overall, the s32 test is one of appropriateness (i.e. not necessity) and the requirement is to achieve the objectives of the District Plan.

5.0 Assessment

5.1 On the basis that the Hanmer Springs design standards have been in place for approximately 30 years and that PC5 largely seeks to update, streamline and create more flexibility in how and where these provisions are applied throughout both the Township and wider basin area, there was a notable absence of opposition to PC5 from the affected community, with only a discrete number of submitters expressing concern with the proposed changes and others providing general support. It was also apparent that some of the submitters in opposition to PC5 held concerns in relation to the merits of the operative HDP provisions and sought to challenge the basis of the design standards, rather than focussing on the improvements and efficiencies that PC5 sought to achieve.

5.2 While we acknowledge the submitters' views in this regard, we are mindful that any amendments arising out of the PC5 submission and hearing process is limited by the scope of the notified plan change and the relief sought by submitters. We are also cognisant that there are no submissions challenging the overarching objectives that underpin the design standards, nor were there any submissions challenging these provisions in the Industrial, Business and Open Space Zones. We have therefore focussed our analysis on the key areas of contention, which were detailed in Ms Kirby's s42A report and further discussed at the hearing, to avoid unnecessary repetition.

Canterbury Regional Policy Statement (CRPS)

5.3 While the provisions of the CRPS have not been canvassed in detail in the context of PC5, it is important to recognise that the outcomes sought by the design standards are consistent with those contained in Chapter 12 – Landscape of the CRPS. In particular, it is noted that while the Hanmer Springs Township and the plains of the Hanmer Basin Management Area where development generally occurs are not located within an area identified as an Outstanding Natural Landscape/Feature, Objective 12.2.2 and Policy 12.3.3 allow local authorities to set objectives, policies or rules for landscapes that are important, but not identified as ONL/Fs, for their natural character, cultural or historic heritage values, and amenity values. The Section 32 evaluation report for PC5 recognises that the HDP seeks to give effect to the CRPS by managing the landscape of the Hanmer Basin to maintain its natural character and amenity values.

Hurunui District Plan

5.4 The objectives and policies of the HDP of most relevance to PC5 are contained in Chapter 3 – Rural and Chapter 4 – Settlements, with PC5 seeking to insert new Objective 3.3 and alter Objective 4.1. New Rural Zone Objective 3.3 and supporting Policies 3.16 and 3.17 seek to control the location and design of buildings within the rural areas of the Hanmer Basin Management Area to maintain its alpine character, while recognising the contribution that primary production activities make to the rural character of the

area, and to minimise the visual dominance of buildings adjacent to State Highway 7A. Similarly, amendments are proposed to Settlement Objective 4.1 and supporting Policies 4.21, 4.22 and 4.23 to ensure that buildings within the Hanmer Springs Township are designed to reflect the predominately alpine character of the Township and maintain the landscape character and amenity values of the surrounding landscapes.

- 5.5 Having considered the overarching policy framework of the operative HDP and the amendments proposed by PC5, we agree with Ms Kirby that PC5 will provide clearer direction as to the “special qualities of the Hanmer Basin” that existing Objective 4.1 seeks to protect and enhance, while the insertion of a corresponding objective into the Rural Zone will provide the necessary framework for managing built form in the surrounding area. We are also satisfied that the proposed amendments to both the Rural and Residential Zone policies clearly articulate how the objectives are to be achieved and will provide the necessary guidance for decision-makers in assessing resource consent applications that breach any of the permitted design standards. In line with this approach, we concur with Ms Kirby that the use of design standards is a more efficient and effective method of achieving these desired outcomes than relying on non-statutory design guidelines.

Building setback from SH7A – new Rule 3.4.3.24(f)

- 5.6 Taking into account the preceding policy context, we also find that the insertion of a new 150m setback rule for all buildings, excluding dwellings, from both sides of SH7A is necessary to protect this important visual corridor from large buildings that may restrict views of the surrounding landscape. Having considered the potential implications of this provision on the adjoining rural land, we note that while dwellings are excluded from this setback, they are still subject to an 80m setback and the full suite of permitted design standards under the operative HDP. All other buildings exceeding a 100m² footprint will therefore be required to be at least 150m from the road frontage and subject to compliance with the design standard for exterior colour. In the absence of this provision, any ‘non-sensitive’ building could be sited up to 25m from SH7A.
- 5.7 While we acknowledge that these provisions may increase regulatory costs for affected landowners, we are mindful of the potential adverse landscape effects that large buildings may generate on the approach to Hanmer Springs Township. As such, we consider that it is appropriate that the potential for such effects, including any proposed mitigation, is assessed through a restricted discretionary resource consent application process. On this basis, we are comfortable that the recommended wording of Rule 3.4.3.24(f) (as set out in Ms Kirby’s response to Minute 2) is the most efficient and effective method of achieving Objective 3.3.

Window orientation, exterior colour and cladding

- 5.8 The design standards relating to window orientation, exterior colour and cladding have been in place for a substantial period of time and the built environment is now largely reflective of these requirements. On

the basis that PC5 seeks to simplify the rule framework and improve clarity in the design outcomes sought, we consider that the proposed amendments will provide a more efficient and effective rule framework that will result in environmental, economic and social benefits for the wider community. Providing additional flexibility in the exterior colour and cladding of buildings, as well as excluding detached accessory buildings from the window orientation rule, will provide a greater range of permitted activity options for landowners and reduce regulatory costs associated with the implementation of outdated and uncertain provisions. The refinement of the area where bricks are able to be used as a permitted cladding option, update of all specifications, and introduction of a restricted discretionary activity rule to provide a clear basis for assessment of any non-compliance with these provisions will also assist in achieving the anticipated outcomes of the overarching policy framework.

Landscaping, fencing and enforcement

- 5.9 The matters raised by submitters in relation to the requests for new provisions to require tree plantings, the provision of landscape plans for large developments, and a commitment to the enforcement of the design standards are outside the scope of PC5 as notified. While we acknowledge that Ms Pfluger supports a limit on the height of front fencing (only), we were not provided with any detailed evidence to persuade us that fence heights in Hanmer Springs Township was an issue that needed to be addressed, notwithstanding that there is insufficient scope to implement changes to the associated objective and policies.

Conclusion

- 5.10 Overall, we consider that the proposed objectives, policies and methods of PC5, subject to the changes recommended by Ms Kirby in her response to Minute 2, are the most appropriate, in terms of their effectiveness and efficiency, and benefits they achieve compared to the costs imposed.

Part 2 of the RMA

- 5.11 Based on the preceding assessment and subject to the amendments recommended, we are satisfied that PC5 meets the purpose and principles set out in Part 2 of the Act in promoting sustainable management. Specifically, it will amend the existing Hanmer Springs design standard provisions to create a clearer vision of the outcomes sought for the built environment, improve the workability of the standards and provide greater flexibility in design choices. The provisions also seek to protect the night sky, and the surrounding landscape and amenity values of the Hanmer Basin, including the approach to Hanmer Springs Township.

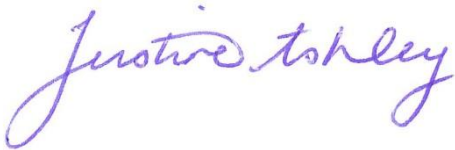
6.0 Recommendations

- 6.1 For all the foregoing reasons we **recommend** to the Hurunui District Council as follows:

- 1. That pursuant to clause 10 of Schedule 1 to the Resource Management Act 1991 the Council approve the changes in PC5 to the Hurunui District Plan as set out in Appendix A to this report.**

2. That for the reasons set out in the above report the Council accordingly either accept, accept in part or reject the submissions and further submissions as recommended and listed in Appendix B to this report.

Note: Submissions seeking no overall change have been accepted in part due to the fact that some changes to PC5 have been recommended as a result of other submissions.



Commissioner Justine Ashley



Councillor Geoff Shier

4 October 2021

Recommended Changes

Note: Any text proposed to be added by the proposed plan change is shown as underlined and any text to be deleted is shown as ~~strikethrough~~.

Chapter 3 – Rural Relevant objectives and policies

Objective 3.3

Buildings in the Hanmer Basin Management Area maintain the rural, alpine and landscape character and amenity values of the Basin and surrounding landscapes.

Policy 3.16

Control the location and design of buildings within the rural areas of the Hanmer Basin Management Area to:

1. Recognise the contribution primary production activities make to the rural character by providing for buildings associated with these activities;
2. Maintain the alpine character of the area by controlling other buildings in accordance with Policy 4.21; and
3. Minimise the visual dominance of buildings along both sides of State Highway 7A.

Policy 3.17

Control light spill within the Hanmer Basin Management Area to protect the night sky amenity of the Basin and surrounding conservation and recreation areas.

3.4.3 Standards for permitted activities

24. Additional controls for the Rural Zone – Hanmer Basin Management Area:

~~(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](#);~~

(a) Window orientation:

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.

(b) Roof pitch:

(i) 80% of the roof area of the dwelling or principal building shall have a pitch of at least 25 degrees, except

(ii) Accessory buildings shall have a roof pitch of at least 20 degrees.

(c) Cladding material:

At least 70% of the exterior cladding of any building shall comprise one or more of the following materials:

(i) Natural unpainted timber.

(ii) Weatherboards, provided the boards are bevel back or shiplap profile.

(iii) Local stone or stone veneer replicating local stone.

Note: Local stone means Canterbury river stones or stone from quarries in the Hurunui district.

- (iv) Cob (adobe block or rammed earth).
 - (v) Timber battens fixed over plywood or cement board sheets, provided the battens are:
 - a. Laid vertically; and
 - b. Placed at a maximum of 400 mm centres.
 - (vi) Panel materials, provided the panels are:
 - a. Timber or fibre cement;
 - b. Hung vertically with visible grooves a maximum of 420 mm apart.
 - (vii) Metal cladding products, provided:
 - a. The building is a garage or accessory building located behind the dwelling or principal building; and
 - b. Meets the requirements of 3.4.3.24(c)(ii) and (v) except for the material specifications.
- (d) Exterior colour:
- (i) All roofs must be coloured in the range of:
 - a. Browns, greens or greys with light reflectance values between 5 and 20% (inclusive);
 - b. Steel blue with light reflectance values of 15% or less; or
 - c. Dark red with light reflectance values of 10% or less.
 - (ii) All cladding must be coloured in the range of browns, greens or greys with a light reflectance value of between 10 and 35% (inclusive).
 - (iii) All trim must meet the requirements of either (i) or (ii).

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).
- (e) Buildings associated with primary production activities:
- 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).
- (f) Building setback requirements:
- Where a property adjoins State Highway 7A all buildings (except dwellings) with a footprint greater than 100 m² shall be setback 150 m from the road boundary.
- (g) Exterior lighting:
- All exterior lighting shall be:
- (i) Fully shielded with no light spill being permitted above the horizontal plane; and
 - (ii) Equal to or less than 3000K correlated colour temperature.
- (h) Exemptions for existing buildings:
- Where a building does not comply with the design standards for permitted activities, alterations and extensions are exempt from the requirement to comply with the 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.
- (i) Woodbank Landscape Management Area:

~~(b)(i) Maximum floor area: within the Woodbank Landscape Management Area, 500 m² gross floor area (excluding farm buildings); and The maximum floor area of any building shall be 500 m² gross floor area (excluding farm accessory buildings).~~

~~(c)(ii) In the Rural Zone within the Woodbank Landscape Management Area, no 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 on [Appendix 3.2](#).~~

3.4.5 Restricted discretionary activities

The following activities are restricted discretionary activities:

8. Any building that does not comply with the standards set out in Rule 3.4.3.24 unless otherwise specified.

The Council will restrict its discretion to the following matters:

(a) The extent to which the overall design of the building is consistent with the alpine character of the Hanmer Springs Township.

(b) The extent to which the building complements the surrounding natural environment.

(c) The extent to which the building is visible in the landscape.

Chapter 4 - Settlements

Relevant objectives and policies

Objective 4.1

~~The protection and enhancement of the special qualities of the Hanmer Basin.~~ 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.

Policy 4.21

~~To ensure all residential and business developments are designed to maintain or enhance the amenity values and alpine character of the Hanmer Springs Township.~~ Ensure the character and values of the Hanmer Springs Township and the surrounding landscape are maintained by controlling building design so that:

a. Building colours harmonise with the surrounding landscape;

b. Roofs are pitched consistent with traditional alpine design or in a manner that integrates with the immediate landscape;

c. Buildings are predominately clad in natural materials;

d. Building materials emphasise defined horizontal or vertical lines; and

e. Windows emphasise vertical orientation recognising this is an existing and distinctive design characteristic in Hanmer Springs.

Policy 4.22

~~To recognise and promote the alpine village character of the township and the heritage values of the older part of the village.~~ Ensure new buildings in the Old Town complement the established heritage character of the Old Town design area.

Policy 4.23

~~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.~~ 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.

Policy 4.24

To protect potential notable specimens or groups of trees within Hanmer Springs to maintain and enhance the town's level of amenity.

Residential Zone rules

4.6 Standards for permitted activities

19. Hanmer Springs design standards

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 ~~(including accessory buildings)~~ located in the Residential Zones of Hanmer Springs shall comply with the following additional design standards:

(a) Window orientation:

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.~~

~~(b)~~ Minimum floor area:

~~80 m² gross floor area (excluding garage and accessory buildings).~~

~~(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).~~

~~(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.~~

~~(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.~~

~~(f)~~(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;~~

~~(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~~

~~(ii)~~(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.~~

~~(g)~~(c) Cladding material (excluding Old Town area):

At least 70% of the exterior cladding of the building shall comprise one or more of the following materials:

- (i) Natural unpainted timber.
- (ii) ~~Painted timber or fibre cement weatherboard.~~ Weatherboards, provided the boards are bevel back or shiplap profile.
- (iii) ~~Boulders or large stones.~~ Local stone or stone veneer replicating local stone.

Note: local stone means Canterbury river stones or stone from quarries in the Hurunui district.

- (iv) Cob (adobe blocks or rammed earth).
- (v) Timber battens fixed over plywood or cement board sheets, provided ~~that:~~ the battens are:
 - a. —The battens are Laid vertically; and
 - The batten size is 75 mm wide by 25 mm deep;
 - b. —The battens are Placed at a maximum of 200 mm 400 mm centres; and —The battens and plywood or cement board sheets are painted or stained in accordance with [Rule 4.6.19\(h\)](#).
- (vi) Shiplap of the minimum dimensions of 150 mm x 25 mm and the maximum dimensions of 200 mm x 25 mm. Panel materials, provided the panels are:
 - a. Timber or fibre cement; and
 - b. Hung vertically with visible grooves a maximum of 420 mm apart.
- ~~(vi) Rusticated cement weatherboard, “Triclad” weatherboard or boards of equivalent profile, provided that the maximum exposure of each weatherboard is 175 mm or less.~~
- ~~(vii) “Frontier” weatherboard, or a board of equivalent profile, with a maximum visible exposure of 200 mm.~~

~~(ix)~~(vii) Unpainted earth brick or cement brick, provided that:

- 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
 - 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
 - b. The bricks have 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](#).~~
- (viii) Metal cladding products, provided:
 - a. The building is a garage or accessory building located behind the dwelling or principal building; and
 - b. Meets the requirements of 4.6.19(c)(ii) or (v) except for the material specifications.

~~(h)~~(e) Exterior Colour: ~~(see additional colours for Old Town area below):~~

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:

(i) All roofs must be coloured in the range of:

- a. Browns, greens or greys with light reflectance values between 5 and 20% (inclusive);
- b. Steel blue with light reflectance values of 15% or less; or
- c. Dark red with light reflectance values of 10% or less, except in the Old Town area where 15% or less.

(ii) All cladding must be coloured in the range of browns, greens or greys with a light reflectance value of between 10 and 35% (inclusive).

(iii) All trim must meet the requirements of either (i) or (ii).

(iv) All fences (except in the Old Town design area) must meet the requirements of either (i) or (ii).

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).

(i) Walls:

~~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.~~

(ii) Roof and trim:

~~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.~~

~~Colorsteel: Grey Friars; Ironsand; New-Denim-Blue; Scoria; Karaka; Thunder Grey; Lignite; Indigo Blue; Sorrell; Storm Blue.~~

~~ColorCote: Grey Friars; Ironsand; New-Denim-Blue; Scoria; Karaka; Lignite; Windsor Grey; Slate; Ironbark; Charcoal-Brown; Weathered Copper; Flint.~~

~~"Onduline": Brown; Green; Red; Black.~~

~~Gerard tiles: Obsidian; Russet; Graphite; Dark Green; Ocean Blue; Smoke Grey; Garnet; Charcoal; Greenstone; Deep Forest.~~

(iii) Trim:

~~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.~~

~~"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.~~

~~"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.~~

(iv) Stains and protectants:

~~— Stains and protectants can be used on timber cladding provided they do not change the natural colour of the timber (for example, to green).~~

(f) Exterior lighting:

All exterior lighting shall be:

- (i) Fully shielded with no light spill being permitted above the horizontal plane; and
- (ii) Equal to or less than 3000K correlated colour temperature.

(i) St James Estate residential area:

(i) The minimum site area required for a dwelling shall be:

- (a) Area A: One dwelling per 1000 m².
- (b) Area B: One dwelling per 400 m², or 500 m² average for two or more dwellings.
- (c) Area C(1): One dwelling per 350 m², or 400 m² average for two or more dwellings.
- (d) Area C(2): Development of dwellings shall achieve a minimum average density of 350 m² per dwelling, calculated over the entire Area C(2).

(ii) No building shall be erected in the area marked 'building setback' on Appendix 5.1.1.

(iii) 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 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.

(j) In the Old Town area, the following additional or replacement design standards shall apply:

(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.~~

(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.~~

(iii) Colour:

~~Wall, roof and trim colours shall be limited to the colours specified under [Rule \(h\)](#), 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.~~

Trim:

~~—04E53, 08B25, 12B27, 20C40, 22C40.~~

~~—“Dulux Powder Coatings”: Salsa; Slate Blue.~~

~~—“Ameron”: Navy; Red.~~

~~(k)(g) Exemptions for existing buildings: 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 the relevant design standards, provided the alterations and/or extensions are the same or similar to the existing design feature of the building, with those standards except where the use of the building changes to residential.~~

~~(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](#).~~

(h) St James Estate residential area:

1. The minimum site area required for a dwelling shall be:
 - a. Area A: One dwelling per 1000 m².
 - b. Area B: One dwelling per 400 m², or 500 m² average for two or more dwellings.
 - c. Area C(1): One dwelling per 350 m², or 400 m² average for two or more dwellings.
 - d. Area C(2): Development of dwellings shall achieve a minimum average density of 350 m² per dwelling, calculated over the entire Area C(2).
2. No building shall be erected in the area marked 'building setback' on Appendix 5.1.1.
3. The maximum site coverage 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).
4. In Area A the following requirements apply:
 - 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;
 - 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 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.

~~(m)~~(i) Woodbank (River Edge) residential area:

(i) No dwelling unit shall be erected in the setbacks from the zone boundary shown in Appendix 5.1.2.

(ii) The minimum site area required for a dwelling shall be:

a. Area A: One dwelling per 1000 m².

b. Area B: One dwelling per 900 m².

c. Area C: One dwelling per 700 m².

d. Area D: One dwelling per 600 m².

~~(n)~~(j) Woodbank (South) residential area:

The minimum area requirement for a dwellings shall be:

(i) Area 1: One dwelling per 700 m² ~~(minimum average area)~~ and 500 m² minimum area; ~~and~~

(ii) Area 2: One dwelling per 1500 m².

~~(o)~~(k) Residential (River Edge) residential area:

The minimum site area required for a dwelling shall be:

(i) One dwelling per 900 m², or 1000 m² average for two or more dwellings on one site.

4.7 Restricted discretionary activities

6. Any activity that does not comply with the standards set out in Rule 4.6.19.

The Council will restrict its discretion to the following matters:

(a) The extent to which the overall design of the building is consistent with the alpine character of the Township.

(b) The extent to which the building complements the surrounding natural environment.

(c) The extent to which the breach is visible in the landscape.

(d) Whether there are practical or locational constraints that affect the ability to comply with the design standards.

(e) Where a building is located within the Old Town design area, whether the proposed building contributes to the established character and heritage values.

Business Zone Rules

4.12 Standards for permitted activities

16. Additional Design Standards for Business 1H Zone

In addition to all other Business Zone rules, any building in the Business 1H Zone shall comply with:

~~(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;~~

(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.~~

(ii) Any portion of a building used for business purposes and adjoining a road boundary shall contain 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.

~~(b) No waste pipe, drain vents and/or soil stacks shall be visible against the wall of a building as seen from the street;~~

~~(c)(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; and

(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)~~(iii) Accessory buildings shall have a roof pitch of at least 20 degrees.

~~(d)(c) Cladding material (excluding Old Town area):~~

At least 70% of the exterior cladding of the building shall comprise one or more of the following materials:

(i) Natural unpainted timber.

(ii) ~~Painted timber or fibre cement w~~Weatherboards, provided the boards are of bevel back or shiplap profile.

(iii) ~~Boulders or large stones. Local stone or stone veneer replicating local stone.~~

Note: Local stone means Canterbury river stones or stone from quarries in the Hurunui district.

(iv) Cob (adobe blocks or rammed earth).

(v) Timber battens fixed over plywood or cement board sheets, provided ~~the battens are that:~~

a. Laid vertically; and

b. Placed at a maximum of 400 mm centres.

~~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 [Rule 4.12.16\(e\)](#).~~

(vi) Panel materials, provided the panels are: Shiplap of the minimum dimensions of 150 mm x 25 mm and the maximum dimensions of 200 mm x 25 mm.

a. Timber or fibre cement; and

b. Hung vertically with visible grooves a maximum of 420 mm apart.

(vii) ~~Rusticated cement weatherboard, "Triclad" weatherboard or boards of equivalent profile, provided that the maximum exposure of each weatherboard is 175 mm or less.~~

(viii) ~~"Summit" weatherboard, or a board of equivalent profile, with a maximum visible exposure of 175 mm.~~

(ix) ~~"Frontier" weatherboard, or a board of equivalent profile, with a maximum visible exposure of 200 mm.~~

(v) Cladding material (Old Town area):

The exterior cladding of buildings in the Old Town shall be confined to the following materials:

(i) At least 70% of the exterior cladding of the building shall comprise natural unpainted timber, painted timber weatherboard or painted fibre cement weatherboard; and

(ii) The exterior cladding on the remainder of the building shall be:

a. Local stone or stone veneer replicating local stone;

b. Cob (adobe blocks or rammed earth);

c. Brick.

Note: Local stone means Canterbury river stones or stone from quarries in the Hurunui district.

(e) Exterior colour:

(i) All roofs must be coloured in the range of:-In the Town Centre Business Zone, north of Jacks Pass Road and Jollies Pass Road, wall, roof, and trim colours shall be limited to the following British Standard, Colorsteel^(R), ColorCote^(R), "Ameron", "Orica", "Onduline" or Gerard^(R) tile colours:

a. Browns, greens or greys with light reflectance values between 5 and 20% (inclusive);

b. Steel blue with light reflectance values of 15% or less; or

c. Dark red with light reflectance values of 10% or less, except in the Old Town area where 15% or less.

(ii) All cladding must be coloured in the range of browns, greens or greys with a light reflectance value of between 10 and 35% (inclusive).

(ii) All trim must meet the requirements of either (i) or (ii).

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).

-Walls:

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.

-Roofs:

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.

Colorsteel^(R): Grey Friars; Ironsand; New Denim Blue; Scoria; Karaka; Thunder Grey; Lignite; Indigo Blue; Sorrell; Storm Blue.

ColorCote^(R): Grey Friars; Ironsand; New Denim Blue; Scoria; Karaka; Lignite; Windsor Grey; Slate; Ironbark; Charcoal Brown; Weathered Copper; Flint.

"Onduline": Brown; Green; Red; Black.

~~Gerard^(R) tiles: Obsidian; Russet; Graphite; Dark Green; Ocean Blue; Smoke Grey; Garnett; Charcoal; Greenstone; Deep Forest.~~

~~–Trim:~~

~~British Standard: 16D45, 04C39, 04C40, 12C39, 06D44, 06D45, 08D43, 10D44, 04E58, 14E58.~~

~~“Ameron”: Permanent Green II; Pioneer Red; Scoria; Hawthorne Green.~~

~~“Orica”: Deep Teal; Pioneer Red; Scoria.~~

~~–Stains and protectants that do not change the natural colour of the timber (for example, to green).~~

~~(ii) In the Amuri Ave Business zone, (south of Jacks Pass Road and Jollies Pass Road), wall, roof, and trim colours shall be limited to the following British Standard, Colorsteel^(R), ColorCote^(R), “Ameron”, “Orica”, “Onduline” or Gerard^(R) tile colours:~~

~~–Walls:~~

~~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, 08D41, 14C35.~~

~~–Roofs:~~

~~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, 04D44, 04D45, 04E53, 04E55, 04E56, 04E58, 06A11, 18E58.~~

~~Colorsteel^(R): Grey Friars; Ironsand; New Denim Blue; Scoria; Karaka; Thunder Grey; Lignite; Indigo Blue; Sorrell; Storm Blue; Maple; Pioneer Red.~~

~~ColorCote^(R): Grey Friars; Ironsand; New Denim Blue; Scoria; Karaka; Lignite; Windsor Grey; Slate; Ironbark; Charcoal Brown; Weathered Copper; Flint; Pioneer Red; Coral Red; Autumn Red; Grey Flannel.~~

~~“Onduline”: Brown; Green; Red; Black.~~

~~Gerard^(R) tiles: Obsidian; Russet; Graphite; Dark Green; Ocean Blue; Smoke Grey; Garnett; Charcoal; Greenstone; Deep Forest.~~

~~–Trim:~~

~~04C39, 04C40, 12C39, 06D44, 06D45, 08D43, 10D44, 04E58, 14E58, 08B25, 12B27, 20C40, 22C40, 04E53.~~

~~“Ameron”: Pioneer Red; Scoria; Terracotta; Permanent Green; Bond Rivergum; Navy; Flame.~~

~~“Orica”: Pioneer Red; Scoria; Terracotta; Permanent Green II; Bond Rivergum; Slate Blue; Salsa.~~

~~–Stains and protectants that do not change the natural colour of the timber (for example, to green).~~

(f) Exterior lighting:

All exterior lighting shall be:

- (i) Fully shielded with no light spill being permitted above the horizontal plane; and
- (ii) Equal to or less than 3000K correlated colour temperature.

~~(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.~~

~~(g) Exemptions for existing buildings: Where an existing principal or accessory building does not comply with the relevant design standards, provided the alterations and/or extensions are the same or similar to~~

~~the existing design feature of the building. for permitted activities, alterations and extensions are exempt from the requirement to comply with those standards.~~

~~(h) Where a colour or building material has been specified in [Rule 4.12.16](#), 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 4.12.16](#).~~

~~(h) Building line restrictions:~~

~~(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. No buildings shall be erected on 1 Conical Hill Road within the areas marked on the planning map.~~

~~(j)(ii) 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. 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.~~

~~(k) In the Old Town area, the following additional or replacement design standards shall apply:~~

~~(i) Roof Pitch~~

- ~~— 80 % of the roof area of the principal building shall have a pitch of at least 20 degrees; and~~
- ~~— Accessory building shall have a roof pitch of at least 20 degrees;~~

~~(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;~~

~~(iii) Colour:~~

~~Wall, roof and trim colours shall be limited to the colours specified under Rule (e), but may also use:~~

~~Walls:~~

~~— 08D41, 14C35;~~

~~Roof and trim:~~

~~— 04D44, 04D45, 04E53, 04E55, 04E56, 04E58, 06A11, 18E58;~~

~~— Colorsteel: Maple; Pioneer Red;~~

~~— Colorcote: Pioneer Red; Coral Red; Grey Flannel;~~

~~Trim:~~

~~— 04E53, 08B25, 12B27, 20C40, 22C40;~~

~~— "Dulux Powder Coatings": Salsa, Slate Blue; and~~

~~— "Ameron": Navy; Red;~~

4.13 Restricted discretionary activities

The following activities are restricted discretionary activities:

1. [...]

2. [...]
3. Any activity that does not comply with the standards set out in Rule 4.12.16.
The Council will restrict its discretion to the following matters:
 - (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.
 - (b) The extent to which the building complements the surrounding natural environment.
 - (c) The extent to which the building is visible in the landscape.
 - (d) Whether there are practical or locational constraints that affect the ability to comply with the design standards.
 - (e) Where a building is located within the Old Town design area, the proposed building contributes to the established character and heritage values.

Industrial Zone rules

4.17 Standards for permitted activities

13. Additional Design Standards for Hanmer Springs Industrial Area

In addition to all other Industrial Zone rules, any building in the Hanmer Springs Industrial Area shall comply with:

- (a) Roof pitch:
 - (i) 80% of the roof area of the principal building shall have a pitch of at least 25 degrees; and
 - (ii) Accessory buildings shall have a roof pitch of at least 20 degrees.
- (b) Cladding material:

At least 70% of the exterior cladding of the building shall comprise one or more of the following materials:

 - (i) Natural unpainted timber.
 - (ii) ~~Painted timber or fibre cement weatherboard.~~ Weatherboards, provided the boards are of bevel back or shiplap profile.
 - (iii) ~~Boulders or large stones.~~ Local stone or stone veneer replicating local stone.
Note: Local stone means Canterbury river stones or stone from quarries in the Hurunui district.
 - (iv) Cob (adobe blocks or rammed earth).
 - (v) Timber battens fixed over plywood or cement board sheets, provided the battens are that:
 - a. ~~The battens are laid vertically;~~ Laid vertically; and
 - b. ~~The batten size is 75 mm wide by 25 mm deep;~~ Placed at a maximum of 400 mm centres.
~~battens are placed at 200 mm centres; and~~
~~The battens and plywood or cement board sheets are painted or stained in accordance with Rule 4.17.13(c).~~
 - (iv) ~~Shiplap of the minimum dimensions of 150 mm x 25 mm and the maximum dimensions of 200 mm x 25 mm.~~ Panel materials, provided the panels are:
 - b. Timber or fibre cement; and
 - c. Hung vertically with visible grooves a maximum of 420 mm apart.

(vi) ~~Rusticated cement weatherboard, “Triclad” weatherboard or boards of equivalent profile, provided that the maximum exposure of each weatherboard is 175 mm or less. Metal cladding, provided the cladding is:~~

~~a. Hung vertically with visible ridges or grooves up to a maximum of 400 mm apart.~~

~~(viii) “Summit” weatherboard, or a board of equivalent profile, with a maximum visible exposure of 175 mm.~~

~~(ix) “Frontier” weatherboard, or a board of equivalent profile, with a maximum visible exposure of 200 mm.~~

(c) Exterior colour:

~~(i) In the Hanmer Springs Industrial Area, wall, roof, and trim colours shall be limited to the following British Standard, Colorsteel®, ColorCote®, “Ameron”, “Orica”, “Onduline” or Gerard® tile colours: All roofs must be coloured in the range of:~~

~~a. Browns, greens or greys with light reflectance values between 5 and 20% (inclusive);~~

~~b. Steel blue with light reflectance values of 15% or less; or~~

~~c. Dark red with light reflectance values of 10% or less.~~

~~(ii) All cladding must be coloured in the range of browns, greens or greys with a light reflectance value of between 10 and 35% (inclusive).~~

~~(iii) All trim must meet the requirements of either (i) or (ii).~~

~~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).~~

~~–Walls:~~

~~00A03, 00A05, 00A07, 02A03, 2A07, 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.~~

~~–Roofs:~~

~~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.~~

~~Colorsteel®: Grey Friars; Ironsand; New Denim Blue; Scoria; Karaka; Thunder Grey; Lignite; Indigo Blue; Sorrell; Storm Blue.~~

~~ColorCote®: Grey Friars; Ironsand; New Denim Blue; Scoria; Karaka; Lignite; Windsor Grey; Slate; Ironbark; Charcoal Brown; Weathered Copper; Flint.~~

~~“Onduline”: Brown; Green; Red; Black.~~

~~Gerard® tiles: Obsidian; Russet; Graphite; Dark Green; Ocean Blue; Smoke Grey; Garnett; Charcoal; Greenstone; Deep Forest.~~

~~–Trim:~~

~~British Standard: 16D45, 04C39, 04C40, 12C39, 06D44, 06D45, 08D43, 10D44, 04E58, 14E58.~~

~~“Ameron”: Permanent Green II; Pioneer Red; Scoria; Hawthorne Green.~~

~~“Orica”: Deep Teal; Pioneer Red; Scoria.~~

~~–Stains and protectants that do not change the natural colour of the timber (for example, to green).~~

~~–Stains and protectants that do not change the natural colour of the timber (for example, to green).~~

~~(d) Where a colour or building material has been specified in [Rule 4.17.13](#), 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 4.17.13](#).~~

(d) Exterior lighting:

All exterior lighting shall be:

- a. Fully shielded with no light spill being permitted above the horizontal plane; and
- b. Equal to or less than 3000K correlated colour temperature.

(e) Exemptions for existing buildings:

Where a building does not comply with the design standards for permitted activities, alterations and extensions are exempt from the requirement to comply with the relevant design standards, provided the alterations and/or extensions are the same or similar to the existing design feature of the building.

4.17A Restricted discretionary activity

The following activity is a restricted discretionary activity:

1. Any activity that does not comply with the standards set out in Rule 4.17.13.

The Council will restrict its discretion to the following matters:

- (a) The extent to which the overall design of the building is consistent with the alpine character of the Township.
- (b) The extent to which the building complements the surrounding natural environment.
- (c) The extent to which the building is visible in the landscape.
- (d) Whether there are practical or locational constraints that affect the ability to comply with the design standards.

4.18 Discretionary activities

Any permitted activity which does not comply with any condition for permitted activities in [Rule 4.17](#) and is not otherwise listed as a restricted discretionary activity.

Open Space Zone rules

4.21 Standards for permitted activities

14. Additional Design Standards for Hanmer Springs

In addition to all other Open Space rules, any building in the Hanmer Springs Settlement Area shall comply with:

- (a) Window orientation: 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.~~
- (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.
- (c) Cladding material (~~excluding Old Town area~~):

At least 70% of the exterior cladding of the building shall comprise one or more of the following materials:

- (i) Natural unpainted timber.

- (ii) ~~Painted timber or fibre cement weatherboard.~~ Weatherboards, provided the boards are of a bevel back or shiplap profile.
- (iii) ~~Boulders or large stones.~~ Local stone or stone veneer replicating local stone.
Note: Local stone means Canterbury river stones or stone from quarries in the Hurunui district.
- (iv) Cob (adobe blocks or rammed earth).
- (v) Timber battens fixed over plywood or cement board sheets, provided the battens are that:
 - a. ~~The battens are laid vertically;~~ Laid vertically; and
 - b. ~~The batten size is 75 mm wide by 25 mm deep;~~ Placed at a maximum of 400 mm centres.
- (vi) Panel materials, provided the panels are:
 - a. Timber or fibre cement; and
 - b. Hung vertically with visible grooves a maximum of 420 mm apart.
 - ~~The battens are placed at 200 mm centres; and~~
 - ~~The battens and plywood or cement board sheets are painted or stained in accordance with Rule 4.6.19(h); and~~
- (vi) ~~Shiplap of the minimum dimensions of 150 mm x 25 mm and the maximum dimensions of 200 mm x 25 mm;~~
- (vi) ~~Rusticated cement weatherboard, "Triclad" weatherboard or boards of equivalent profile, provided that the maximum exposure of each weatherboard is 175 mm or less;~~
- (vii) ~~"Frontier" weatherboard, or a board of equivalent profile, with a maximum visible exposure of 200 mm;~~

(d) Exterior colour:

- (i) All roofs must be coloured in the range of:
 - a. Browns, greens or greys with light reflectance values between 5 and 20% (inclusive);
 - b. Steel blue with light reflectance values of 15% or less; or
 - c. Dark red with light reflectance values of 10% or less.
- (ii) All cladding must be coloured in the range of browns, greens or greys with a light reflectance value of between 10 and 35% (inclusive).
- (iii) All trim must meet the requirements of either (i) or (ii).
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).

(e) Exterior lighting:

All exterior lighting shall be:

- (i) Fully shielded with no light spill being permitted above the horizontal plane; and
- (ii) Equal to or less than 3000K correlated colour temperature.

(f) Exemptions for existing buildings:

Where a building does not comply with the design standards for permitted activities, alterations and extensions are exempt from the requirement to comply with the relevant design standards, provided

the alterations and/or extensions are the same or similar to the existing design feature of the building.

4.21A Restricted discretionary activity

The following activity is a restricted discretionary activity:

1. Any activity that does not comply with the standards set out in Rule 4.21.14.

The Council will restrict its discretion to the following matters:

- (a) The extent to which the overall design of the building is consistent with the alpine character of the Township.
- (b) The extent to which the building complements the surrounding natural environment.
- (c) The extent to which the building is visible in the landscape.
- (d) Whether there are practical or locational constraints that affect the ability to comply with the design standards.

4.22 Discretionary activities

The following activities are discretionary activities:

1. Any activity not specified as a permitted, restricted discretionary 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](#).

Definitions

Temporary activities	<p>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> <ul style="list-style-type: none"> – Buildings, scaffolding and falsework, builders’ storage yards, builders’ workshops and buildings or uses of similar character, where such activities are incidental to a building or construction project – Sporting events, public meetings, galas, market days and temporary retail activities – A temporary building for the purpose of construction associated with private leisure which is not a commercial enterprise (such as boat building) – Any temporary storage of goods or materials – Temporary military training activities undertaken in accordance with the Defence Act 1990. - <u>Temporary activities associated with primary production activities such as flood lighting to assist the loading and unloading of stock at night.</u>
Trim	<p>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).</p>
Weatherboards	<p>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.</p>

PC5 – Hanmer Springs design standards

APPENDIX B

Recommended decisions on Submissions

Submitter #	Submitter name	Oppose/ Support	Proposed plan provision	Decision requested	Further submission?	Recommended decision
1	Graeme Scrivener	Oppose in part	4.6.19(a) – window orientation	<p>Requests renovations of houses older than 40 years (or similar date) should follow “a like for like” policy on the replacement regardless of the ratio rule. New additions such as ingress/egress on an elevation should not come under the ratio but only need to show sympathy with the design elements of the particular house.</p> <p>Requests the wording of the rule is changed so window orientation applies to new builds only.</p>	Supported by Amanda Williams (FS#1)	<p>Accept in part original submission</p> <p>Accept in part further submission</p>
2	June Manion	Oppose	3.4.3.24(f) – setback along SH7A	<p>Remove rule and replace with:</p> <p>‘Any proposed dwellings to be built along State Highway 7A must include a landscaping plan that will enhance the current visual and amenity character of the Hanmer Basin’</p>	<p>Supported by Robin Gemmell (FS#2)</p> <p>Supported by Amanda Williams (FS#1)</p>	<p>Reject original submission</p> <p>Reject further submissions</p>
2	June Manion	Oppose	4.6.19(a)	Requests window orientation rules be totally removed from the design standards	<p>Supported by Robin Gemmell (FS#2)</p> <p>Supported by Amanda Williams (FS#1)</p>	<p>Reject original submission</p> <p>Reject further submissions</p>
3	David Barker	Oppose	<p>The design standards as a whole</p> <p>4.6.19(a)</p>	<p>Requests the rules are replaced with a design guide which aims to encourage sensitive and appropriate building development without restricting the individuals right for a house design that will be their home</p> <p>If this is not accepted notes:</p> <p>Rule 4.6.19(a) – window orientation, serves no real purpose. Use of the golden ratio (1 to 1.618) would be more appropriate than the proposed window orientation rule.</p>	<p>Supported by Amanda Williams (FS#1)</p> <p>Supported by Amanda Williams (FS#1)</p> <p>Supported by Amanda Williams (FS#1)</p>	<p>Reject original submission</p> <p>Reject further submissions</p>

			4.6.19(e) 4.6.19(c)	4.6.19(e) – exterior colour, should be abandoned 4.6.19(c) – cladding, suggests a list of unacceptable cladding types, giving sensible reasons for their inclusion, would be more acceptable than the current and proposed cladding rule	Supported by Amanda Williams (FS#1) Supported by Amanda Williams (FS#1)	
3	David Barker	n/a	n/a	Requests new rules: 1. All developers should be required to include at least native, or other trees to be located on each and every section 2. Large developments should (if it doesn't already) be required to submit a planting scheme for trees, shrubs and green areas for approval	Supported by Amanda Williams (FS#1)	Reject original submission Reject further submission
4	Pauline Bennett	Support	Objectives and policy framework, 4.6.19(a) – window orientation and 4.6.19(f) – exterior lighting	No decision requested In particular supports the new objectives and policies, window orientation and exterior lighting provisions	Opposed by Amanda Williams (FS#1)	Accept original submission Reject further submission
5	Michael Malthus on behalf of Hanmer Springs Business Association	Support	All	Seeks the proposed plan change is adopted by Council	Opposed by Amanda Williams (FS#1)	Accept in part original submission Reject further submission
6	Harley Manion	Oppose	3.4.3.24(f) – setback along SH7A	Strongly opposes the introduction of this rule	Supported by Amanda Williams (FS#1)	Accept in part original submission Accept in part further submission
6	Harley Manion	Support	Existing rule 4.6.19(b) – minimum floor area	Agrees with the removal of this rule	Supported by Amanda Williams (FS#1)	Accept original submission Accept further submission
6	Harley Manion	n/a	Enforcement	Requests the enforcement of the design standards is reviewed.	Supported by Amanda Williams (FS#1)	Reject original submission Reject further submission

6	Harley Manion	n/a	n/a	Requests new rule in relation to fencing: Fence heights should be included in the design standards, for example low street fronting fences (1.2 m maximum) within 5 m of the front boundary, but allow the remainder of the property (including side fences) to still be allowed up to 1.8 m high	Supported by Amanda Williams (FS#1)	Reject original submission Reject further submission
7	Garth and Denise Smith	Oppose	3.4.3.24(f)	Strongly object to the new design standard building setback proposed for SH7A Request rule is left as is (i.e. not introduced)	Supported by Amanda Williams (FS#1)	Accept in part original submission Accept in part further submission
8	James Beaven	Oppose	3.4.3.24(f)	Strongly opposes the setback along SH7A	Supported by Amanda Williams (FS#1)	Accept in part original submission Accept in part further submission
9	Hamish Monteath	Support in part	Not specified	Seeks the essence of the design standards are maintained to keep the feel of NZ alpine/ high country environment, but allow a broadening of styles, specifically colour – keep to natural earthy colours; allow for less restrictive window configuration, rooflines and materials	Supported by Amanda Williams (FS#1)	Accept in part original submission Accept in part further submission