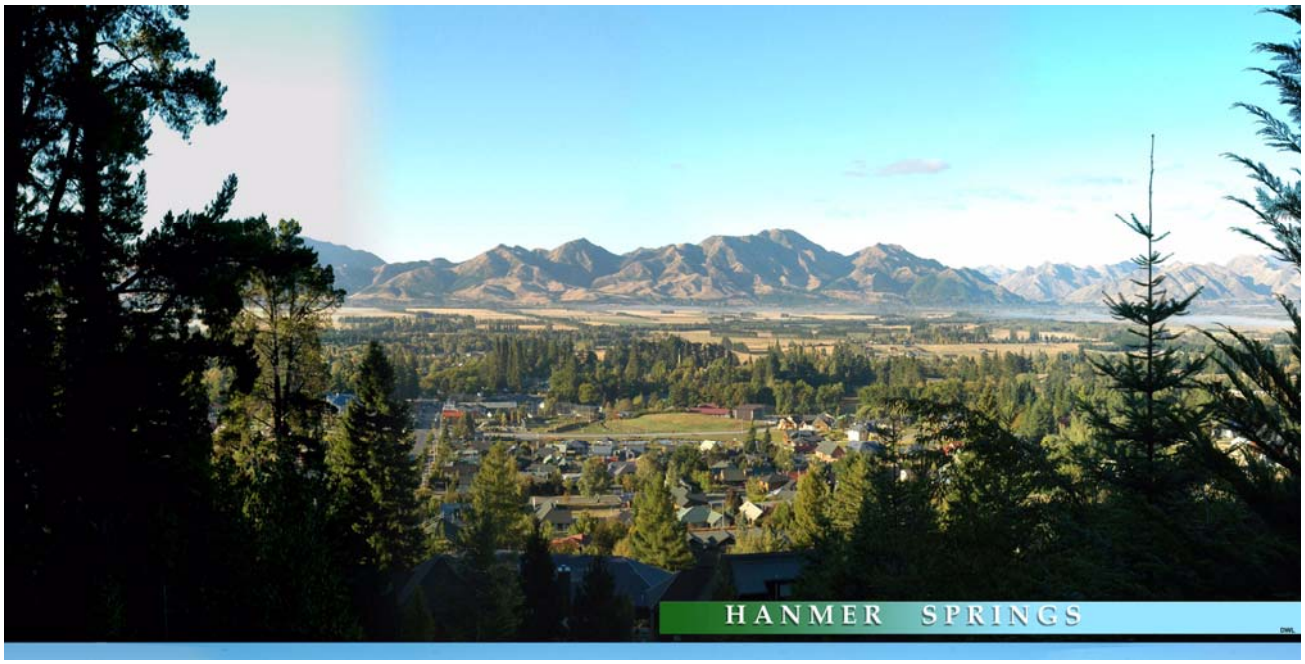

Hanmer Springs Growth Management Strategy
&
Town Centre Development Plan

Prepared for Hurunui District Council July 2006

HURUNUI

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Hanmer Springs Growth Management Strategy
&
Town Centre Development Plan

This report has been prepared for the Hurunui District Council and represents the views of its authors. The content of the report does not reflect or bind Council's policy position as to where future growth may be accommodated. The growth strategy rather provides the basis for further investigation and consultation with the community as to the appropriateness of each growth node identified in the report.

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Hanmer Springs Growth Management Strategy
&
Town Centre Development Plan

executive summary

Recent trends in subdivision and holiday homes development, together with increasing numbers of visitors has prompted consideration of the possible extent of future urban growth in Hanmer Springs, and what this might mean in the future for the take up of land.

Against this background the project brief called for investigation of

- **possible growth over a 50 year planning horizon**
- **whether this could be accommodated within the existing urban area, while also retaining the town's special qualities**
- **recommendations for a growth management strategy**

In addition, concept design proposals for the upgrade of the streetscape within the town centre area were requested. Particular objectives in this regard were for improved connectivity and way- finding between the various parts of the town centre, measures to enhance the alpine and village-like character, and promoting a township identity based on a health, wellness and spa theme.

The full consultancy brief is quoted in the preface to the report.

population and dwellings assessment

The report considers a number of population and visitor statistics. Included among these are estimates of resident and sometime resident population numbers in Hanmer Springs (based on the known number of dwellings, building consent and other information), estimates of future visitor numbers to the Thermal Reserve, and projections for international and domestic visitors by Tourism Research Council of New Zealand.

A number of scenarios are used to estimate potential population and dwelling numbers, and the associated take up of land. This analysis appears in Section 3 of the report which covers demand indicators and growth implications.

Among considerations for forward planning are the following;

- **approximately two thirds of dwellings in Hanmer Springs are holiday houses so that there is a large 'sometime resident' component to the community. While the needs of this population are slightly different from 'usually resident' persons, demand for holiday homes is assessed as continuing, and is thus likely to remain a significant factor in demand for land/future spatial needs**

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- **population estimates suggest that in Hanmer Springs there are about 750 people who are usually resident, and about 1,500 who are sometime resident - for a total estimated population of 2,500 people.**

- **comparing 'rates of development' based on dwelling consent numbers (used as a lower variant) and on subdivision consent (used as a higher variant) it is estimated that Hanmer Springs will have around 1,000 dwellings stock by 2026, and around 3,000 or more by the end of the planning horizon in 2056. This would correspond to a total population of about 4,000 by 2026, and about 7,000 or more people by 2056.**

- **overtime the usually resident population will increase with tourism and employment growth, other multiplier effects and primary sector and other growth in the local economy.**

- **future growth will generally have implications for expanded transportation, infrastructure services, light industrial activities, recreation activities, community facilities and other functions. These would contribute to future development area needs, beyond those for housing and retail/commercial development.**

- **this study looks primarily at residential and retail/commercial growth as the principal contributors of urban development. Assessment of the inter-related matters mentioned above is recommended: refer section 7 of the report.**

potential land area needs

Three gross residential densities were considered in order to assess what further growth in Hanmer Springs might mean in the take up of land. Firstly, on a 4-dwellings per ha basis, arrived at by considering the present extent of urban area zoned within Hanmer Springs, less open space area. Secondly, on a 5-dwellings-per ha basis, arrived at by considering the present extent of residential and rural lifestyle area. Thirdly, on a 13-dwellings per ha basis, arrived at by allowing a nominal dwelling unit per site area, plus allowance for roading and open space.

The scenarios showed that future development, if undertaken in a similar manner to that now existing, carries a potential requirement to approximately double the size of the existing urban area over a 20 year time frame, and to approximately treble in size over a 50 year time frame. At higher gross densities the extent of potential land needs are reduced therefore on the third scenario the urban area would need to increase by about 40% in 20 years, and by about 70% in 50 years.

The take up of land will also be affected by increases in visitor numbers, via retail and other commercial development. New and expanded visitor accommodation and other visitor facilities are anticipated, based on current tourism projections and the expectation of long term sustainability in tourism markets. We explore some of the contributing factors to tourism development in section 2 of the report.

potential visitor growth

Visitor numbers to the Thermal Reserve in 2005 were approximately 550,000, and are projected to rise to 725,000 by 2025 and to approximately 1.5 million by 2056. Throughout this period domestic visitors would remain the larger visitor sector in absolute numbers; however the growth rate for international visitors is significantly higher than that for domestic visitors.

International visitor numbers were projected to grow by 4.5% per year for the 2004 - 2011 period, compared to domestic numbers at about 1% per annum. This growth is underpinned by regional tourism growth rates and the anticipated ongoing expansion of the Canterbury economy.

Perhaps what is most significant for Hanmer Springs in the visitor estimates is the anticipated growth in overnight visitors, and the potential growth impacts associated with additional expenditure made by overnight compared to day travellers.

Scenarios applying the above growth rates suggest additional international overnights at between 1,800 to 2,500 per year and additional domestic overnights at between 1,000 to 1,400 per year, 2004-2011.

Visitor demand is likely to be for further diversity of commercial accommodation - such as additional hotel, apartment, time share, town house stay units, and more specialist markets such as small hotel, lodge, health, spa wellness facilities. Geographically it is anticipated that most of this demand will impact on the town centre area and its immediate frame.

The housing demand created by the usually resident population is also likely to be for increased diversity in type of accommodation, influenced by rising costs in property and construction, lifestyle changes and changes in age group cohorts. An expanded rental and moderately priced housing market is anticipated, associated with employment growth in the visitor industry.

Depending on the assumptions made about 'rate of capture' locally to Hanmer Springs of visitors to Hurunui District, occupancy rates and a number of other variables, some shortfall in supply of accommodation (stay units) over demand is indicated. This is likely to occur within the earlier part of the study period, and forward. These various scenarios are discussed in section 3 of the report.

For the reasons outlined in the report, the tourism figures may be conservative, and suggest that growth may be about 5 years ahead of that shown.

growth management strategy

The growth management strategy promotes an internally consolidated, and extended urban form of development; refer Plan A1. See also the other explanatory plans and graphics in the report.

New growth areas are proposed to the east and south, and to a lesser extent, to the west and north of the present urban area.

The recommendations have regard to highly prized amenity values and aim to strengthen and promote the town centre area as the community heart, surrounded by an open space framework. Residential densities immediately beyond the commercial area would be intensified, recognising changing housing and visitor accommodation needs. This would create an effective transition from the community heart to other nearby areas and an hierarchy of urban places and spaces would result. Also providing legibility of areas and different environments one to another, and improved connectivity and way finding.

In considering issues for sustainable management the strategy is based on ease of accessibility to central Hanmer Springs (the recommended form of development is substantially within a 1.5 to 2.5km radius of the town centre, so is within comfortable walking and bicycling distance), and of the desirability of maintaining the pleasant 'neighbourhood' (or village-like), scale of development - recognising that these factors are key attractions to Hanmer Springs' residents and visitors.

A strong framework to the outer urban edge is maintained, by confining development within definitive features of the landscape.

Staging of development is envisaged firstly within and directly adjacent the existing urban area, with new growth areas subject to deferred zoning timetabling.

Section 5 of the report contains a detailed explanation of overall objectives and rationale for the recommendations; refer also to the District Plan context, discussed in section 2.

important issues for the town centre

Within the mixed use Business zone there are presently large interstitial spaces within many sites, reflecting a low buildings - to- site area coverage. Most structures are also one-storey in height. Building footprints and building envelopes permitted under the District Plan are thus not fully utilised on a number of sites.

The potential for change to the scale and intensity of building fabric in the town centre is significant, and if not managed proactively may result in adverse effects to visual and amenity values. Therefore a number of urban design evaluations are recommended, so that an appropriate future building/scale/mass can be advised. This is considered strategic, since the attractiveness of the town centre is one of Hanmer Springs' most important assets and tourism growth (including additional visitor accommodation) will potentially impact most significantly on this area.: refer A1.2.

HURUNUI

HANMER SPRINGS

GROWTH STRATEGY & TOWN CENTRE DEVELOPMENT PLAN

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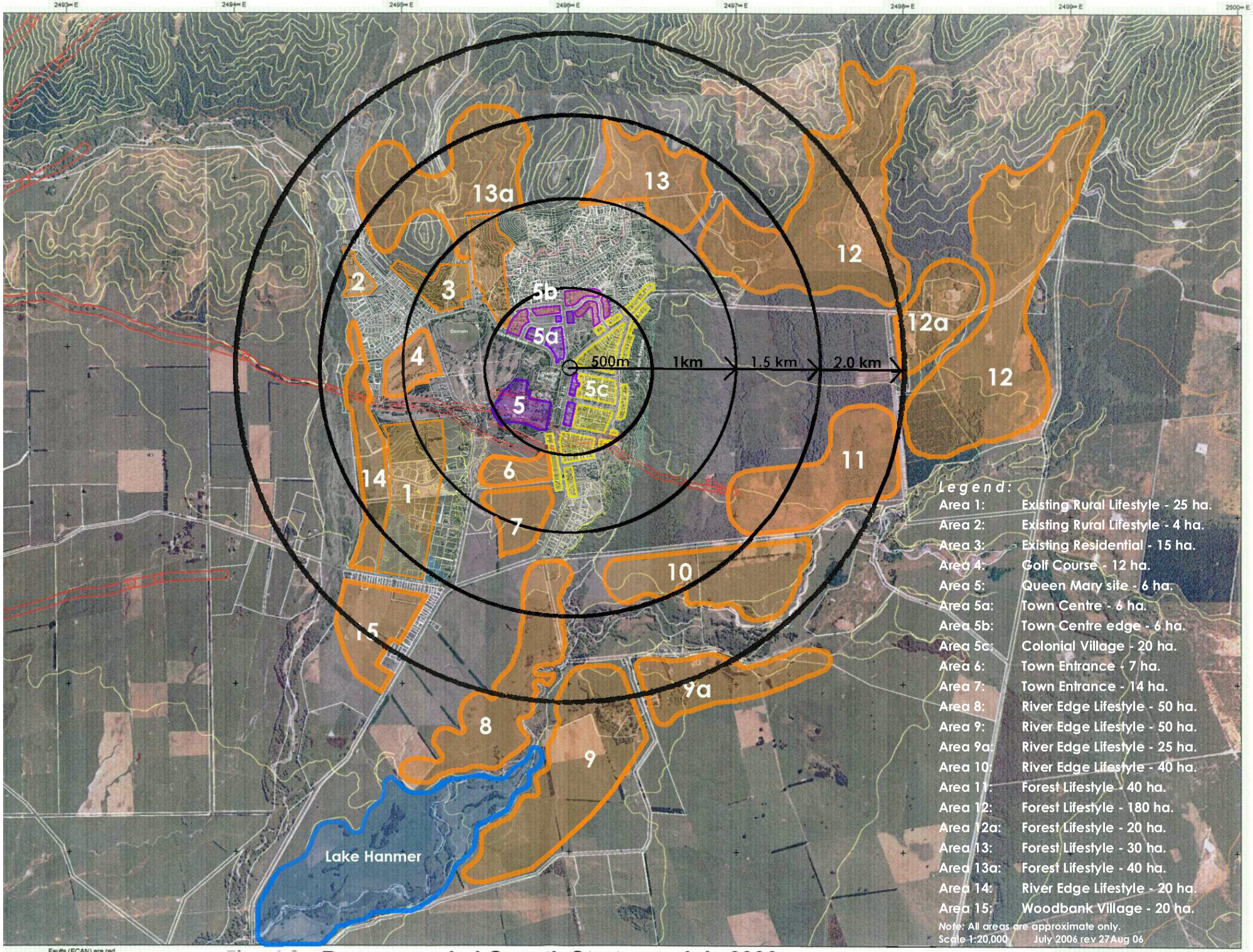

Fig: A1

Recommended Growth Strategy - July 2006

Fig: A1.2 – HANMER SPRINGS TOWN CENTRE & ENTRANCE - Areas 5, 6 & 7 July 2006

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FIGURE a2

N

GROWTH STRATEGY & TOWN CENTRE DEVELOPMENT PLAN

HANMER SPRINGS

TOWN CENTRE DEVELOPMENT CONCEPT

HURUNUI District Council

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Reference 05036D/SK/01

Scale: 1:1,250 (A1); 1:2,500 (A3)

July 2006

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Hanmer Springs Growth Strategy and Town Centre Development Plan

Study Brief

The consultancy brief set out below calls for

- consideration of the potential urban growth in Hanmer Springs, adopting a 50 year planning horizon
  and
- proposals for the streetscape upgrade of the town centre. The upgrade is envisaged within a 10 year implementation time frame.

The study has its origins in the significant urban growth rates Hanmer Springs has experienced over the past 15 years, and in the allied consideration of the relatively limited development capacity remaining in existing residential and rural lifestyle zones.

The need for evaluation and concept planning of the town centre and streetscape also has its basis in recent growth - of increasing international and domestic visitor numbers, business growth and potential for development within the former Queen Mary Hospital site, and expansion of the Hanmer Springs Thermal Reserve. A particular issue is the need to better integrate the various elements of the town centre and linkages to the wider township.

The consultancy brief provides the background and objectives of the study as follows;

"*The Council and Hanmer Springs Community Board believe the time is appropriate to review the current direction of Hanmer Township:*

1. *to identify a growth strategy for accommodating additional urban development outside the existing urban zoning for a fifty year panning horizon*
2. *to review opportunities for consolidating growth within the existing zoning framework of Hanmer township in a way that maintains an alpine village character*
3. *to identify opportunities to upgrade the existing town centre and streetscape over the next ten years in a manner that strengthens the relationships between the town centre, the Hanmer Springs Thermal Reserve and the former Queen Mary site*

As part of this review the Council and the Board want to focus on ensuring growth within the township in a way that focuses on;

1. *connecting spaces and provides adequate opportunity for cycling and walking*
2. *retaining the character of an alpine town with a village feeling*
3. *retaining access and providing protection to those heritage features of the town that reflect the village's past and add character to it*
4. *developing a township identity based on a spa, health and wellness theme……."*

Scope of brief

"The purpose of this project is two fold;

*"The **first objective** of the consultant is to provide the Council with the assessment of options and recommendations for accommodating future growth within Hanmer Springs township. The planning horizon of this brief is fifty years. In completing this task the consultant is expected to have regard to the following matters;*

- *providing the retention and atmosphere of a small alpine village character*
- *providing for retention and provision of large areas of open space for public recreation in and around the township*
- *consolidation and expansion of publicly owned walkways and cycle ways in areas identified for development with a view to avoiding pedestrian conflicts*
- *development of areas that can be serviced and maintained economically in the context of infrastructure requirements*
- *containing development in a way that recognises and provides for the retention of key landscape and heritage values surrounding the Hanmer village and as experienced from State Highway 7A and the steeper slopes situated behind the existing village*
- *recognise the importance and relationship of the town to its recreation spaces and the surrounding forest and the contribution these amenities contribute to the character of the town.*

*The **second objective** of the consultant is to provide detailed urban design solutions*

- *for enhancing the existing connections between the current town centre, business development on Conical Hill Road and the future expected development of the business-zoned land on the southern half of the Queen Mary site*
- *for streetscape improvements in the town centre which focus on improving the township's amenity and experience of visitors and residents to Hanmer Township*
- *for improving pedestrian experiences in the township centre by promoting traffic calming techniques through the business district of Hanmer Springs*

which will promote and develop a health, wellness and spa theme for Hanmer township and surrounds……." HDC contract 06/245

The brief also called for wide ranging consultative meetings with key stakeholders, interest groups, and jurisdictional agencies. Discussions were held with many people, including the Hanmer Business Association, Ngai Tahu Property Holdings, Hanmer Heritage Trust, Hanmer Forest Trust, Environment Canterbury, Hanmer police, Hanmer Springs Village Protection Society, property owners, business operators, and tourism managers and community leaders.

A summary of these discussions, and issues raised can be found in a supplementary volume to this report.

The study team is indebted to everyone who gave their time and input, which greatly assisted our understanding of current and likely future issues for the town, and of the visions held for the town centre.

I. Introduction

Hanmer Springs is a community comprised of full time and some time residents, and is also host to increasingly large numbers of visitors annually. While the Census night count was 1,503 persons in 2001 and 1,560 persons in 2006(provisional), the steady increase in the number of holiday homes, and ongoing subdivision and development within the town, suggest growth is occurring at levels well beyond that indicated by Census projections. However as a largely "uncounted" population.

The recent growth occurring in Hanmer Springs is positioned within a district (and region) that has a highly diversified economy based on agriculture, viticulture and tourism, and significant investment in lifestyle blocks and holiday homes♦. As to the visitor population, Tourism New Zealand and other projections anticipate the further expansion of tourist markets, particularly for international visitors.

All sectors of the Hanmer Springs community contribute to demand for goods and services, including land and infrastructure. Accommodating growth necessitates prior spatial planning to inform District Plan, Annual Plan, Community Plan and other local government processes.

In response to the study brief, the likely nature and extent of future population and visitor growth is analysed in order to assess the implications for additional land requirements and growth management, both within and outside Hanmer's existing urban boundaries, and for the town centre area.

In considering future needs, spatial planning should have regard to wider physical, social and economic environments. An overall objective of the growth management and streetscape recommendations contained in this report, is to promote '*sense of place'* and build upon *'sense of community* ' - by adequately providing for social interaction, safety, a variety of people and age groups, and activities that include business, shopping, education, recreation and heritage. Recognising that growth can have both positive and negative effects, this work also has the goal of '*overall benefit'*.

As noted by Hall and Porterfield (2001) "if we take positive steps now to establish a framework [for growth management as sustainable development] we can achieve the changes that are necessary to bring about a stronger sense of community and develop a broader vision than is evident in parcel by parcel growth.

"By definition growth in itself is good, as it usually signifies economic viability and financial health. Where effective master plans for growth are implemented, balanced economic expansion is more apt to be realised, assuming a larger tax base from which the community as a whole benefits. Where no vision for growth exists, sprawl results. We must be proactive in effecting change, rather than merely reacting to these issues as they emerge. The diversity of housing options, shopping and employment opportunities, recreation and open space as well as various forms of transportation, are the building blocks of our communities. In themselves they do not embody the image of the

♦ HDC Report Capital Development Contributions Local Government Act 2002, Financial Contributions Resource Management Act 1991 March 2004 and Supplementary Report 11 January 2006

community but in combination they can reflect either balanced, sensitive forethought or an undefined built environment with missed opportunities..”

There are seven sections to thisreport;

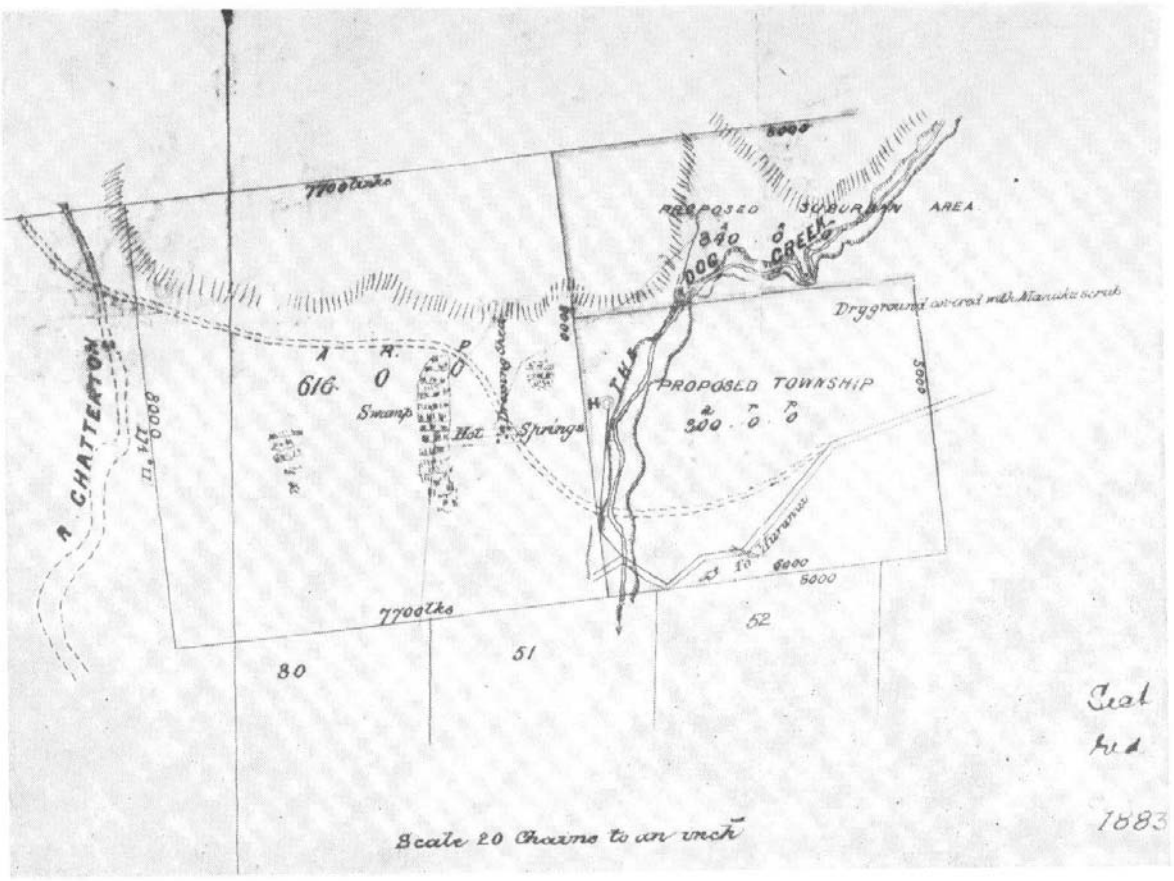
- this section being the introduction
- **Section 2** looks at the current frameworks for growth management in Hanmer Springs, and possible future influences to growth over the 50 year planning horizon
- **Section 3** considers various indicators for population and visitor numbers, in order to assess potential land area needs for future Hanmer Springs
- **Section 4** considers landscape and amenity values of the town and its setting, as visual context for growth management
- **Section 5** explores options to accommodate growth both within current urban boundaries, and outside them, and contains the recommended growth strategy
- **Section 6** notes objectives for streetscape improvements within the town centre area, and urban design recommendations
- **Section 7** discusses further steps to growth management in terms of monitoring, implementation strategies, longer term management and further information inputs.

The project steps and a summary of community input are included in a second volume to the report.

2. Current framework for growth management in Hanmer Springs

2.1 initial pattern of settlement

The early plans for the Hanmer Springs, dated 1883, indicate that development of the township was initially contemplated in an area to the east of Dog Stream, however to be later surveyed in 1892 closer to the hot pools, in the area east of Amuri Ave: refer Figures 1 and 2.

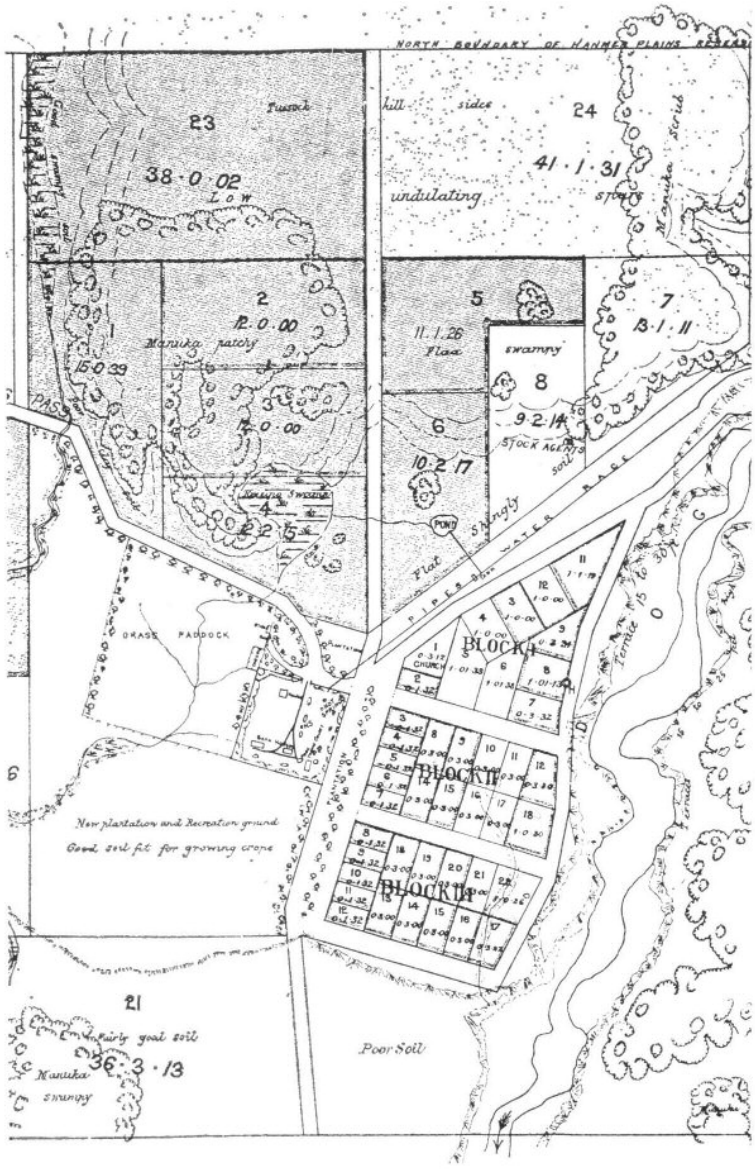


HANMER SPRINGS SURVEY MAP, 1883

Source: R Ensor - 'Much Ado... Hanmer Springs 1883 - 1993'

Lands and Survey Records—
by courtesy Canterbury Museum

Figure 1: Survey Map 1883



SECTION PLAN OF VILLAGE SETTLEMENT SECTIONS,
HANMER PLAINS

Surveyed by F. Stephenson Smith
and D. Innes Barron, September, 1892

Source: R Ensor - 'Much Ado... Hanmer Springs 1883 - 1993'

Figure 2: Survey Plan 1892

A total of 856 acres in town and rural sections were opened up for selection (Ensor, 1963) with smaller sites in the area now referred to as the colonial residential area and larger properties to the north, either side of Conical Hill Road. **Figure 3** gives an idea of the early township, key buildings and views to Conical Hill.

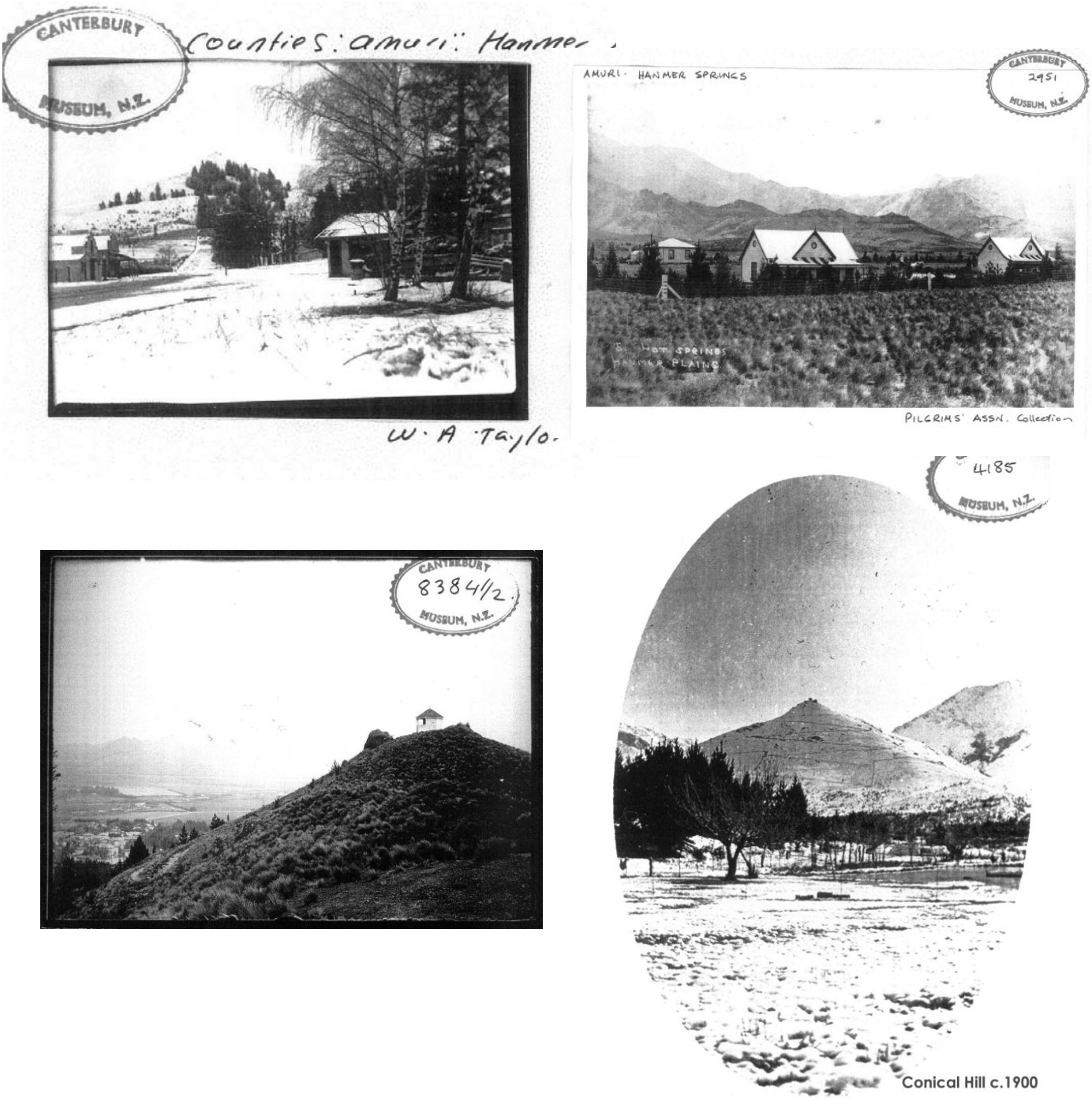


Figure 3: Historic Hanmer Springs

The current urban area is approximately 310ha refer Figure 4: District Plan Map H.

Studies and evaluations providing input to the urban form and urban design of Hanmer Springs have included the 1993 Boffa Lucking report, the 2003 Hanmer Springs Development Plan, parking studies carried out in 1998 and 1999, heritage and landscape assessments of the former Queen Mary Hospital site, and Hanmer Springs township open space and recreation evaluations 2005.

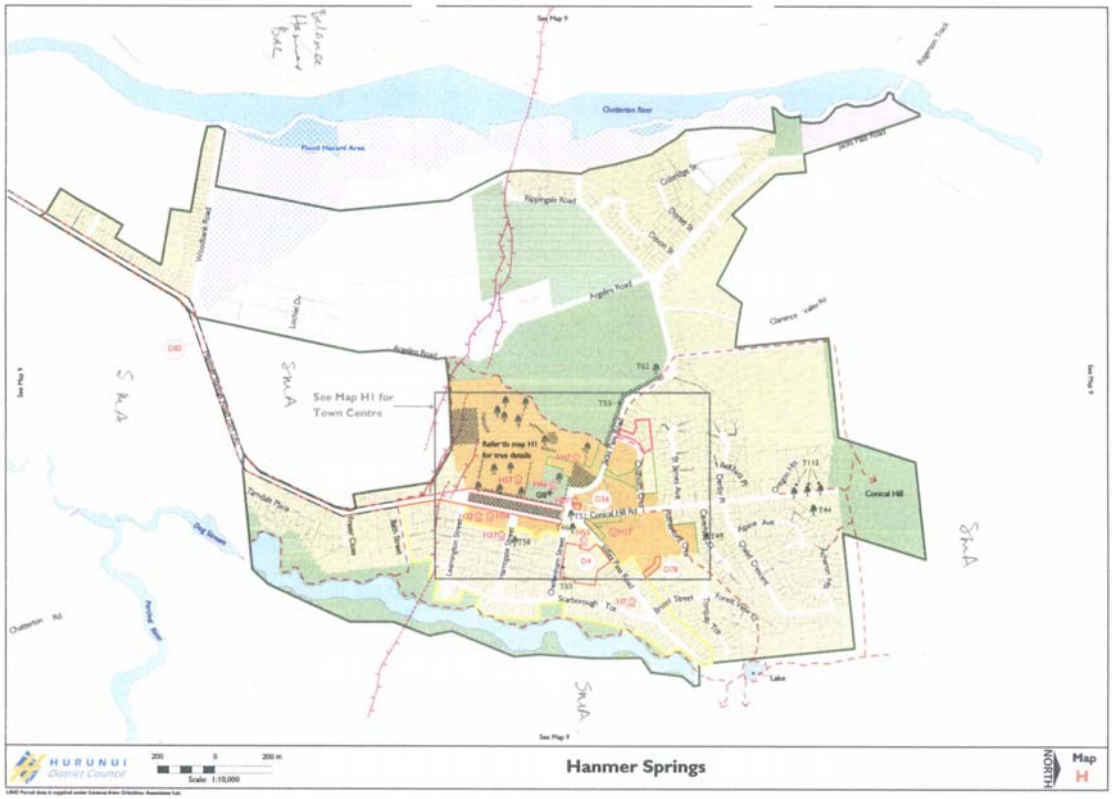


Figure 4: Planning Map H

2.2 the District Plan context to growth management

The Hurunui District Plan provides the current jurisdictional framework for development within the Hanmer Springs area, and an overall context to consideration of growth management issues for a future Hanmer Springs. The Plan reflects a number of principles for the sustainable management of urban, natural and physical resources. These principles are reflected in the recommendations made in this report.

The District Plan was made operative in August 2003 and was thus prepared slightly before the growth pressures now occurring became fully evident. Upon finalisation of the growth management strategy it will be necessary to examine the implications of the strategy for the District Plan review, particularly in terms of the type and extent of zoning, and current rules and design guidelines for subdivision and development.

Under the District Plan, Hanmer Springs, in common with other urban areas of the District, is denoted as an "*environment of special concern*". Plan provisions are designed

to address aspects of environmental amenity and management of infrastructure resources in the District's fifteen townships.

The Plan comments as follows on a number of key growth management considerations:

- **urban boundaries**. The rationale for current urban township boundaries is stated as
  - to control the spread of urban development into adjoining productive rural land, which often comprises high quality soils, to limit the loss of potential of such land
  - to ensure the development of urban infrastructure and services is a sustainable use of public resources in urban areas
  - to prevent ribbon development along the main highways
  - to manage the change in landscape and visual impacts created by urbanisation
  - to manage the change in amenity values and environmental quality
  - to encourage the efficient utilisation of land, infrastructure and other natural resources within existing urban area ; and
  - to respond to community concerns

"In determining appropriate boundaries to the District's townships, the following matters have been taken into account

- the maximum extent of existing water supply and sewerage disposal systems and other infrastructural resources as relevant
- the existing limits of urban development, as well as those areas that are in the process of, or firmly committed to, being developed for urban land uses
- provision of opportunities for further urban development that would consolidate the present pattern of development without over extending the capacity of existing systems
- providing opportunities for rural lifestyle or large lot residential development within urban boundaries to promote consolidation of such development
- other relevant matters, such as natural hazards, special physical features and barrier, and protected features and landscapes.

Any future developments that would effectively constitute a change to the urban boundaries should be undertaken by way of a change to the District Plan…."

The Plan also notes" to promote the sustainable management of Hurunui's land resources, urban development within the District should help to maximise the use of existing infrastructure and promote a consolidated pattern of development. The Council does not seek to prevent or unnecessarily inhibit urban development but provide for growth and development in manner that promotes the efficient use of existing resources and infrastructure and channels in the first instance development to these areas [Among other matters this will assist in] avoiding sporadic urban development around the periphery of townships without consideration of long term effects and planning for infrastructure, services and facilities …….providing for a wide range of urban land use opportunities within a consolidated area, and providing for opportunities for infill". Refer to Issue 1 the adverse effects of urban development, physical expansion of settlements and the use and provision of the network utility infrastructure, p127.

The Plan also contains the comment that "there is often pressure for urban development outside these areas, including rural residential development which may have significant implications in planning for future urban infrastructure and the provision of public amenities. For example large lot residential development isolated from an urban area could establish a pattern and direction of future development that would require a substantial investment in of resources to service, compared to other more serviceable adjoining areas" p127

While these statements were made in the expectation that currently zoned urban areas would substantially accommodate future growth the principles noted remain a cornerstone of sustainable management, and also align with Council's requirement that both residential and rural lifestyle subdivision in the Hanmer Springs area be mains serviced.

- **environmental amenity.** Resource management Issue 2 of the District Plan for urban areas is identified as "loss of character and degradation of amenity values from inappropriate development and activities".

This issue goes to the heart of considerations of "sense of place' and the need to recognise and enhance special attributes and character in managing change. The Plan notes "Hurunui is relatively special in that, unlike most districts within New Zealand, there is no one major urban centre, but a dispersed pattern of small towns, each with its own history and character. These range from a fishing village (Motunau) to an alpine resort village (Hanmer Springs) as well as a variety of small service centres with their own history, character and environmental qualities. Part of the issue therefore is to provide a management system that provides opportunities for development and change which is undertaken in a manner that protects each township's special character……" p128

Resource management Issue 3 is stated as "the provision of a variety of activities within urban environments can have adverse effects on the values of the area". Community consultation about a future Hanmer Springs included comment to the effect that planning should provide for the greater good, i.e. provide for the social and economic wellbeing of all sectors of the community. There was also a general consensus about the need to avoid loss of amenity values, but wide ranging views as to the appropriate future mix and density of development to protect and enhance the key attributes of Hanmer Springs (both within the town centre and in residential areas). Much of this debate is encapsulated by District Plan Issue 3. The Plan states "there is a need to provide the flexibility to allow for a variety of activities throughout urban area to ensure that the needs of the community are met and the social and economic base of the District is maintained, whilst ensuring that any adverse environmental effects are avoided, remedied or mitigated….Environmental quality and character of urban areas is also encouraged by promoting the consolidation of complementary activities…."p129.

These comments apply to all land uses contributing to functioning and amenity values of urban settlements i.e. open space areas, residential, rural lifestyle, business and industrial locale.

- **mixed use development in business zones.** The Plan contains a number of measures which seek to consolidate and enhance the business centres of urban areas as a means of enhancingthe character of each township and to ensure that business activities are undertaken which meet certain environmental standards. "Provision for residential activities should also be made, to recognise existing mixed use patterns of land uses, and to recognise that residential accommodation can coexist in business areas, providing it is designed in a manner that will avoid or mitigate the potential for adjoining activities to adversely affect their living environments…..On some sites, business activities will adjoin residential areas. In these circumstances it may be necessary to provide minimum buffer distances and other environmental standards to ensure that the character and amenity values of adjoining residential areas are maintained at an acceptable level" p132

- **open space provision.** "The larger areas of open space within townships are important resources which require to be sustainably managed. They provide a range of opportunities for residents and visitors to the district in terms of passive and active recreation pursuits. Parks and reserves have an important intrinsic value as well as contributing to the overall amenity values within townships" p132

- **more specific commentary on Hanmer Springs and its environmental setting**

More detailed commentary concerning Hanmer Springs is included in the District Plan as resource management Issue 19. Here the Plan notes "the Hanmer Basin is a special area, being a popular retirement and holiday destination as well as having considerable environmental and conservation values. Historically most visitors come from the Canterbury region, though numbers of domestic and international tourists are increasing. While the focal point for the Basin is Hanmer Springs a range of activities and features exist which attract visitors [including] thermal pools, indigenous beech and exotic forests, walking, mountain biking, golfing, hunting and fishing, jet boating and bungy jumping, and various other active and passive recreation pursuits…

"The special character of Hanmer Springs is a combination of topography - the backdrop of mountains - the extensive plantings of exotic tress, the low key village atmosphere of the town, its sense of history, the quality and diversity of its buildings particularly in the older part of town, and above all, the way in which most buildings blend and harmonise with their alpine surroundings. The environment of the Basin is a sensitive one and will require careful management to preserve the considerable amenity values of the area"p157

Management issues noted include
- protection of special environmental qualities of Hanmer Basin
- loss of scenic and landscape values from visually inappropriate development
- provision for growth and expansion within an integrated management framework
- the need for a consolidated and well structured pattern of urban development.

"The Hanmer Basin is characterised by a variety of environments that are valued for their special environmental qualities. These values derive from many attributes, including the contrast between the exotic forestry plantations and stark open landscapes of the mountains, and between open farmland and the densely planted township. It also includes the clean mountain air, tranquillity and ample open space as well as the village-like scale of the town.

"Activities that have the potential to adversely affect the character of Hanmer Springs include the effects of inappropriately designed or out of scale residential and commercial development, tourist and recreational developments, roading and earthworks.

"The effect that such changes could impose on the Basin include the loss of open space, forests ad notable trees, the development of buildings and associated structures that are out of place with amenity values, the loss of heritage resources, deterioration of tranquillity and high environmental quality of the Basin and degradation of visual qualities…. p157

"[Scenic and landscape values] are drawn form panoramic views and backdrops, features or landscapes viewed from points around the Basin. In particular the backdrops and mountainsides from Hanmer Springs and the views of the Basin along State Highway 7,

including the Waiau Gorge, are of special significance. There are also smaller pockets of high scenic value such as the avenue of old oak trees, the area round the Waiau bridge, the hospital gardens and the public walking and picnicking areas within exotic forests. The visual effects of land use and development on these scenic values can be significant, especially on hill slopes and ridgelines and from main public viewing points. The visual impact of forestry, public utilities and buildings, for example on skylines and significant ridgelines can have significant effect on the visual character of the area" p158

As to future development the Plan notes " there is enormous potential for growth within the Hanmer Basin including further forestry development, the establishment of more tourism activities and facilities and the expansion of the town as a retirement and holiday centre. There is a need to allow further development in the Hanmer Basin to provide continued opportunities for social and economic wellbeing of the area. In particular, this includes further urban development in Hanmer Springs, such as minor expansion of the township's main commercial area, and provision for further residential development. It also includes further tourist development in areas of important scenic and natural value. To ensure that the qualities of the area are protected and enhanced, the adverse effects of development and activities will need to be avoided, remedied or mitigated. This has to be achieved within an integrated management policy that addresses the wide range of potential issues."p158

Reference is then made to the 'need to manage further intensive development to prevent sporadic or ribbon development, with subsequent effects to landscape, roading network, infrastructure and amenity values of the Basin. Urban development within the township itself needs to be well planned according to a long term structure plan to provide for the needs and requirements of future residents and visitors, to make the best of opportunities that will maintain and enhance the special values within the township and it environs. In particular this includes the provision of a network of walkways and riding trails through the town, and/or the development of greenways (corridors of reserves) to link the various parts of the town - residential areas, the town centre and the main recreational areas ….. If provision for these facilities is not made then future opportunities will be lost forever and the special values of the township diminished" p158

Of relevance to that part of the study brief dealing with streetscape and infill matters the Plan notes
" the continued consolidation and …expansion of the main commercial area needs to be carefully managed to promote the development of a pleasant, pedestrian-orientated town centre with an appropriate collection of land uses, and an improved level of amenity, including sunny open spaces for pedestrians, further street tree planting , more off street parking and a high quality of building design and amenity provision…..the most effective way to achieve this… is to develop a structure plan to provide an integrated long term direction for the development of the town centre and to establish guidelines that promote good design and development…"p161

"[On the Queen Mary centre farm land] … encouragement will be given to avoiding or minimising the impact of structures (such as transmission lines) which will detract from the open space values of the land. Effects on amenity will also be managed through the use of design standards appropriate to the landscape and environmental values of the area…"p165

"Preserving the significant number and range of mature trees (including some notable specimen trees) as well as improving the level of amenity will also help to limit the visual impact of urban development in the Basin….. Containment of urban development, enhanced with physical boundaries and with no further ribbon development along Hanmer Road should help to provide the township with a sense of amenity and

character…. greenways should follow streams to protect their conservation values. Other ways in which can be enhanced is through the retention of open space and trees in and around the Hospital grounds, even if further development occurs therein..” pps160,161

- **various objectives and policies.** These include:

- protection and enhancement of special qualities of the Hanmer Basin
-- provide for further urban development at Hanmer Springs within a consolidated area
- to manage subdivision, land development and use in Hanmer Springs urban area in a manner that protects and enhances the special environmental qualities of the township
- to recognise and promote the alpine village character of the township and the heritage values of the older part of the village
- to promote the development of a cohesive town centre that is in keeping with the scale, character and needs of the township
- to provide for other commercial development in the township that is in keeping with the scale, character and needs of the township and protects the amenity values of the residential areas
- to enable subdivision, land development and activities that are consistent with maintaining or enhancing the landscape, conservation and amenity values of the environment along the route from the Waiau Ferry bridge to Hanmer Springs
- to enable subdivision, land development and activities that are consistent with maintaining or enhancing the landscape, conservation and amenity values of the Hanmer Basin floor
- to enable subdivision, land development and other activities on the rural land bounded by Hanmer Springs Road, Argelins Road and the Queen Mary Centre grounds that maintains or enhances the area’s landscape, conservation and amenity values
- to promote establishment of an integrated pattern of greenways and open spaces through the township to provide walkways and/or riding trails between the town centre, the residential areas and the major recreational attractions
- to protect potential notable specimens or groups of trees within Hanmer Springs to maintain and enhance the town’s level of amenity; pp 159-166

- **specific mechanisms.** A number of District Plan mechanisms affect development currently. Principal among these are the Subdivision Management Area shown on **Figure 5** (Planning Map24), reserves/open space/utility services and parking general rules, bulk and location requirements to address building height, placement and mass within specific zones, and design guidelines applicable within the town centre area .

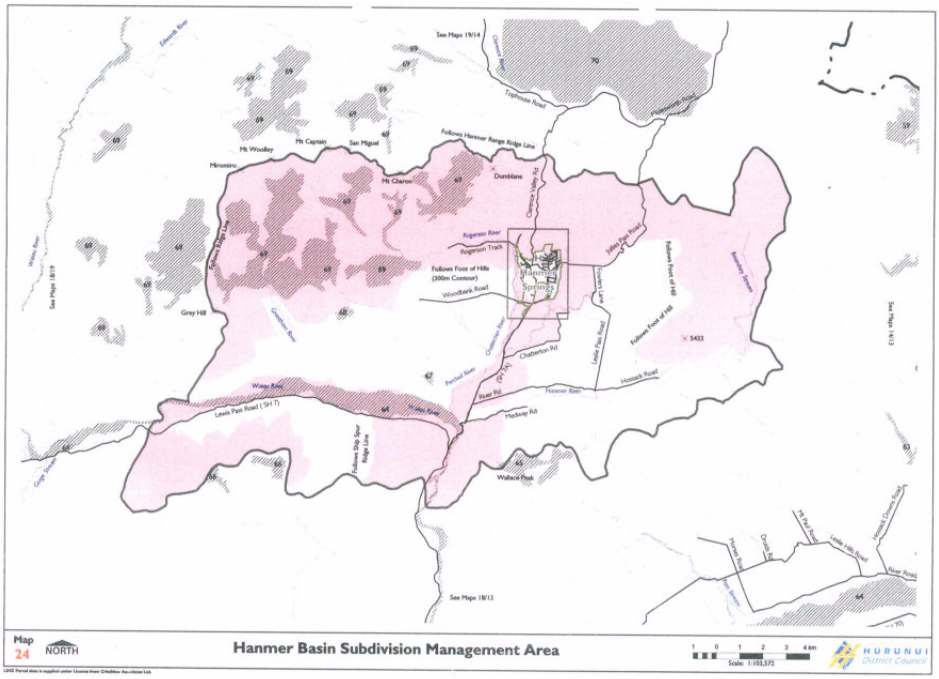


Figure 5: Planning Map 24.

There are also District wide rules covering the natural environment (including a schedule of notable trees), listed heritage resources (including several of the buildings on the former Queen Mary hospital site and the Waiau Ferry Bridge), hazardous substances and waste management, and resource consent/development standards in identified Natural Hazard areas. The latter apply to earthquake faulting and slope hazard and flood hazard areas within the Hanmer Springs area , shown on the Planning Maps H and H2: **Figures 4 and 6**

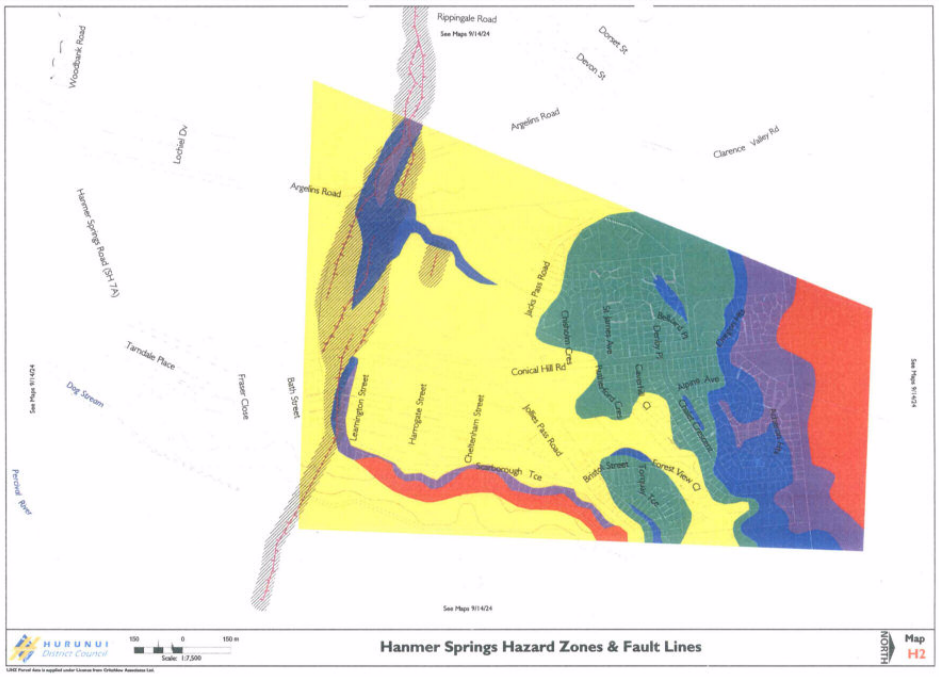


Figure 6: Planning Map H2

2.3 draft HurunuiLo ng Term Community Plan

This community planning document, produced under the Local Government Act 2002, has a ten year planning horizon, linking community outcomes with council activities, including those promoting sustainable economic development, tourism, environmental planning and provision for infrastructure services. The LTCCP builds on earlier planning documents, and incorporates a number of assumptions about future growth and development in Hurunui District which are discussed in Section 3.

Key community planning assumptions for Hanmer Springs are that 'the Hanmer Springs area is predicted to continue to grow at above District and national average rates. Whilst there are some important challenges facing tourism … it is assumed that on balance the impact of increased fuel costs will make this destination even more appealing to the Christchurch/Canterbury market, further strengthening the demand for holiday homes'. p55.

"Hanmer Springs is a popular location for retires and those able to work from home and it is predicted that with the advances in telecommunications and technology over the coming years that this market will increase….'p55

2.4 future influences to Hanmer Springs

Change in the short to medium term seems easier to contemplate than that in the medium to longer term. This is because the rate and type of change occurring will depend on a number of variables - some of which are reasonably familiar, others of which can only be guessed at.
Because definitive quantitative predictions of how much growth may occur within the 50 year study horizon are not feasible a scenario approach, using a series of indicators has been used to examine potential situations for population and visitor growth

Despite the difficulties of future assessments, the context in which local governments must make decisions about functions and services is a long term one. Here a number of statutory obligations inform growth management processes. These include environmental sustainability, the needs of future generations, avoidance and mitigation of adverse environmental effects, a precautionary approach, prudent stewardship and kaitiakitanga, and the economic and social wellbeing of communities.

Aside from the 'immediate' factors of population and visitor growth addressed in this report what are other potential influences might contribute to a future Hanmer Springs? The following listings provide some wider dimensions to growth management issues for the town, and pose matters that may impact in the medium to longer term. They also illustrate the desirability of a long term view to add perspective to the short term when grappling with growth management issues.

"Future influences' contributing to a future Hanmer Springs may include:

- **a welcoming environment to tourism?** As described by Jansen-Verbeke and Leievos (2004) "tourism planning and policies are highly intertwined with urban development planning and traffic planning [and] also with cultural and social programmes. Particular processes of urban changes might be accelerated through tourism (such as

increased property values) or indirectly induced (such as changes to the retail mix). In the multi-functionality of [urban areas] it is indeed most difficult to isolate the impact of tourism on the system in which it is physically, functionally and economically embedded. The current interest in policy studies, in policy indicators and in monitoring tools marks a clear move towards more anticipatory attitudes, genuine concern about sustainability and above all, a growing awareness of competition [between different destinations] in the leisure and tourism market. Although research - based arguments are still lacking it is obvious that the political context makes all the difference between [visitor destinations] and their achievements in terms of tourism development…"

For growth management the impacts of tourism growth imply a wide spectrum of governance and community actions alike.

- **what constitutes a sustainable future?** A summary of recent New Zealand research covering environmental influences to tourism, and environmental effects associated with tourism growth, is given in a literature review published by Parliamentary Commissioner for the Environment (1997). The research summarised explores such matters as influences to and perceptions of, overcrowding in busy tourism environments, resistance to landscape changes (for instance created by altered land use patterns and forestry development, of preserving 'authentic' traditional landscapes), effects to skilled and unskilled employment demand, costs and benefits to communities of the use of public goods and infrastructure, and tourism as a contributor to increased costs of living within host communities (including that for housing and shopping). As noted by Simmons (2004) "There is a growing awareness of the social and cultural aspects of tourism and of the 'big picture' of sustaining our key characteristics and natural assets. The real challenge for tourism is to recognise that so many of its assets are in the public domain".

Should Hanmer Springs and Hurunui District decide, for example, to pursue Green Globe Destination status (as recently achieved by Kaikoura District), then a strategy of this type might well impact upon the nature of growth management initiatives adopted - for instance in the design of stormwater management systems, waste disposal, new building energy efficiencies, water supply sources, environmental enhancement projects, ecotourism initiatives and so on.

- **niche markets*?*** In addition to health, spa and wellness promotional strategies other niche markets may affect the future form and function of Hanmer Springs. These might include other event tourism, Hanmer Springs as adjunct to wine tourism and whale watching, bicycle tourism (e.g. Bicycle Victoria's Great Rides), and ski tourism (including further development of Alpine Pacific Triangle venues).

Considering the evolution of similar visitor destinations elsewhere in the South Island, the trend is for visitors with high disposal incomes rather than "mass market tourism" who seek destinations with for a high quality of environmental amenity. The capture of tourism markets promoting a 'point of difference' globally as well as development of regionally/ international competitive advantage, that may be developed via New Zealand and Canterbury-wide markets, may prove a significant driver to a future Hanmer Springs.

- **peak energy, energy costs and energy availability?** Two influences are of interest here;

- the effect of energy costs on urban form, and whether they will be significant enough to promote greater community 'self sufficiency' thereby altering the spatial distribution of settlement, delivery of services, reduced trips to regional centres, increased work from

home occurrence, and/or reduced demand for second homes. One effect of energy costs might be the increased rationale for sharing of resources among smaller rural towns and communities e.g. in provision of mobile medical services.

- effects to visitor markets, since tourism relies upon bringing customers to its location. This may be a factor not only influencing the numbers of arrivees but also their length of stay, preferred transportation modes, income/recreational profiles etc. The 'role of competitive advantage', innovation ahead of rivals and falling costs of distance so that there are reduced travel times, may mitigate against increased energy costs. See for instance discussion about the economics of globalisation, Easton (2005)

- **perspectives on the economy?** In commentary on trends and forecasts for the Canterbury region, the National Bank (2004) noted "the health of the region's economy affects the people who live there. A strong economy attracts population growth and gives the community the capital it needs to provide services, facilities and amenities for its residents. Depending on the direction it takes, economic growth can also bring pressure for the development of natural resources. In the year to 31 December 2002 the overall level of economic activity in the Canterbury region rose by 4.9% compared with the national average of 4.2%. Canterbury has closely paralleled national growth rates over the past 10 years…. and in 2002 had the fifth highest growth rate of New Zealand's 14 regions.

"Canterbury out-performed Auckland and Wellington regions for the second year in a row, reflecting the contribution of the faster growing rural sector….. While Canterbury's economy is based on agriculture, manufacturing (including primary processing, non-commodity manufacturing such as software and hi tech products, engineering, telecommunications and education are significant contributory sectors, with tourism also an important growth area. Growth in dairying was concentrated mainly in the Hurunui (Waiau Plains) with forest harvest levels predicted to increase substantially from [2002] levels at around 800,000 m^3 to over 1.5million m^3 in 2036 -40 , or almost double the current level……Tourism is also one of the fastest growing sectors of the regional economy.

"……Tourism has the potential to create 5,000-8,000 jobs in the region [to 2011], if the projected increase in international visitor numbers occurs…"

The analysis suggested some short-term slowing of growth rates through the 2004/05 periods, returning to higher levels in 2007/2008 and pointed to predictions by the New Zealand Institute of Economic Research that "the Canterbury region will grow on an average of 2.1% per year to 2021, compared to a national average growth rate of 2.2%. Only Auckland (3%) and Bay of Plenty (2.5%) have higher predicted growth rates…." The 2006 update to the above showed overall economic activity in the Canterbury region rose 0.5% - slightly faster than the national increase.

Commercial accommodation year ended 30 June 2002

District	Accom. Providers	Guest nights	Length of stay	Occupation rate %	Inc g. n. 2001/2	Jobs all ind.	ratio
Kaikoura	39	237,299	1.49	27.28	12042	1455	163
Hurunui	45	231,229	1.53	26.32	6943	3828	60
Waimakariri	18	84,649	2.39	9.36	2931	9147	9
ChCh City	187	2,727,093	1.91	58.03	172,202	140,358	19
Banks Pen	31	145,832	1.84	20.19	22,224	2610	56
Selwyn	26	45,848	1.47	15.56	1563	2669	5
Ashburton	51	192,623	1.97	22.51	44460	11,655	17
Mackenzie	31	316,594	1.31	35.43	9511	1809	175
Timaru	46	207,061	1.72	24.09	13514	16,692	12
Waimate	15	19498	2.03	11.48	1061	2487	8
Waitaki	43	272319	1.44	13.39	16743	8007	34
Total***	532	4,480,056	1.76	35.15	302,214	207,717	22
NZ	3421	28,194,729	1.9	35.5	18,281,019	--	---

Notes ; GST registered establishments only, includes hotels, motels, hosted accommodation, backpackers and caravan parks/camping grounds

* workplace population count aged 15 years and over in all industries as at Mar 2001

** guest nights to jobs ratio for year ending 30 June 2002 per job (all industries)

*** includes whole of Waitaki District

Source: Statistics New Zealand Accommodation Survey, in Canterbury trends and forecasts, National Bank of New Zealand Regional trends and Forecasts, 2004 p50

The impact of tourism varies widely throughout the Canterbury region. The above ratios indicate that Hurunui District tourism is approximately 3 times more significant to the local economy than it is to Christchurch City. Hurunui had a similar number of guest nights (in 2002) to the Banks Peninsula area, and it is apparent that, for smaller communities, increased guest nights also hold the potential for increased employment demand. In the first quarter of 2006 regional guest nights rose by 2.3% which was twice the national average of 1.2%.

Looking to the longer term, predictions for the New Zealand economy (Gough 2006) suggested two issues will have a disproportionate impact over the next 25 years; “the most persuasive will be the achievement by hundreds of millions of people in Asia of living standards comparable to our own. And partly as a consequence of this, and perhaps as yet barely recognised, we will see tourism emerge as our dominant earner of foreign exchange….technology and automation will contribute strongly to growth in global wealth, and result in rapid expansion in service jobs at the expense of manufacturing. Growth in wealth will in turn lead to more (not less) recognition of the importance of environmental management, and legislation to ensure investment in that direction. It will also lead to greater leisure opportunity and a huge expansion in cultural, sporting and travel activities. The last will have a major impact on countries which are perceived to be attractive tourist destinations

“Increasing population and growing per capita wealth will put pressure on the world’s resources. Offsetting this pressure however will be continuing technological advances. More efficient food production will be able to feed the growing world population. Better education of the labour force, more flexible work practices, production automation, and information technology will provide an expanding volume and variety of goods and services - more than sufficient to meet the vast increase in global consumption that lies ahead. These global influences will also be the dominant influences in our own region. By

2020 New Zealand's workforce will become more difficult to define as the whole concept of work becomes more flexible - and part-time work, working from home and intermittent periods of work become increasingly common. Population growth will see greater consumption of our food and fibre products, and steady pressure on our productive land from expanding urban needs.

"[However] clearly a great deal of economic activity will remain as it is at present…while their nature and content will change, the largest proportion of our workforce will continue to be employed in providing those products and services which can only be provided locally -health education, professional services, retailing, distribution, transport, communications, energy, entertainment as well as production and processing of resource -based products.

"Two key areas of fundamental competitive advantage stand out;
- tourism. As a tourist destination New Zealand is attractive scenically, climatically and culturally, particularly to those living in the Asian region:
and productive land. New Zealand's relatively high ratio of productive land to population provides not only low cost food and fibre for out own needs, but also gives us the ability to capitalise on growing world demand for these products.

"On a conservative assumption of five percent growth a year earnings would reach 25 billion dollars by 2020. A faster growth rate than 5% is likely - visitor numbers have been growing at seven to ten percent a year; higher spending per visitor is pushing earnings upwards at an even faster rate. Sustainable management of the environment - both for citizens (to avoid being overrun by the consequences of tourism) and for visitors (to ensure the quality of experience is maintained) will be vitally important.

"The degree to which New Zealand remains open and welcoming to tourists particularly those from Asia, will be a critical factor in the success of this industry. New Zealand faces some critical choices in the development of its economy. We have yet for example to agree on how far we wish to become part of Asia, to welcome and encourage increasing contact with that region. We need to agree on the extent we are willing to allow tourism to impact on our way of life, and the degree to which we are prepared to invest in maintaining and improving our environment.

"It is reasonable to assume that recent trends will be maintained but there is no certainty. Will we succeed? There is good cause for optimism……."

- **implications for future planning and growth management.** For Hanmer Springs the future outlook appears both optimistic and challenging. District planning processes have prepared the community well up to the present but a longer term strategy is now required to guide decisions on growth management - in response to factors not envisaged when the Plan came into effect.

External factors need to be understood, even influenced, if the community is to be in control of its future. In managing these impacts it is important to not to overlook the significance of the Hanmer Basin. Not least because it's existing productive and landscape resources are significant and should be protected and enhanced in their own right, but also because they provide a spectacular setting for the town as a health, wellness and spa destination.

3. Demand indicators and growth implications

The assessment below reviews population and dwellings data, subdivision consent information, and a range of visitor statistics to provide a series of indicators about possible future growth, and what this might mean in the take up of land for urban development.

The information is from a number of sources, and in most instances a compounding approach has been used to assess what might occur over the 50 year planning horizon. For forward planning purposes it is most important to monitor the situation to assess and reassess these indicators in the short, medium and long term. A number of recommendations for monitoring are made in final section of the report.

We emphasise that the figures given are estimates only, unless stated as statistical projections from sources such as Statistics New Zealand and Tourism Research Council of New Zealand.

3.1 population and dwellings data.

3.1.1 usually resident population, 2006 population projections

The 2001 Census showed a usually resident urban population for Hanmer of 660 persons, and 237 households. The population growth recorded was 14.6% over the 1996 returns, compared to 5.1% growth for Hurunui District overall. The Hanmer Ward community profile showed an average household size of 2.3 pp/hhld with a predominance of small households i.e. approximately 42% of households comprised 2 people, and another 23% comprised one member only. This compared to a 2.5 pp/hhld ratio for the Hurunui District as a whole.

Statistics NZ population median variant projections to 2006 (using a 2001 base) suggested a modest population growth rate of approximately 10% for both Hanmer and Hurunui District over the 2001 - 2006 period.

The 2006 Census provisional data gives information on the Census night counts, and showed 1,560 persons (compared to 1,503 for 2001), and an occupied dwelling figure of 360 (compared to 336 for 2001). Compare however the known numbers of dwellings and indicative growth shown in **Table 1** which include estimates of the sometime resident population, and holiday dwellings.

Hurunui District Council, reporting on capital development contributions and financial contributions, dated 2 March 2004 and 11 January 2006, referred to a number of '*uncounted persons'* associated with the large number of holiday homes in Hanmer (and as reflected in inter-censal building consent and subdivision data), relative to the 2001 usually resident population and household figures.

Table 1: estimated population and dwellings numbers 2001 – 2006

assumes	2001		2006 projections				HDC estimates 2006
	persons	dwellings	persons	dwellings	'uncounted'	persons	Dwellings
rural	186	75	205	82		205	82
urban	660	264	730	292	1575***	2305	922
totals	846	367*	935***	374	-----	2510***	1044

* assumes a ratio of 2.5 pp/hhld (compared to an assessed 646 dwellings in Hanmer at that time and 237 households in the 2001 Census)
** based on median projections- Statistics NZ
***population numbers as derived from known number of dwellings indicating 1575 'uncounted persons'
Source: HDC 2004;and as updated 2006 Capital Development Contributions Report, underlying assumptions bar chart (untitled)

The 2004 report noted "Statistics New Zealand calculates the District's estimated resident population annually. It takes into account the Census undercount, which is estimated at 2%, and people who are overseas for a short period. A review of the official SNZ projections for Hurunui District indicates that the District's population is tracking [above] a high projection rather than its medium projection for 2006…. [This is] attributed to substantial growth in business numbers, and in dairying, tourism and horticulture contributing to employment growth".

The report also noted "the other matter which needs to be taken into account, as part of any growth analysis, is that a considerable amount of subdivision undertaken within the Hurunui is for holiday home development and absentee lifestyle development…..This growth…..particularly in Hanmer Springs… drives the demand for increased capacity within existing infrastructure and a demand for a better standard of reserve development and community assets…….".

Over 60% of Hanmer Springs housing was classified as holiday homes, giving a potential 'sometimes resident' additional population of around 1000 persons. The report indicated the known 2001 total housing stock in Hanmer Springs was approximately 646 dwellings, for a total population of approximately 1615 persons, and estimated approximately 426 'uncounted' dwellings. Alternatively, using the Statistics New Zealand 2001 Census figure of 237 households to show occupied dwellings. the uncounted dwellings might be 409. This would show an additional population of approximately 1,000persons, at 2.5pphld or 940 persons at 2.3pp/hld. The figures are thus in the same order of magnitude.

For Hurunui District overall the 2006 provisional Census night count was 11,300. This was slightly above the projected SNZ 11,200 high growth population variant for 2012. A revised HDC estimate for total 2006 District population (factoring uncounted residents) was 12,525 persons. HDC revised estimates for a total urban Hanmer Springs 2006 population were for 2,305 persons and 922 dwellings.

A comparison of geographic information system data with postal code numbers shows that presently there are

- 902 (77.8%) residential properties with non-local owners
- 258 (22.2%) residential properties with local owners
- 1160 residential properties

On a 75 to 25% split then approximately 1730* persons would be sometime resident, while approximately 575 persons would be usually resident. (These figures do not include an estimated 205 persons and 82 dwellings within the Hanmer Rural area, some of whom would be expected to shop and use other services in Hanmer Springs on occasion).

3.1.2 labour force

The composition of the Hanmer Springs labour force as recorded in 2001 is shown in **Table 2.** Percentages are also given for the comparable breakdown for Queenstown in 1989 which at that time had a similar number of visitors to Hanmer Springs as presently (although in reverse order of higher international than domestic visitor numbers, and significantly more international visitor nights). These figures are included to provide some indication of potential changes to employment ratios and shift in employment type as visitor numbers to Hanmer further increase and growth in usually resident population occurs, particularly for transport/communications, manufacturing and construction sectors.

Table 2: 2001 Labour Force- persons employed by industry divisions

agricultural/ forestry/farming 48(11%) Q 10.8%	mining - 0.5%	electrical - 0.4%	manufacturing 3 (1%) 3.1%	construction 18(4)% 12.7%	wholesale/retail/ hospitality 192(43%) 38%
health services/educ/others 87 (20%) 17%	cultural/recreational 36 (8%) ?		transport/storage/ comms 6 (1%) 10.5%	financial/ Insurance/property 51(11.6%) 5.9%	Totals 441 persons 3933 persons

Source; Statistics New Zealand, Census 2001, Hanmer Springs Ward, QLDC

3.1.3 assessment of future population

Trends in residential subdivision, and those for residential development have been assessed to provide an indication of likely resident and sometime resident populations for a future Hanmer Springs. **Table 3** shows subdivision and boundary adjustment trends over the 1997/98 years to 2004/05.

Table 3 Subdivision and Boundary Adjustments (additional lots) 1997/98 – 04/05

	97/98	98/99	99/00	00/01	Totals	O1/02	02/03	03/04	04/05	totals
rural	43	2	8	8	61	-	-	6	3	9
urban	28	60	22	145	255	9	40	150	49	248
totals	73	68	32	156	329	9	42	159*	52	262
average - 63 allotments per year						average - 62 allotments per year				

*includes a re-approval to McNab Family Trust of a previous consent that had lapsed.
Source: Hurunui District Council resource consent data

* using the HDC counted and uncounted 2006 population of 2305 and a 2.5 person /household size

Table 4 shows two alternatives; an estimated urban area population based on a growth rate derived from additional dwellings @ 43 per year, and as based on a growth rate derived from additional allotments @ 60 per year. Note that these are estimates only and should be re-evaluated in light of updated Statistics New Zealand projections using 2006 and forward Census base in the future.

Table 4: Hanmer Springs population and dwellings assessment

	2006		**2016**		**2026---------→**		**2041 ----------→**		**2056**
dwellings (pop. base) **(line 1)**	922	+ 431	1350	+ 431	1780	+ 645	2425	+ 645	3070
dwellings (subd. base) (**line 2)**	922	+ 600	1520	+ 600	2120	+ 900	3020	+ 900	3920
population (dwellings based; refer line 1)									
using 2.5pp/hld	2305		3375		4450		6060		7675
using 2.3pp/hld	2120		3105		4090		5580		7060
resident/ sometime resident*	530/ 1590		1240/ 1865		2455/ 1635		3625/ 1955		4590/ 2470
population (subdivision based; refer line 2)									
using 60 allotments per year	2120		3500		4880		6950		9020
resident/ sometime resident**	530/ 1590		1400/ 2100		2930/ 1950		4520/ 2430		5860/ 3160

* distribution shown is for 2.3pp/hhld

** distribution shown is for 2.3pp/hhld

Notes

1. figures are approximate and rounded

2. As the permanent population of Hanmer grows the demand for holiday homes may shift in part to the rural area

3. HDC figures used are urban area estimates and do not include the rural area; dwellings are assumed a 43 per year as per the 2006 HDC bar chart. Subdivision allotments are at 60/year, the rate of development since 2001 is understood to be 40 new houses per year (HDC 2004 ibid)

4. GIS (2006) data shows 258 residential and rural lifestyle property owners with a local post code, 902 residential and rural lifestyle properties with a non-local post code. If it is assumed that not all properties have been built on the 922 figure for number of dwellings seems reasonably accurate.

5. HDC data estimates approximately 40% resident population: approximately 60% 'uncounted' and sometimes resident population. In the table occupied dwellings to sometimes occupied dwellings are assumed at the following ratios:

25% occupied	75% sometimes occupied	in 2006
40% occupied	60% sometimes occupied	in 2016
60% occupied	40% sometimes occupied	in 2026
65% occupied	35% sometimes occupied	in 2041
65% occupied	35% sometimes occupied	in 2056

Using the (higher) subdivision growth rate indicator it is apparent that the town is assumed to grow more quickly beyond 2016, and reaches a 4000 person threshold about 2020, compared to year 2026 at the (lower) dwellings indicator i.e. on a 15-year horizon rather than a 20-year horizon. Dwelling numbers are those based on the HDC 2006 estimate (Table 1).

Combined with visitor numbers, the residency/sometimes residency ratios will affect the extent of residential and retail space needs, and the potential 'take-up' of land zoned Business, together with demand for light industrial and service support functions, and land requirements such as those for community facilities and infrastructure projects.

Other flow–on effects are potentially associated with activities typically located beyond urban areas, such as agriculture, viticulture, horticulture and forestry production (to the extent that Hanmer Springs may offer associated service centre functions, although potentially more likely sourced in Amberley or Christchurch).

In this initial evaluation we are primarily concerned with analysis of residential and visitor growth as the primary driver of future land needs. Spatial demand associated with other land use activities is also important and should be analysed in a similar manner. Refer Section 7 of the report.

3.2 Urban growth indicators - for land area

The extent of land area potentially required to accommodate population growth is assessed below using three indicators:

- a gross density based on the extent of urban area but excluding areas zoned as open space (approximately 4 dwellings per ha)
- a gross density based on the current extent of residential and rural lifestyle zoning (approximately 5 dwellings per ha)
- a gross density calculated on the basis of allowance of say 500m^2/dwelling unit plus 250m^2 land area for roading and open space contribution (approximately 13 dwellings per ha).

The indicators are compared for both the dwellings (lower) and the subdivision (higher) variants shown in **Table 4** above.

The indicators described are approximate measures of gross density chosen to illustrate how land requirements can vary with different assumptions. As noted by Gordon and Vipond (2005) "gross residential density is important due to its effect on future land reserves (often supplied by farmland on the rural fringe), and [for the] allocation of current and future municipal resources. It is perhaps the most important variable in long range land use planning for calculating the amount of land that must be included inside an urban growth boundary to accommodate a projected population increase.

"Gross density figures are often confused with net densities which are calculated on a parcel by parcel basis, to compare built form and intensity of development. There is no standard definition of gross density; the numerator is typically expressed as either population or dwelling units, the denominator as the amount of developable land."

By way of comparison to the above indicators, the gross densities achieved where development is based on 'new urbanism' design principles* rather than conventional residential subdivision, are typically up to 19 dwelling units per hectare. Characteristically these are for a range of housing types but with the majority being single family dwellings, and comprising the dominant element of the streetscape. This compares to conventional suburban development typically at approximately 11 dwelling units per hectare. Interestingly, provision for public open space is achieved at around 17-20% of total land area under both new urbanism and conventional forms of subdivision and development patterns.

While these statistics are taken from an American study, residential subdivision and planning techniques in New Zealand have long followed similar tenets and 'design templates' to those of the American market. A number projects using based on new urbanism design approaches exist nationally, including the recently marketed Pegasus planned community north of Christchurch.

The residential indicator at paragraph 3.2.2 below indicates that current gross densities at Hanmer Springs for the *combined* residential and residential lifestyle areas are approximately 5 dwelling units per hectare.

3.2.1 gross urban density indicator @ 4 dwellings per ha

This indicator is based on the present extent of the Hanmer urban area, minus open space areas i.e. 310ha - 76ha = 234ha, to equate with approximately 2500m^2 / dwelling.

Indicator a: growth on an estimated dwelling numbers per year basis

to 2016- an additional 431 dwellings = 108 ha
to 2026- an additional 431 dwellings = 108 ha say 215 ha

to 2041- an additional 645 dwellings =162.5 ha
to 2056 - an additional 645 dwellings =162.5 ha say 325 ha

Using this assessment an additional 540 ha of land area is indicated, for a future urban area of approximately 850ha

Indicator b: growth on an estimated 60 allotment per year basis.

to 2016- an additional 600 dwellings = 150 ha
to 2026- an additional 600 dwellings = 150 ha say 300 ha

to 2041- an additional 900 dwellings = 225 ha
to 2056 - an additional 900 dwellings = 225 ha say 450 ha

Using this assessment an additional 750 ha of land area is indicated for a future urban area of approximately 1060 ha.

* these promote a range of densities and housing types as a component of design for community and for sustainable environments, for new and infill development. They are based on models for walkable neighbourhoods, fine grained networks of connecting streets and priority for public spaces.

@ 4 dwellings per ha or 2500m^2 /dwelling gross density

At the lower (dwellings) variant Hanmer Springs increases in size by approximately 70% within 20 years and more than doubles in size at the 50 year horizon.

At the higher (subdivision) variant the town doubles in area within 20 years, and more than trebles in size at the 50 year horizon

3.2.2 current residential density indicator @ 5 dwellings per ha

This indicator is based on 922 existing dwellings on 170.9ha current extent of the residential and rural lifestyle zonings. This gives approximately 1850m^2/ dwelling, with the ratio rounded up to 2000m^2 per dwelling or 5 dwellings per ha.

Indicator a: growth at estimated dwelling numbers is
to 2016- an additional 431 dwellings = 87ha
to 2026- an additional 431 dwellings = 87ha say 175ha

to 2041- an additional 645 dwellings =129ha
to 2056 - an additional 645 dwellings =129ha say 260ha

Using this assessment an additional 435ha of land area is indicated for a future urban area of approximately 745 ha

Indicator b: growth on an estimated 60 allotment per year basis.
to 2016- an additional 600 dwellings = 120 ha
to 2026- an additional 600 dwellings = 120 ha say 240 ha

to 2041- an additional 900 dwellings = 180ha
to 2056- an additional 900 dwellings = 180ha say 360 ha

Using this assessment an additional 600 ha of land area is indicated, and a total urban area of approximately 910 ha.

@ gross density of 5 dwellings per ha or 2000m2 /dwelling

For the lower (dwellings) variant Hanmer Springs more than doubles in size over the 50 year planning horizon.

For the higher (subdivision) variant the town would approximately treble in size over the 50 year planning horizon.

3.2.3 growth at higher gross density indicator @ 13 dwellings per ha

This indicator has been derived assuming a land area of say 500m^2/dwelling unit plus 250m^2 area for roading and open space contribution for an overall density of approximately 13 dwellings per ha.

Indicator a: growth at estimated dwelling numbers is
to 2016 –an additional 431 dwellings = 33ha
to 2026 –an additional 431 dwellings = 33ha say 70 ha

to 2041 – an additional 645 dwellings = 49ha
to 2056 – an additional 645 dwellings = 49ha say100 ha

Using this assessment an additional 170ha of land area is indicated for a total urban area of 480 ha.

Indicator b: growth on an estimated 60 allotment per year basis.
to 2016 - an additional 600 dwellings = 45ha
to 2026- an additional 600 dwellings = 45ha say 90ha
to 2041 - an additional 900 dwellings = 68ha
to 2056 - an additional 900 dwellings = 68ha say 135ha

Using this assessment an additional 225ha of land area is indicated for a total urban area of 535ha.

@ 13 dwellings per ha or 750m^2 / dwelling

This scenario shows clearly the effect of an increased density of development for potential urban land.

Compared to the first and second scenarios, development at higher density carries the implication of approximately half the land area requirement.

3.2.4 residential occupancy rates and effect on demand for land

For any of the above indicators future land needs will be affected to some degree by the rate of take up of existing second homes to full-time occupancy. A pool of say 600 holiday dwellings might comprise say 10 to 12 years' housing supply (or less at the reduced density assessments, or reduced numbers of holiday dwellings).

However while some 'sometimes occupied' dwellings can be expected to convert to full time residences, or be redeveloped for either fulltime or part time occupancy, the existing pool of holiday homes seems unlikely to significantly alter the extent of land area needed for development. This is because;

- lifestyle housing (at various densities) is likely to remain a feature and key attribute of Hanmer Springs
- sometimes occupied residences are consistent with a health, spa and wellness theme which is a key element of Hurunui District's visitor promotion strategy

- a level of residential vacancy is a normal feature of housing markets
- holiday houses currently contribute significantly to the supply of visitor accommodation in Hanmer and this trend seems likely to continue as the number of overnight visitors increases.

Other influences to housing and land area demand overall will include that for various forms of visitor accommodation. These factors are discussed in Section 3.3 below.

Table 5; summary of gross density growth indicators

	existing	2026	2056	addn. area	total urban area
based on 4 dwellings per ha (or 2500m2/ dwelling)					
lower variant	310ha	+ 215ha	+325ha	540ha	850ha
higher variant	310 ha	+ 300ha	+450ha	750ha	1060ha
based on 5 dwellings per ha (or 2000m2/dwelling)					
lower variant	310ha	+ 175ha	+260ha	435ha	745ha
higher variant	310ha	+ 240ha	+360ha	600ha	910ha
based on 13 dwellings per ha (or 750m2 /dwelling)					
lower variant	310ha	+ 70ha	+100ha	170ha	480ha
higher variant	310ha	+ 90ha	+135ha	225ha	535ha

Using a dwellings basis for each of the density assumptions the assessed land area needs are for an additional 170 ha to 540ha over the planning period

Applying a rate of growth based on subdivision trends the assessed land area is an additional 225 to 750 ha over the planning period.

The scenarios based on development at gross densities similar to that currently existing (4 and 5 dwellings per ha) suggest Hanmer Springs may double in size within the 20 year period to 2026, and treble in size to 2056.

At the higher gross density scenario of approximately 13 dwelling units per hectare the implications for additional land area to accommodate growth are substantially reduced; for approximately an additional 30% to 45% of current land area to 2026 and 55% to 70% of current land area to 2056.

3.3 visitor numbers

Various estimates and projections for visitor numbers to Hanmer Springs are discussed below. These include the 2004 - 2011 forecasts for the Hurunui Regional Tourism Organisation (RTO), produced by the Tourism Research Council New Zealand (TRCNZ), and estimates for future visitor numbers to the Hanmer Thermal Baths Springs Reserve, produced by Global Leisure (2005). A range of potential visitor growth scenarios occurring within the study planning horizon are then considered.

3.3.1 total visitor numbers and projected growth

The visitor projections for the Hanmer Springs Thermal Reserve (Global Leisure ibid) are for the 2005 - 2055 period, and thus nearly equate with the study planning period. The projections given are for low, medium and high variants, with the medium variant based on a 1% domestic and 4% international visitor growth rate per annum. This is used below and correlates reasonably closely with both current visitor trends, and the shorter term RTO projections.

Under the Global Leisure medium variant scenario there are approximately 522,000 visitors per year (2005); 120,000 of whom are international visitors, 402,000 of whom are domestic visitors. The scenario suggests approximately 1,437,000 visitors per annum by 2055, made up of 45% domestic component and a 55% international component; refer **Table 6.** The visitor population is indicated to grow by about one third on a 20-25 year horizon, and to have more than doubled in size on a 50 year horizon. A threshold of more international visitors than domestic visitors is crossed between 2035 and 2055, with a significant increase in international visitors shown particularly beyond 2020.

For the 50 year period overall, the average growth rate is approximately 13,400 international visitors and 5,000 domestic visitors per year.

Table 6; projected visitor numbers to Thermal Baths-medium growth scenario @1% per annum domestic, 4% per annum international

	2005p	2010	2015	2020	2025	2035	2055
internat.	120,000	135,000	164,000	200,000	243,000	360,000	789,000
dom	402,000	414,000	435,000	458,000	481,000	531,000	648,000
totals	522,000	549,000	600,000	657,000	724,000	891,000	1,437,000
change							
international.		15,000	44,000	80,000	123,000	240,000	669,000
domestic		12,000	33,000	56,000	79,000	129,000	246,000
totals		27,000	78,000	135,000	202,000	369,000	915,000
change %							
international		12.6%	37.0%	66.6%	102.7%	200.1%	57.6%
domestic		3.0%	8.3%	13.8%	19.6%	32.1%	61.2%
overall %		5.2%	14.9%	26.0%	38.7%	70.7%	175.3%

Note; additional international visitors 2005-2055 = 669,000 (13,380 per year)
additional domestic visitors 2005-2055 = 246,000 (4920 per year)
Source: Global Leisure March 2005, p18

By way of comparison the Global Leisure high growth scenario is based on 4% per annum domestic and 4% per annum international visitor growth. This suggests some 773,000 total visitors by 2105, 1,144,000 visitors by 2025 and 3,710,000 visitors by 2055. The low growth scenario is based on 0.5% per annum domestic and 2.5% per annum

international visitor growth. This suggests some 569,000 visitors by 2105, 622,000 visitors by 2025 and 839,000 visitors by 2055.

In actual terms the number of visitors to the Baths has now reached approximately 550,000 persons per annum. Visitor numbers are expected to continue to grow beyond these levels as further expansion and upgrade to the Baths facility occurs this year (pers. comm. Graeme Abbott, 6 May 2006).

Additional visitor growth may also be anticipated with expansion of other existing operations, if other new facilities are put in place, and the availability of Hanmer-based attractions within an easy travel distance from Christchurch is increasingly realised.

Based on visitor numbers to the Thermal reserve, tourism growth at a medium variant scenario is projected at

6,100 international visitors per annum
4,000 domestic visitors per annum on a 20 year horizon (2005-25)

and

18,300 international visitors per annum
5,500 domestic tourists per annum
beyond this to a 50 year horizon (year 2055)

Visitor numbers are thus estimated at 1650 per day in 2015, 2000 per day by 2025 and about 4,000 per day by 2056 (does not reflect seasonal peaks)

Tourism projections on a national, regional and district basis are published by Tourism Research Council New Zealand for the 2004 -2011 period. The projections for Hurunui and Canterbury (Regional Tourism Forecasts, September 2005) similarly anticipate strong visitor growth to district and region. These overall trends are shown in **Figures 7 and 8**.

For the Hurunui District RTO the projections indicate significantly higher international visitor growth than that for domestic tourism, however with domestic visitors remaining the larger component of visitor numbers overall. The growth rate overall is approximately 18,000 visitors per year through to 2011: refer **Table 7.**

Table 7 Total visits projected for Hurunui District 2004, 2011*

	2004	2011	inc	%	per year	%
international	124,000	168,500	44,600	35.9	6,370	4.5
domestic	1,016,000	1,098,400	82,400	8.1	11,770	1.1
totals	1,140,000	1,267,000	126,900	11.1	18,130	1.5

Source ; TRCNZ ibid, Summary of RTO tourism

A comparison of "local" to District tourism is made by comparing the RTO and Global Leisure projections. This suggests that in 2004 Hanmer Springs received approximately 40% of all District visits and that these visits comprised about 70% internationals and 40% domestic visitors; refer **Table 8.** The comparable situation for 2011 is shown in **Table 9.** This indicates Hanmer Springs visitor growth over the 7-year projection period at approximately 64,000 visitors (a 1.8% annual increase), and District growth at approximately 127,000 visitors (a 1.6% annual increase).

Table 8 Hanmer (Baths) visitors cf. district and regional visitors in 2004

	Local*	District **	Hanmer as % of District	Canterbury**
international	97,000 (19.5%)	124,000 (11%)	78%	2,534.900
domestic	98,000 (80%)	1,016,000(89%)	39%	5,844,000
totals	495,000	1,140,000	43%	8,368,900

Source *Global Leisure ibid, ** TRCNZ ibid.

Table 9 Total visits, Hanmer and District at 2011

	Local *	District **	Hanmer as% of District	Q'twn 90/91
international	140,800(25%)	168,500 (13.2%)	83%	284,000
domestic	418,200 (75%)	1,098,400(86%)	38%	169,000
totals	559,000	1,267,000	44%	453,000

*uses Global Leisure medium growth scenario, calculated for 2011
** uses RTO projections, TRCNZ ibid

Table 9 also shows visitor numbers for Queenstown in 1989/90. This is of a lesser number of visitors than Hanmer Springs presently receives, and international to domestic visitor numbers are approximately the inverse to the Hanmer market. However given projected trends for an increased international visitor component, and increased international overnights the figures assist in understanding potential employment shifts and other flow-on effects that may occur locally, including changes in the extent of retail and accommodation development. Comparable figures for Kaikoura, Akaroa and Wanaka would also assist understanding of how tourism growth 'translates' in spatial terms to land use changes: recommendations about this are made below.

For a future Hanmer Springs it is of course difficult to assess the extent to which the tourism projections will be realised and/or exceeded since visitor numbers are subject to a wide range of variables at any given time. These variables include global and environmental influences as mentioned earlier.

Given that current numbers of visitors to the Thermal Baths are higher than that anticipated in the Global Leisure medium variant projection, and the close correlation in growth rates between the "Baths' estimates and the RTO projections, the figures indicated above may well be conservative. They may also suggest that visitor trends are on a time frame that is approximately 5 years ahead of that shown, if current visitor numbers are sustained.

Matters considered likely to affect visitor growth rates within the Hanmer Springs area include:

- international visitors would bring both increased overnight stays, and increased number of visitor nights. Increased visitor numbers include those for the Holiday and

VFR (social) categories, which comprise Hanmer's main current and targeted future markets

- the visitor expenditure numbers in **Table 10** show a 30% increase overall in visitor spending to 2011, with the more significant increases on a percentage basis being those for international day and overnight visitors (at 45% compared to 25 to 30% for domestic visitors). Visitor expenditure within the Hurunui District by international travellers

was estimated at $28.8m in 2011, and at $104.9m by domestic travellers, for an overall increase of $31.3m. In terms of projections for overnight expenditure this is estimated to increase by approximately $8m for international visitors, and $11.3m for domestic visitors.

- on the basis that approximately 45% of the projected visitor expenditure for the District would be spent in Hanmer Springs then an additional $2m per year direct spend would be anticipated to the local economy, with potential increased expenditure further into the planning period. Added to direct spend would be other economic growth (multiplier) effects such as employment, value added returns to land, labour and capital, and household income. See for example a study of the economic impact of tourism on Christchurch City and Akaroa by Butcher, Fairweather and Simmons (2003).

- while numbers of domestic visitors to Hanmer Springs far outnumber international visitors in the short term the significant increases anticipated in 4 - 10 years are underpinned by a projected regional growth rate of 34% over the next 7 years (or 4.85% increase per year). If sustained, there would also be significant increases in the medium term and beyond, as discussed below.

Table 10 Visitor Expenditure – Hurunui District 2004, 2011 in $NZD

2004		2011	increase	%
international day	1.7	2.6	0.9	53.8
international o/n	8.2	26.2	8.1	44.4
subtotal ($NZm)	**19.9**	**28.8**	**9.0**	**30.5%**
domestic day	44.7	55.7	11.0	24.0
domestic o/n	38.0	49.3	1.3	29.7
subtotal ($NZm)	**82.7**	**104.9**	**22.2**	**26.8%**
totals	**$102.5m**	**$133.8m**	**$31.3m**	**30.5%**

Source: TRCNZ ibid

In considering how projected visitor numbers may look within the 50 year study horizon, a comparison is made of total visitor numbers and estimated growth rates for the 10, 20 and 35 year periods shown for the population/dwellings projections above. The estimates are for visitors if one considers Hanmer Springs as a component of District projections: refer **Tables 11 and 12.**

Table 11: Visitor projections for the "Baths' medium growth scenario

	2006	**2016**	**2026**	**2041**	**2056**
international	124,800	170,560	254,700	254,700	789,000
domestic	406,000	439,600	486,000	566,100	648,000
totals	530,800	610,160	740,700	1,054,800	1,437,000
change	+10yrs 79,360		+10yrs 130,090	+15yrs 314,100	+15yrs 382,200
addn. per/yr	7,936		13,009	20,940	27,300

Note; refer Table 6

Table 12: Estimated total visitors scenario, Hanmer Springs as component of District tourism

	2006	+10yrs	2016	+10yrs	2026	+15yrs	2041	+15 yrs	2056
intnl	109,392	50,960	160,350	50,960	211,310	76,450	287,760	76,450	364,210
dom	415,800	47,080	462,880	47,080	509,960	70,620	580,600	70,620	651200
totals	525,208	98,480	622,230	98,480	721,270	147070	868,360	147070	1,015,410
addn per yr		9,850		9,850		9,800		9,800	

Note; refer Tables 7 and 8

Both tables show a similar number of visitors to 2016 through to mid-planning period. Beyond this period the Table 11 figures anticipate approximately one million visitors locally per year by about 2041 compared to the Table 12 estimates (using a growth rate factored on 2004-2011 RTO projections) where this figure is not reached until almost the end of the planning horizon.

In Table 11 additional visitors per year would vary between about 8 -13,000 over the next 20 years, compared to the about 10,000 assumed constant rate of increase in the Table 12 scenario. The Table 12 figures would be expected to reduce if only the Holiday and VFR (social) visitor component were counted. However on the assumption that Hanmer Springs remains the principal visitor destination within the District, and supplies the majority of visitor accommodation, then Table 12 estimates may already comprise a conservative assessment and suggest a much slower rate of growth than may occur in the future.

In **Table 13** an estimate of Hanmer Springs' visitor growth is made on the basis of a 70% capture of international visitors to the District, and 30% capture of domestic visitors to the District. These show a slightly more conservative pattern of growth than that in Tables 11 and 12 but as above, may also suggest a conservative picture.

Table 13: Estimated total visitors scenario, Hanmer Springs as component of District tourism (70% capture)

	2006	*+10yrs*	2016	*+10*yrs	2026	*+15yrs*	2041	+*15* yrs	2056
int	95340	44,490	139,830	44,490	184,320	66,735	251,055	66,735	317,790
dom	305,730	35,310	341,040	35,310	376,350	52,965	429,315	52,965	482,289
tots	410,070	79,800	480,870	79,800	560,670	119,700	720,765	119,700	800,070
addn per/yr		7,980		7,980		11,970		11,970	

The growth indicated is affected by the 'rate of capture' locally of projected tourism numbers overall. So far as is known there is currently no detailed data complied on a regular basis which shows current local capture rates, other than Hanmer Springs being understood to provide approximately 80% of commercial accommodation within the RTO overall (see discussion below). If this rate of capture is also a reliable assumption for overall visitor numbers then the Tables 12 and 13 estimates might theoretically be double that shown.

A comprehensive monitoring strategy to track visitor numbers in a manner allowing for direct comparison between Hanmer Springs and the Hurunui RTO data sets would assist in long term growth management for the town, since tourism growth is closely inter-related to community growth overall. Ideally monitoring should also be designed to provide base data for the assessment of economic impact, indicators of community wellbeing, and environmental sustainability.

3.3.2 overnight visitors

The TRCNZ data provides information on ***overnight visits***. These are defined as "the number of people that visited the RTO and stayed at least one night". ***Visitor nights*** are defined as "the number of visitor nights spent in the RTO in all forms of accommodation".

Both variables impact upon trade and service industry catchments, and extent of demand for accommodation. In the analysis below, estimates for overnight visits are used as an indicator of accommodation demand to provide, in turn, an idea of future land requirements.

Tables 14, 15 and 16 show estimated overnight visits using comparative assumptions for Hanmer Springs within the wider District, and figures for all overnights, compared to Holiday and VFR components between 2004 to 2011. A 38% growth rate in international overnights compares to the lesser 5.2% growth rate for domestic overnights. Growth in numbers of international visitor overnights is approximately double that of domestic overnights; with a yearly increase of between 1800 - 2350 indicated for international overnights, and between 1000 -1400 indicated for domestic overnights. Proportionally domestic overnights are indicated to outnumber international overnights for the 2004-2011 period shown.

Table 14: Overnight visits by international and domestic visitor

	Hurunui*						Hanmer Springs**					
	2004	**2011**	inc	%	p.a	%	**2004**	**2011**	inc	%	p.a	%
intern.	82,900	114,500	31,600	38.2	4514	4.7	24,870	34,350	9,480	38.2	2354	4.7
dom	274,200	288,500	14,200	5.2	2082	0.7	191,940	201,950	10,010	5.2	1430	0.7
totals	357,000	403, 000	45,900	12.8	6,542	1.7	216,810	236,300	19,500	1.7	3,785	1.7

*Hurunui RTO – Table 2
**assumed at 30% international o/n of District, and 70% domestic o/n of District; all overnights for Hanmer are approximately 60%

Table 15: Overnight visits by Holiday and VFR/social

	Hurunui*					Hanmer Springs**				
	2004	**2011**	inc	%	p.a	**2004**	**2011**	inc	%	p.a
intnl	78,300	105,900	27600	35.2	3942	23,500	31,770	8270	35.2	1180
dom	240300	251000	10700	4.5	1528	168,210	175,700	7,500	4.5	1070
totals	318,600	356,900	38,300	12.0	5,471	191,710	207,470	15,760	11.8	2,250

*Hurunui RTO – Table 2
**assumed at 30% international o/n of District, and 70% domestic o/n of District; all H/VFR overnights
Hanmer are approximately 60% of total overnights

Table 16: Comparison of total o/n to Hanmer Springs and by Holiday and VFR 2011

	total o/n 2011	inc p.a	**totals hol/ VFR**	**inc p.a**
intnl	34,350	2,354	31,770	1.180
dom	201,950	1,439	175,700	1,070
totals	236,300	3,785	207,470	2,250

Source; as above

Depending on the extent of capture of regional markets, and length of overnight stay, increased international visitor numbers to Hanmer are anticipated to bring increased demand for commercial accommodation and services beyond that currently provided to the existing, mainly domestic visitor market. Both direct and indirect employment opportunities would be associated with this tourism growth. Growth will also impact upon housing demand within the wider community, both for employer and employee accommodation, and vacation housing.

Visitor demand is likely to be at least in part for an increased diversity of accommodation e.g. additional hotel accommodation, town houses, apartments, timeshare (typically the types of residential accommodation provided via unit title subdivision) and other more specialist markets such as small hotel, heritage housing, visitor stay, lodge facilities, accommodation supplying health, spa, wellness markets, and so on. There may also be a demand for lifestyle/short term housing (of various types, occupied for longer than average periods of say several months at a time) as more domestic and international visitors become aware of Hanmer's proximity to Christchurch International Airport, its attractive setting and other amenity attributes.

Geographically it is anticipated that most of the demand for visitor accommodation will impact principally to the central part of Hanmer Springs in areas within convenient walking distance of all facilities.

Housing demand created by the 'normally resident' population is also likely to be in part for more diversity in housing type, as associated with affordability of property, rising construction costs for new housing, lifestyle changes, and changes in age group cohorts. Demand for rental housing is likely to increase.

Considering the 50 year study horizon, estimates of international and domestic *overnight* 2006 correlating to the RTO assumptions 2004-2011, as shown in Table 14. Significant growth in international to domestic overnights is suggested, with internationals comprising about 20% of all overnights by 2016, 25% by 2026.and 35% by 2056.Correspondingly domestic overnights reduce to about 75% by 2026 and to about 65% by 2056.

Table 17 Estimated future overnight visitors - Hanmer Springs

	2006	+10yrs	2016	+10yrs	2026	+15yrs	2041	+15 yrs	2056
Int	29,540	23550	53090	23, 550	76640	5,325	111,765	35325	147,100
dom	194,800	14300	209100	14,300	223400	21450	244,850	21450	331,150
tots	244,250	37,850	262,190	37,850	300,000	56,775	356,615	56,775	413,400

Notes:figures are rounded
refer also Table 14
the growth rate is based on the 4.7% international per annum and 0.73% domestic rates; Table 14
In the 90/91 year Queenstown overnights were 125,310 domestic, 218,758 international for a total of 344,068 overnights.

If the growth rate for overnight stays is assumed to double beyond the 2016 horizon (10 years out) then the scenario shown in Table 18 is indicated. This suggests international overnights at 30% by 2026 and at about 40% by 2041, and approaching 45% by the end of the planning period.

Table 18 Estimated future overnight visitors - Hanmer Springs at increased rate of growth beyond 2016

	2006	+10yrs	**2016**	+10yrs	**2026**	+15yrs	**2041**	+15 yrs	**2056**
Int	29,450	23550	53,090	47,100	100,190	70650	170,840	70650	242,000
dom	194,800	14300	209,100	28,600	237,700	42,900	280,600	42,900	323,500
tots	244,250	37,850	262,190	75,700	338,000	113,550	394,775	113,550	565,500

Notes:figures are rounded
assumes an annual growth rate approaching 10% for international overnights, and 2% for domestic overnights

Summary of visitor growth indicators	2006	2016	2026	2041	2055/6
All visitor					
"Baths" scenario	530,800	610,160	740,700	1,054,800	1,437,000
pt.District capture	525,200	622,230	721,270	868,360	1,015,410
All overnights					
@t RTO growth rates	224,340	262190	300,000	356,615	413,400
@t increased growth	224,340	262,190	338,000	451,440	565,500
Per day at Table 17 levels	615	720	825	1,000	1,132
per day at Table 18 levels	615	720	930	1,235	1,550

*on a 365 day per year basis, figures are rounded

In common with other estimates mentioned in this report it is important to establish regular monitoring of the above variables to allow the ongoing assessment as to growth impact to the town of promotional marketing, housing demand, strategic tourism planning, regional and global influences etc.

3.4 considerations as to accommodation needs

The 2005 District accommodation situation is illustrated in **Table 19,** using Statistics NZ Accommodation Survey data. Accommodation types catalogued in the Accommodation Survey are hotels/resorts, motels/motor inns/apartments, hosted accommodation (private hotels, guest bed and breakfasts and farm stays), backpackers/hostels, and caravan parks and camping grounds. The Survey excludes time shares and units mainly engaged in renting or leasing their own properties or dwellings to others.

The daily accommodation unit capacity of the Hurunui District is indicated at approximately a 1,300 person capacity, with an average annual occupancy rate of approximately 20%, but varying between 18 and 42% at different times of the year. If say a 70% of the District capacity is assumed to be located in the Hanmer Springs area then a 910 stay unit capacity is indicated as locally available, in turn discounted to say 450 stay units if a 50% vacancy rate (or 50% occupancy rate), is allowed for. In reality operators would look to increase occupancy rates over time.

Table 19 Hurunui District – accommodation characteristics 2005

	establishments*	daily capacity	guest nights	stay length	occup. rate%
Jan '05	46	1264	39,720	1.60	41.9
Feb 05	47	1267	30,638	1.51	41.5
Mar 05	47	1267	33,056	1.53	39.4
Apr 05	48	1269	25,989	1.44	31.7
May05	49	1282	14,495	1.50	18.3
June05	49	1211	17,004	1.53	22.5
July05	47	1208	20,259	1.46	24.6
Aug 05	47	1210	15,441	1.40	20.7
Sept05	49	1307	18,325	1.41	20.9
Oct05	50	1334	22,623	1.47	24.5
Nov05	50	1316	20,776	1.46	24.9
Dec05	50	1316	26,217	1.48	28.5

* establishments at end of month
Source: Dept of Statistics Accommodation Survey
Note; Similar figures for Queenstown for 1990/91 years showed a 58% occupancy rate and number of total nights at 997800 , and average length of stay at 2.9 nights

The likely demand for visitor accommodation is an important consideration in assessing potential land needs for a future Hanmer Springs. **Table 20** thus provides estimates of potential demand on a given night, based on the figures shown in Tables 17 and 18.

Table 20; assessed accommodation demand with overnights at constant and increased growth rate

	2006	+10	**2016**	+10	**2026**	+15yrs	**2041**	+15yrs	**2056**
intnl o/n	80	65	145	65	210	100	308	100	405
dom o/n	534	40	575	40	615	60	670	60	730
total demand @ constant growth rate*									
	615	105	720	105	825	160	1000	160	1130
shortfall	165		270		375		550		680
total demand @incr.growth rate*									
	615	105	720	210	930	310	1235	310	1550
Shortfall	165		270		480		786		1100

* compared to an assessed 450 units in 2005, allowing for a vacancy rate of 50% and supply locally of accommodation at 70% of all stay units in District, and dividing by 365 to give a per night basis.
notes; assessed demand based on Tables 17,18

Of course any assessment of *demand f*or stay units (and for potential additional units and additional land area), is influenced by assumptions as to *supply;* Presently it appears that Hanmer Springs has about 80% of commercial accommodation within the District; the 70% ratio used for the Table 20 scenario makes some allowance for additional accommodation development elsewhere within the District within the planning period, for instance within the Waipara viticulture area.

Both the demand for visitor accommodation, and occupancy rates, would also be influenced by the range and type of visitor facilities available, length of stay, seasonal attractions, special events, niche markets etc. Future demand is also affected by the extent to which visitors choose to stay in holiday home rentals. While these currently supply a significant amount of visitor accommodation it is possible that this market will

diminish over time - as visitor rental markets become more diversified, there are more international overnights, and as resident demand for rental housing increases.

In respect of growth management issues therefore the overall demand *and* type of accommodation sought is of interest as a guide both to future land area requirements, and to locational factors.

Monitoring of overnight visitor growth on a comparative local-to-District basis is advised, including of visitor accommodation demand/supply surveys, changes in occupancy rates over time. This should be in a in a manner consistent with the Statistics New Zealand and RTO dataset.
Under the Table 20 scenario, additional stay units are indicated within the short term, and at more significant numbers from about 2026 onwards. These estimates may be conservative, if other significant local attractions were to be developed in the short to medium term.

An assessment of area needs, factored to the higher stay unit demand suggested in Table 20 is given in **Table 21.** This includes an allowance for existing and redeveloped properties and availability of some holiday homes for commercial rental, rather than a vacancy rate allowance.

Table 21 assessed additional land area for visitor accommodation

	2006	**2016**	**2026**	**2041**	**2056**
stay units	615	720	930	1235	1550
allow extg & redeveloped, holiday homes @say 400 units overall					
shortfall	215	320	530	835	1150
assessed area needs, allow land area@500m^2/unit					
	10,700m^2	16,000m^2	26,500m^2	42,000m^2	57,500m^2
gfa indicator*	c.1.07ha +.5ha	1.6ha +1.05	2.65ha +1.53	4.2ha +1.6ha	6ha

* approximate gross floor area , does not include allowance for on site parking

3.5 retail/commercial growth indicators

3.5.1 current urban zonings

The current extent of the Hanmer Springs urban area is shown in **Figure 4** The approximate areas per zone, based on GIS data are shown in **Table 22.**

Table 22: current urban area of Hanmer Springs

Business	24.1ha	7.8%
Open space	75.79ha	24.5%
Industrial	38.59ha	12.4%
Residential	119.77ha	38.7%
Rural lifestyle	50.59ha	16.3%
Total land area	309.15ha	

The Business Zone covers much of central Hanmer Springs and is approximately 24 .5 ha. It includes the former Queen Mary Hospital site, and Heritage Hotel area, and sites to the east of Amuri Ave, and to the east and west of conical Hill Road. The zone is characterised by mixed use commercial development, including retailing and visitor accommodation development. Various other activities include those for the Police Station, St John's ambulance, fire station and emergency services. Other parts of the central area comprise the Hanmer Springs Thermal Reserve, (zoned Open Space), Village green, Lodge Reserve and Amuri Reserve. There is also the library, town hall and churches, and slightly beyond, the Hanmer Primary School. Some of the latter facilities are located within land zoned colonial residential.

Figure 9: Quadrants

In land use and urban design terms central Hanmer Springs may be thought of as typified by four quadrants; the heritage quadrant, the heath/wellness/spa quadrant, the alpine/ ski

quadrant, and the forest quadrant. These, and other urban imagery from Hanmer Springs and other similar other towns, are shown in **Figures 9 and 10.**

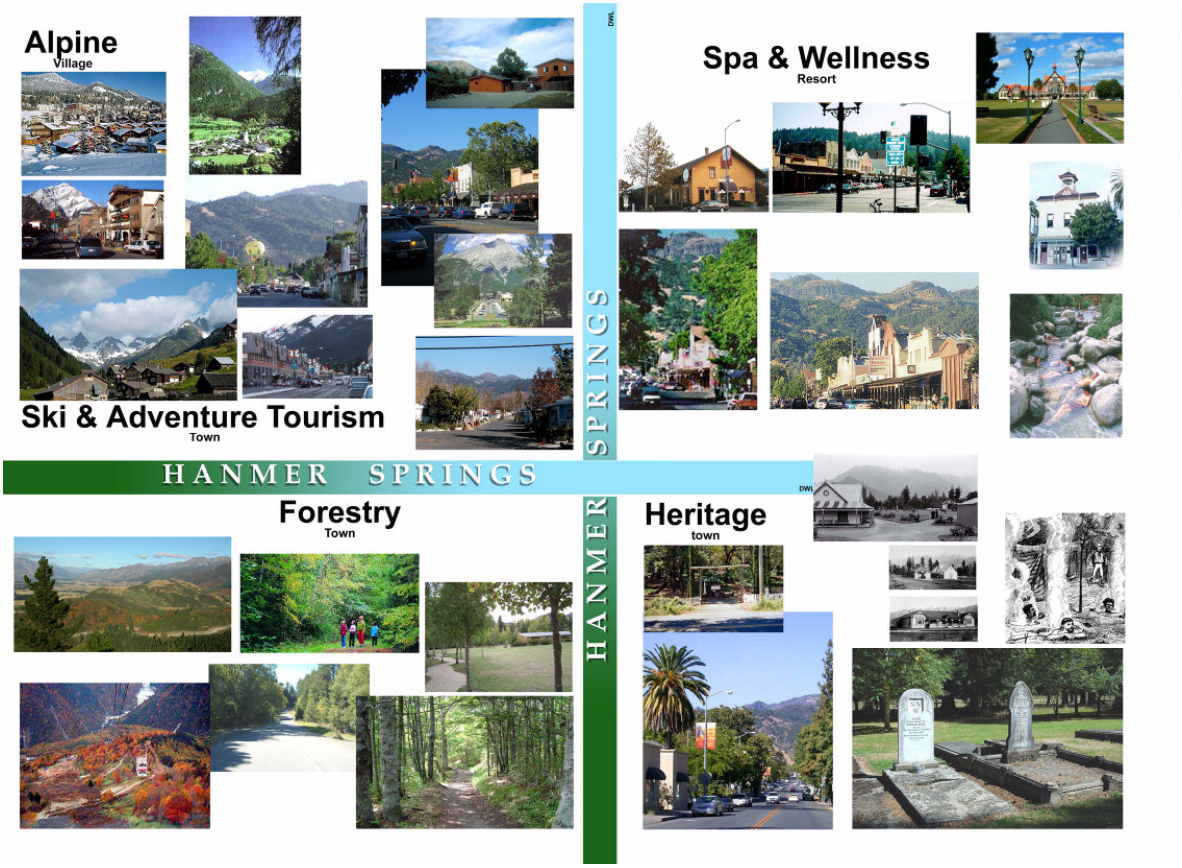


Figure 10: Images

An approximate breakdown of land use elements within an extended Hanmer Springs town centre area, extending over approximately 55ha, is given in **Table 23.**

Table 23 land use elements of the Hanmer Springs extended central area

retail/mixed use	**area ($m^{2)}$**	
Amuri Ave east	15,678	
Conical Hill Rd E*	144,438	
Conical Hill Rd W/ Chisolm Cres	49,477	
Amuri Ave W**	104,789	
Amuri Ave W***	39,649	
subtotal a	244,054	
community activities		
library/hall	768	
church	455.8	
school	1262.8	
subtotal b	2,486.6	
open space / reserve areas		
Thermal Baths reserve	144,400	
Golf course	280,000	
Domain/camping Gd	111,000	
Chisholm Cres reserve	10,800	
subtotal c	294,200	
approx total area	**540,740m2/**	**54.07ha**

*includes Heritage Hotel land, retail shops
**southern part of QM site
***northern part of QM site

Reflecting the large areas of open space - to - buildings ratio on both the Queen Mary and Heritage sites, the site coverage is presently very low in some parts of the Business zone. A more 'normal' land to building ratio for commercial areas is evident in the Amuri Ave east area. The other significant characteristic of the existing town centre is that commercial development is predominantly single storeyed.

The demand indicators suggest that while anticipated growth would be easily accommodated within the current extent of the Business Zone this is not necessarily the situation, as further discussed at ***paragraph 3.5.4.***

Three matters should be borne in mind;

- under the present District Plan there is the potential for far more intensive development on sites zoned Business than is currently developed, and
- new development would potentially utilize the full extent of the permitted 10m height limit on a number of key sites. with associated significant changes to building scale and mass relationships.
- with growth in visitor numbers development pressures are expected to impact on the town centre and nearby areas in the short term.

These factors all have implications for the townscape of the town centre, streetscape and other 'public realm' amenity.

3.5.2 convenience retailing assessment

The population and dwellings assessment made above suggests that Hanmer Springs will have a population of around 3,000 people within a 10 year time frame (2016), 4,000 people within a twenty year time frame (2026), and approximately 7,000 people by 2056. The numbers of fully resident persons are expected to be greater than sometimes resident persons reached before 2026 i.e. about the middle of the planning period. An increased household size appears likely in the mid to latter part of the planning period, as employment and service functions grow. A total population of about 9,000 persons is suggested towards the end of the planning period.

At any of the population levels estimated there would be a relatively small trade catchment for convenience retailing - using as a guide a 4,000 person catchment threshold for a small supermarket (within a retail hierarchy ranging from suprette, to small supermarket, and above to larger footprint retailing at c.5000m^2 plus site area). However while resident/sometimes resident populations are not large the visitor population also contributes to the convenience retailing market and this factor is included to the m^2/household assessment ratio used below as guide to possible future land area requirements.

On an estimated basis of say 3m^2 commercial floor space per resident household, plus some allowance for the sometime resident population, approximately 1 ha convenience shopping area is indicated by 2026, and approximately 2ha by 2056. These areas do not include on-site parking space area allowance which varies with type of outlet. Presently it appears that there is approximately 2000m^2 convenience retailing within the Hanmer Springs town centre area plus about 500 m^2 associated on-site parking provision.

While most convenience retailing would be expected to remain within the central area over time, in the medium to longer term a small 'neighbourhood corner retail' area might be expected to be located within the immediate "normally resident household' catchment.

3.5.3 visitor retailing assessment

The extent of visitor oriented retailing and other commercial development in the form of specialty shops, restaurants, cafes, bars, recreation concession booking etc is now at approximately 11,000m^2 gross floor area, with approximately 2000m^2 of off-street parking and supplying a visitor population of approximately 550,000.

If one assumes a slightly increased ratio of floor space/visitor allowance for the future (particularly as associated with increased international overnights) then the indicated area for several of the growth scenarios would be:

- the "Baths' median variant projections (Global Leisure ibid) approximately 23,000m^2 to 2026 and c. 43,000m^2 by 2056
- Hanmer Springs tourism at approximately 45% of Hurunui District visitors overall approximately 22,000m^2 to 2026 and c.30,500m^2 by 2056
- Hanmer Springs tourism at approximately 90% of Hurunui District visitors overall approximately 44,000m^2 to 2026 and c.60,000m^2 by 2056

The total visitor retail/restaurant etc, area is thus indicated at between 2.2 to 6ha of retail space, for an additional area of about 5ha, assuming existing levels of visitor retailing are retained or redeveloped. *The assessment does not include allowance for on-site parking space.*

As further growth in Hanmer Springs occurs some additional development of professional office space is likely; possibly in the order of 2000m^2 by 2026 and 4000m^2 by 2056. *The assessment does not include allowance for on -site parking space.*

The estimates given are extremely broad brush and a number of factors would be expected to influence the extent of demand for retail space and commercial development over time. These factors include changes in expenditure patterns, trading hours, tourism marketing and promotional efforts, extent of development of niche markets etc.

The other matter affecting trade catchments is the relative proximity of Hanmer Springs to Christchurch, which as a usual destination for residents, sometime residents and visitors, supplies higher order services such as secondary and tertiary education, medical and dental care, in addition to both day-to-day and comparison goods. The shopping complex planned for Pegasus may also absorb part of the local trade and development catchments.

3.5.4 indicators for commercial development overall

Summarising the above, the assessed indicators of land for commercial development (as an estimate of gross floor area only) suggest there will be a need for something in the order of 5 to 7ha of land by 2026, and 11 to 14 ha by 2056: refer **Table 24.**

Table 24: Land indicators for commercial development and visitor accommodation

	2026	2056
conv. retail	1 ha	2ha
visitor commercial		
@ GL estimates	2.3ha	4.3ha
@ 45% District capture	2.2ha	3.0ha
@ 90% District estimates	4.4ha	6ha
visitor accommodation	2.65ha	6ha
professional office	0.2ha	0.4ha
total gfa*	5.2 to 7.2ha	11.4 to 14.5ha

* estimated gross floor area, does not include allowance for parking, circulation etc.

On the face of it the gross floor area assessment is at approximately half the area of the Business zone and thus future requirements might be assumed to be easily accommodated within it. However despite the fact that not all new visitor accommodation would be expected to be developed on sites within the central area (thus reducing the estimated floor area requirement), a number of other factors contribute to the strategic nature of commercially zoned land and nearby areas. Taken together they indicate the desirability of careful structure planning for the wider town centre area, and the need to promote future development taking the long-term context.

These factors include

- the central area constitutes a key location by virtue of it's accessibility to the Thermal Reserve and other visitor attractions

- it is fundamentally the community heart

- there are some constraints to future development in the southern part of the central area, reducing available area

- not all sites would be fully developed, e.g. Heritage Hotel site, also reducing available area

- some sites have been recently developed for residential (cf. visitor) accommodation reducing the availability of land for more intensive purposes
- heritage buildings and trees are protected in some parts of the Business zone

- the g.f.a. indicators do not take account of land area that will be needed for additional off-street public parking, and the District Plan requirement for on-site parking for new development

- as the town grows, larger and additional community facilities may be anticipated, contributing to the demand for sites within the central area, see for instance comment in paragraphs 3.5.5 and 3.5.6 below

- when the g.f.a. estimates are assessed in the context of potential building footprints, and in the context of potential parking and vehicle circulation, it becomes apparent that demand will likely be accommodated via a development pattern which fully utilises building envelopes to the 10m height limit: **refer Figure 11.**

3.54 other considerations.

The variables for further intensification of tourism-related retailing and visitor services in central Hanmer Springs are influenced not only by overall visitor numbers but also by trends for visitor nights and length of stay; particularly those for international visitors who typically bring a greater spend component than that of domestic visitors.

To assist in understanding the implications of projected growth rates for Hanmer Springs on the business area and immediate surrounds, and take up of land within the Business zone for retail, other commercial and visitor accommodation, a detailed study of retail trends, and influences of increased international compared to domestic overnight visitors is recommended. For the reasons mentioned above this analysis is considered strategic, since further development of a mixed use commercial area - including potentially retail at ground floor and visitor accommodation above – would both promote the ongoing significance of the town centre area as the community heart of Hanmer Springs, and assist the town's urban consolidation overall.

Analysis of this sort should also assist in understanding likely development pressures on the colonial/heritage residential area east of Amuri Ave and areas immediately to the north of the retail area, and of appropriate measures for its sustainable management.

Other considerations affecting land area requirements include those for expanded or additional community facilities such as arts/performance venues, visitor information and

interpretive centre, public transport interchange, school, medical/civil defence/emergency centre.

3.5.5 parking/roading

Several earlier studies and public comment have mentioned concerns within the Hanmer Springs community about the limited parking available during peak periods, and the need to make better provision for parking within the town centre in relation to continued tourism growth. An updated assessment of parking needs and management strategies is recommended; see discussion in section 6 of the report. This assessment should take account of the urban design, community design and streetscape recommendations of this study.

Similarly, recommendations for a future roading hierarchy for both the urban area and its principal access routes, are also important considerations for a future Hanmer Springs. Issues include provision for a heavy transport route which avoids the town centre area, accessibility from SH7, traffic and transportation effects associated with future forestry and tourism development, and route alignment and amenity considerations in linking the Amuri Avenue and town centre entrance from the state highway.

3.5.6 industrial and service industry needs

As both resident and visitor populations increase there will be additional demand for service industrial facilities. These will include business support and manufacturing land use activities such as vehicle maintenance and cleaning, warehousing/storage, light engineering etc. These activities may be directly associated with tourism functions, with the town as a service centre for it's normally resident and outlying populations, or with some rural primary production and value added activities e.g. forestry development.

Typically employment and value added impacts associated with visitor growth are greatest where economies are most diversified; for instance Butcher et al (2003) found that the flow on effect of tourism spending in Christchurch was 2 -3 times that of Kaikoura and Westland, both centres having a less diversified economic base. The value added multiplier for Christchurch was 1.81, compared to Akaroa at 1.15 and Kaikoura at 1.38: the Akaroa figure in particular reflecting the extent of the town's dependence on tourism and it's proximity to a major centre.

The study noted "Christchurch, in spite of the very high level of visitor numbers and visitor nights, is the least dependent tourism centre we have studied so far. This reflects the highly diversified nature of its economy and the fact that it has a major manufacturing base and also supports other primary industries such as farming. Thus the very features which lead to Christchurch having a high tourism multiplier are also the features which lead to tourism being a fairly modest part of the City economy. Akaroa by contrast, is the most tourism dependent centre of those we have so far studied….

"Major growth or a significant decline in tourism would both have very significant effects. Major growth implies the need for increases in infrastructure to cater directly for the visitors and those who work in the industry and reside in the area. It also implies the need to manage the resources available to visitors so that the qualities which entice visitors to Akaroa are not lost. A major decline in tourism could [potentially] lead to high levels of localised unemployment and, conceivably, a major loss in value for operators who run tourism businesses…"

The presently zoned industrial area would be expected to accommodate some business support and service-based industry in the short term. In the longer term an area or areas closer to Hanmer's principal inward/outward transportation points may be required. (Over the planning period this may well include an expanded airport). Further spatial needs analysis for service/industrial type activities would logically follow completion of the outline traffic evaluation suggested above.

In considering likely future growth within the Hanmer Springs community, population indicators and those for visitor numbers are relatively significant in the short to medium term, with likely associated growth pressures for additional housing and visitor accommodation/services beyond that currently existing.

For instance Hanmer Springs population is assessed at between 3 -3,500 persons in the next 10 years, this growth would coincide with an assessed 8-10,000 additional visitors per year (or potentially greater numbers, depending on the 'extent of capture' locally of the projected District tourism market, additional tourism infrastructure development etc), with around 4,000 additional overnights per year - again influenced by rate of capture, and with significantly increased overnights.

For reasons explained in Section 3 these estimates may well be conservative. They also suggest that visitor trends are on a time frame that is approximately 5 years ahead of that anticipated.

Although population/household growth is presently largely "hidden" in the form of sometime resident households, like tourism growth it nevertheless impacts upon demand for land and infrastructure services. Additionally the ongoing expansion of visitor numbers, including those anticipated in the medium to longer term, is likely to be associated with significant multiplier effects. These include employment growth, further retail and other commercial development, land and capital investment and so on.

These economic effects are well documented in a number of other similar tourism- based communities and have implications for strategic management of private and public sector resources, and 'public realm' amenity environments.

Because the town centre contains key attractors, is zoned for mixed use, and expanded commercial development and visitor facilities are anticipated, growth pressures are likely to impact particularly on this locale and immediate environs, and in the shorter term.

There are a number of opportunities to promote the future development /redevelopment of the town centre, and the adjacent residential frame, in a manner retaining key amenity attributes, providing a pro-active management regime is put in place; ***refer Figure 11.***

The expanded resident/sometime resident population is likely to result in ongoing housing demand. The implications of this demand is development beyond the currently zoned urban area, accommodated via a range of growth management options

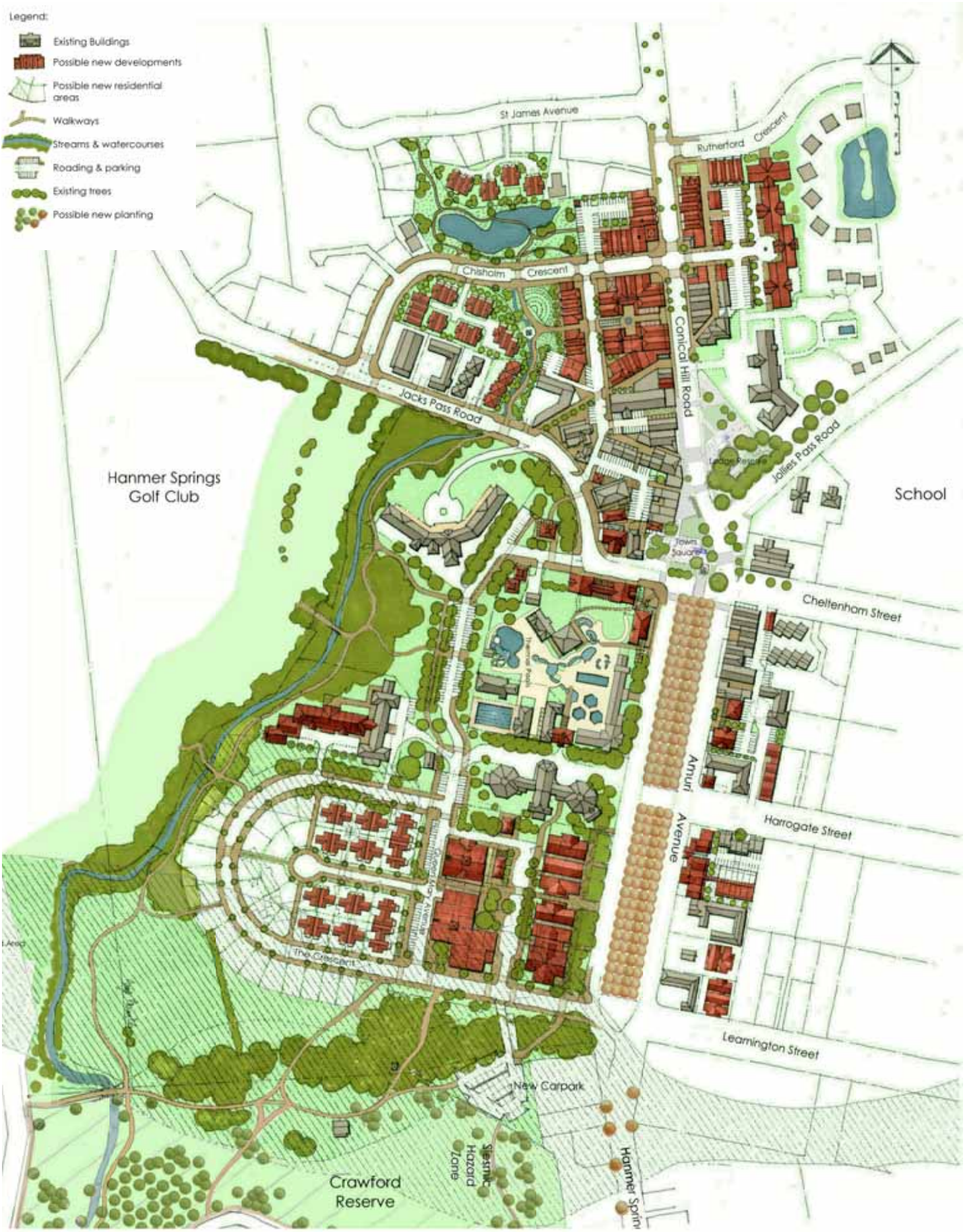


Fig: 11 - HANMER SPRINGS TOWN CENTRE
Areas 5, 5a & 5b July 2006

4. landscape and environmental context to Hanmer Springs

4.1 landscape setting

The Hanmer Basin is an extended valley floor, and an open, elongated, flat landscape approximately 16 km long and 5 km wide. The Basin is closed at each end and contained between the Hanmer and Amuri Ranges. Hanmer Springs is located at the base of Hanmer Range on the northern boundary of the plain, with open rural landscapes extending out to the west and east; refer **Figure 12**.

Figure 12: Hanmer Basin Landscape

On the main approach from the south, Hanmer Springs is visible against the backdrop of hills and further contained by the mature plantings of Hanmer Forest. These screen the flat landform that is the Basin floor further east and southeast of the town. Due to the relative flatness of the landscape, little built development can be seen until arrival at Woodbank.

4.2 the approach into Hanmer Springs

There is a dramatic approach over the Waiau Bridge to the relatively open landscape in the Basin and initially shelterbelts and streamside plantings filter views to the wider landscape. There are strong views out to plains and the ranges to the north and west can be seen in the distance. There are distant views to forest to the east and northeast.

The approach to Woodbank is the first indicator of settlement though at this point the strong rural character of landscape remains present. Between Woodbank and Hanmer

Springs recent development has lessened the distinction between rural and urban visual environments.

Hanmer Springs is contained between two waterways on the lowest point of the plain and is unseen until one reaches the fault scarp on the immediate approach to Amuri Avenue that marks the threshold to the township; **refer Figure 13**

Figure 13: Entry Landscape to Hanmer Springs

4.3 Hanmer Springs township

The township is defined (or framed) by the wider landscape and a number of natural features which act as 'edge' constraints. These include:

- the Basin hills and forest to the north and east
- the Chatterton River to the west
- by Dog Creek and the Percival River to the east.
- by the prominent and distinctive landform of Conical Hill
- and to a lesser extent by the scarp fault; refer Figure 14.

It is worth noting that views from within the town are generally contained and are primarily towards Conical Hill and the Hanmer Range to the north. However views from Conical Hill are orientated to the southwest, out to the wider Basin, and give an enhanced sense of both openness and containment: the large, open landscape beyond the small enclosed town: **Figures 15 and 16.**

Figure 15: Amuri Avenue

Conical Hill Road

Colonial Area

Recent Development

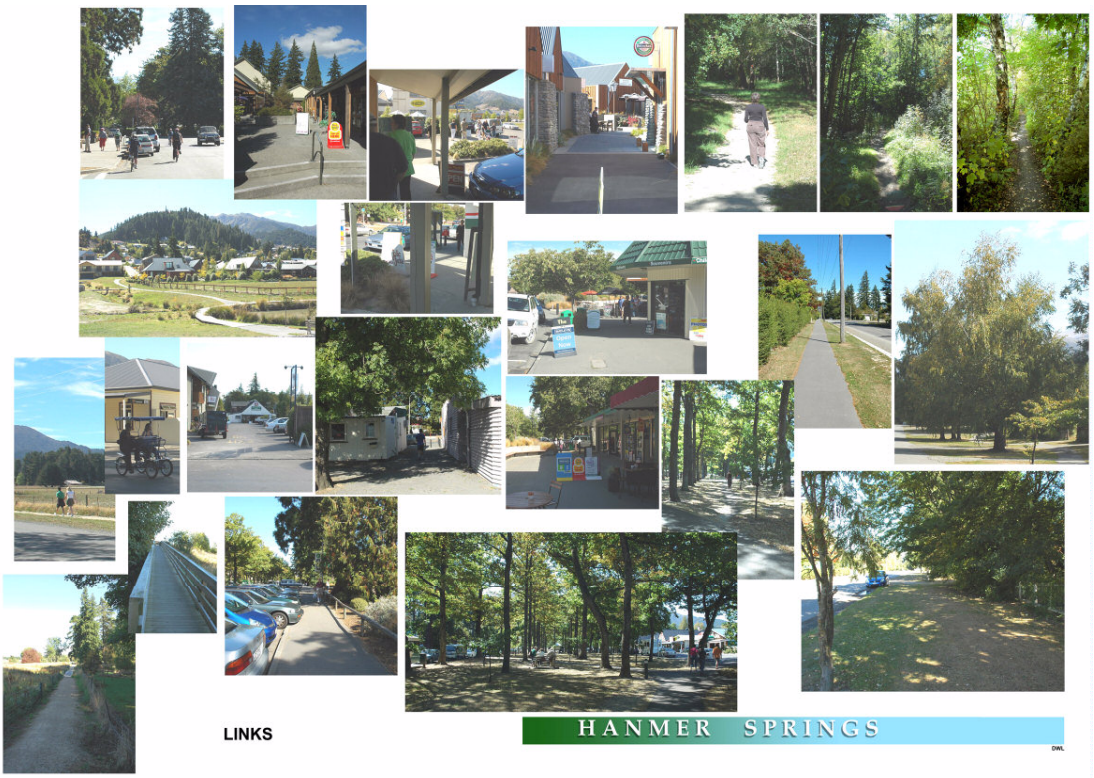


Figure 16: Access ways

A large part of visitor attraction to Hanmer Spring is the town's visual and amenity character and the strong contrast between:

- the open landscape and the enclosed and protected town
- the small, compact, village-like scale of the built environment and contrast with the extraordinary scale of the heritage trees within the village
- the seasonal changes in the landscape character:
- the hot, dry open pasture in summer and the intense shade of the trees in & around Hanmer Springs
- rugged snow covered hills in winter and the warmth of the Hot Springs and hospitality of the town.

Public open space such as the Amuri Ave Reserve, the Lodge Reserve, the Village Square and the streetscape constitute significant elements to Hanmer Spring's landscape character and its attraction to visitors. The large, mature trees threaded through the heart of Hanmer Springs enclose and protect the town centre, and reinforce the unique atmosphere and sense of greenness and tranquility.

The growth management strategy recommended below has been designed to protect the significant visual and amenity values associated with the town and Basin landscape. It does this by reinforcing the unique character of the landscape setting, exploiting the relative flatness of the local landform, and utilising existing vegetation patterns.

A strong and focussed town centre area is retained, and areas for urban expansion are predominantly those where shelterbelts and forest screen views of development. In the context of the wider landscape these and other natural features provide an expanded frame to the future Hanmer Springs.

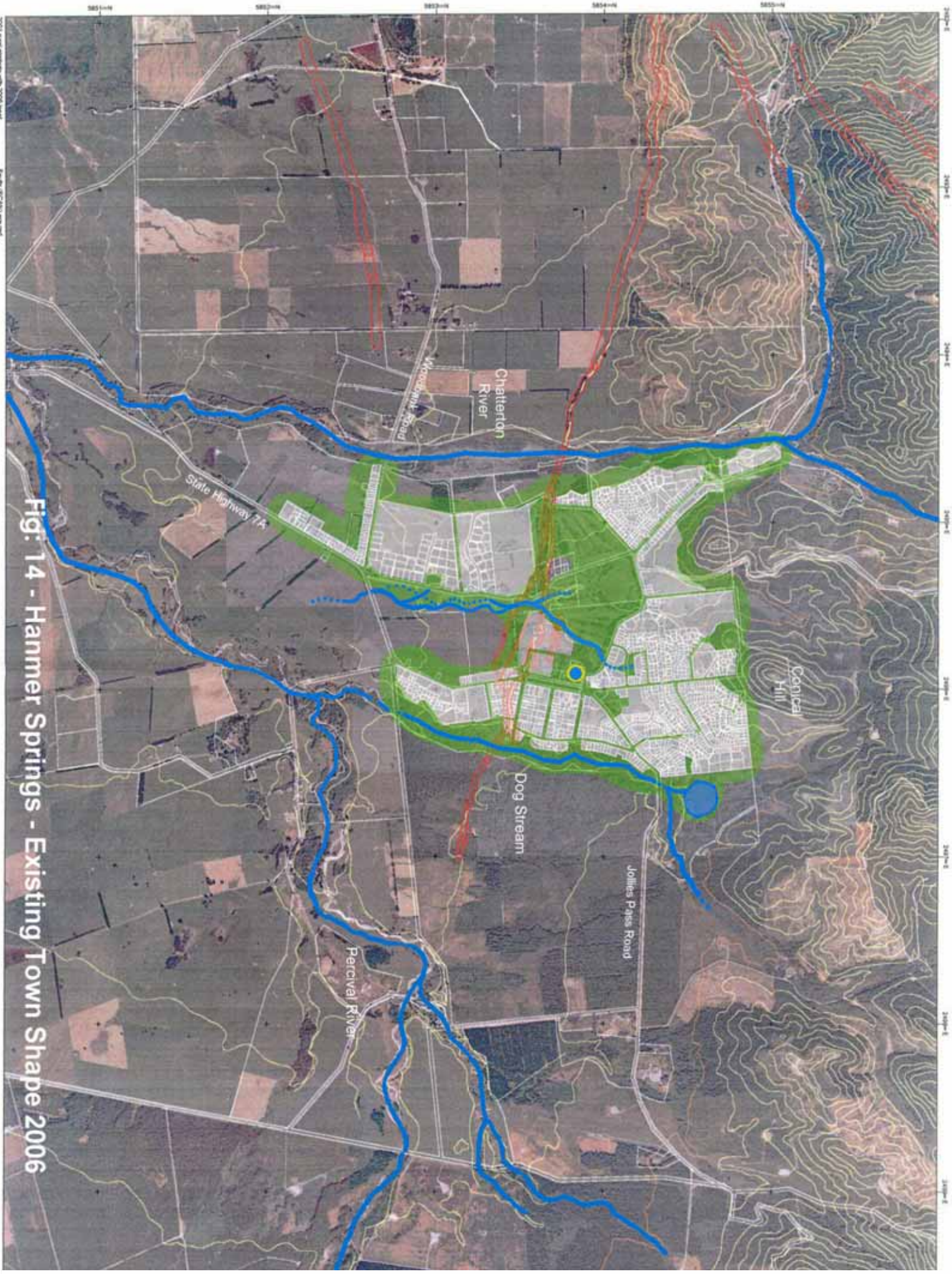


Fig: 14 - Hanmer Springs - Existing Town Shape 2006

GROWTH STRATEGY & TOWN CENTRE DEVELOPMENT PLAN

HANMER SPRINGS

HURUNUI

Prepared by

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5. recommended growth management strategy

5.1 overall objectives and rationale

The project brief called for a review of opportunities for consolidating growth within the existing zoning framework in a way maintaining the alpine village character of Hanmer Springs, and for a growth strategy outside existing zoned areas, looking to the fifty year planning horizon.

The likely extent of visitor and residential growth in Hanmer Springs is such that remaining areas for development within existing zonings are unlikely to be able to accommodate future growth beyond the short term. A number of alternative locations and development scenarios have therefore been considered beyond the current urban area, taking account of the short, medium and longer term.

The recommended strategy, described in detail below celebrates the community heart and utilises significant physical features and connectivity to an expanded urban area, while confining development within the wider landscape; **Figure A1**.

The strategy has as its basis the essential attributes of the urban character of Hanmer Springs, its significant defining elements, cohesiveness, accessibility and scale. It also promotes an increased density of development in some areas, including areas which act as a transition between the town centre and residential development.

The recommendations aim to strengthen and promote the town centre area as the community heart, with effective transition to areas beyond: by promoting extended linkages, a hierarchy of places and spaces, and legibility of areas/environments one to another.

The recommendations also have regard to the following;

considerations as to sustainable management

- the generally held principles for sustainable management of urban locale, as explained earlier in the report. These include a consolidated and well-structured rather than dispersed urban form, and a consolidated rather than dispersed pattern of settlement, having well-defined edges, nodes and way-finding

- the overall context to issues for sustainable management and resource management, as identified in the District Plan (subject however to review of such matters as an appropriate scale and density of development, means to promote sense of place and so on)

- resident-expressed preferences for retaining a village-like atmosphere and scale of development within the township. This includes but is not limited to ease of way finding, ease of accessibility to significant facilities and landmarks, a generous ratio of buildings to open space, Hanmer Springs' sense of history and heritage associations, and the quiet rural setting in which the town sits

HURUNUI

HANMER SPRINGS

GROWTH STRATEGY & TOWN CENTRE DEVELOPMENT PLAN

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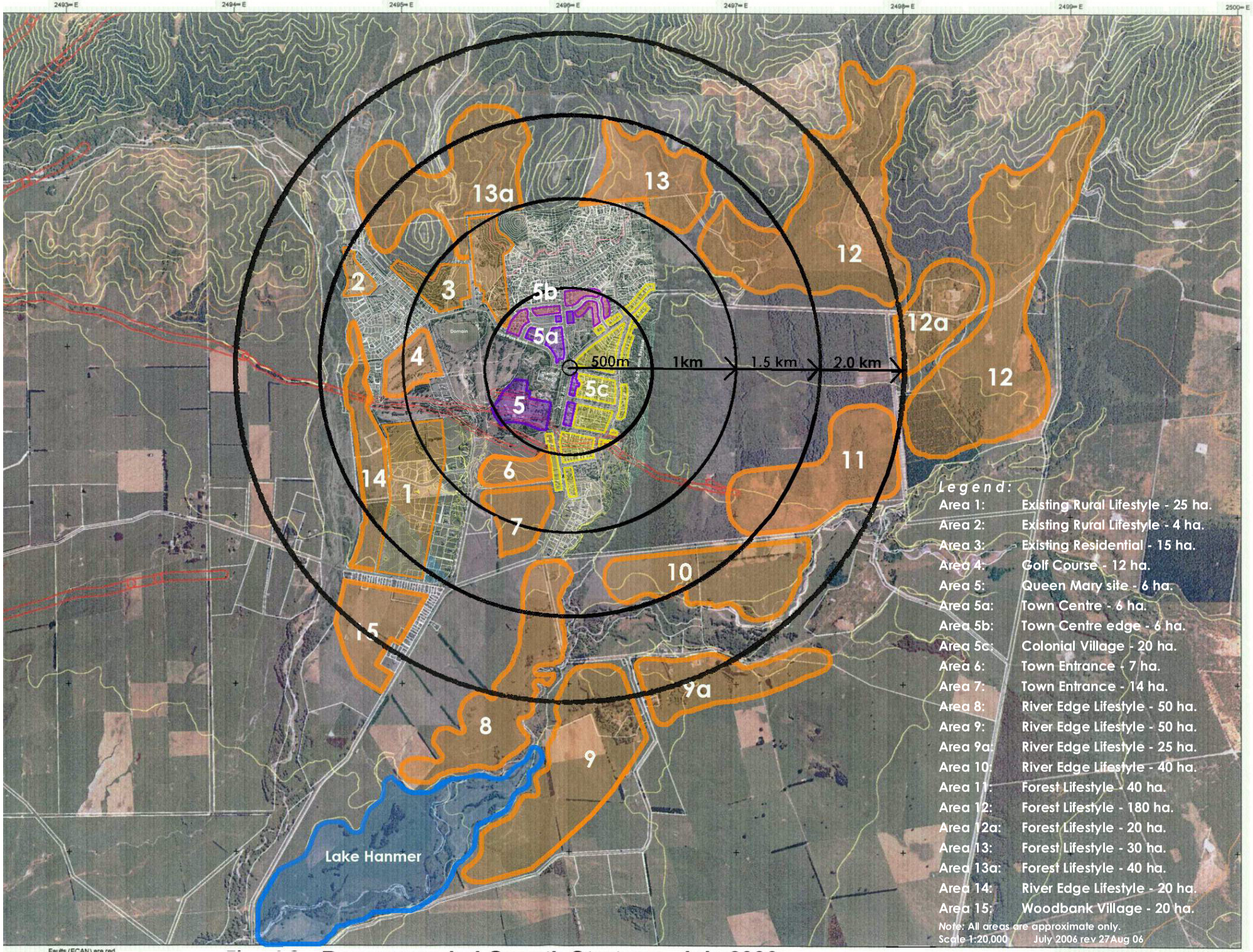

Fig: A1

Recommended Growth Strategy - July 2006

- community benefit to resident and visitor populations alike, of a compact urban form and land use mix that provides close proximity between residences, shops and commercial facilities, recreational, educational and other public facilities

- the desirability of using natural features and natural resources to provide a physical framework for future growth, taking account of landscape and visual values within the wider Basin setting

- Hanmer Springs' environmental attributes including it's cohesive and multi-functional town centre, and the fact that as a function of distance, much of the town is easily accessible to pedestrians

- the significance of confining development so far as possible to an expanded urban area, rather than in 'leap frog sites'/satellites for a more dispersed settlement pattern; the latter having potential adverse effects on productive land resources, visual and amenity values

other environmental factors, past settlement patterns, and future land use functions

- the desirability of gradual transitions in land use and densities to create and reinforce focus to the town centre locale

- the desirability of a consolidated urban form overall, and for containment within the wider landscape

- design goals for urban quality and character, image, safety and sense of place using distinctive but linked built form and landscape elements

- recognising that a future Hanmer Springs will need to continue to function for an increasingly diverse resident and visitor population

- taking account of the original proposals for the settlement of Hanmer Springs, and the degree of physical connectivity able to be created between established and extended areas

- recognising that while Hanmer Springs is host to increasing numbers of visitors, the resident/sometimes resident population numbers are those more commonly associated with a neighbourhood scale of development

- recognising that it is this scale of development, and the associated intimacy of urban fabric that is one of the most attractive elements of Hanmer Springs

- applying the principles of neighbourhood planning, it is appropriate that most services relating to daily life are located within the town centre, and that the extent of the urban area should generally be no more than a 1.5 to 2km radius of the town centre i.e. convenient walking distance

- retaining within existing areas a scale of development easily accessed by pedestrians and those on bikes

- providing in extended areas a similar level of accessibility, avoiding vehicle dominated design and environments.

- recognising that future housing and commercial accommodation needs are likely to be increasingly diversified as the age cohorts of the resident/sometime resident population alters, and there are more domestic and international overnight visitors

- taking account of likely future types of land use activities and spatial arrangements

- taking account of heritage and amenity values, and of expressed community preferences to retain these attributes

- the need to promote development for a variety of potential uses and activities, comfortable and attractive pedestrian environments, and a hierarchy of spaces and places, building on spa, health and wellness precepts.

- the need to accommodate expanded utility and bulk services, 'light industry' up-scaled transportation services/links, roading infrastructure etc

- recognising that property values in the longer term may promote recreational and other open space development to locations further away from the town centre than presently

- assessment of recommended growth areas according to suitability for a range of residential densities and for development on a comprehensive, structurally well planned basis also providing good connectivity to existing urban area and linkages thereto

- recognising that proximity to major tourist attractors, and major roading will be a contributory factor in the development of additional visitor accommodation

- recognising that environmental constraints such as natural hazard environments, and other environmental considerations such as sun and shelter aspects throughout the year will influence future development

Note that the analysis is based on initial information about physical and infrastructure servicing constraints only and that growth areas are discussed on the basis that

a) further investigations will be needed to confirm growth area suitabilities, including those pertaining to natural hazard environments and infrastructure feasibilities
b) site specific investigations prior to subdivision and development.

5.2 recommended strategy within currently zoned urban area

An analysis of the extent of growth that might be accommodated within the Hanmer Springs urban area showed the possibility of approximately 500-700 additional dwelling units. This would potentially accommodate growth over an estimated time frame of about 5 to 10 years, depending on assumptions about extent of infill and density of development achieved.

The areas identified were:

- within rural lifestyle areas

- development and redevelopment within parts of the town centre and its immediate residential frame

- 'balance' areas of the existing residential zones not already developed

The areas are discussed below, together with some contiguous locations, as shown in **Figure A1.**

5.2.1 Western frame locale including rural lifestyle/residential areas. (areas shown as 1, 2, 3, 14 and 15; Figure A1).

growth management recommendations
In existing areas zoned for rural lifestyle promote infill housing to net densities of approximately I dwelling per 1000m2 ; with potential extension west beyond current zonings to an extended urban boundary defined by the Chatterton River terrace and south to the northern side of Woodbank Road - following location-specific flood risk investigation/mitigation prior to development.

In that part of **Area I** that is the northern corridor to Woodbank Road development is recommended at net densities of 500-750m^2 site sizes, consistent with residential densities on the southern side of the road.

To the south of Woodbank Road - extended residential development at a net density of approximately 1 dwelling per 500-750m^2 is recommended. Town house development on some sites specifically created for that purpose at 1500m^2 and over is also considered appropriate. Provide for an appropriate setback from sewerage treatment ponds.

Within **Areas 2 and 3** there are some balance areas of existing zones by which to accommodate a limited number of additional allotments.

rationale: This would further consolidate development in existing areas, which for the greater part are already mains-serviced, generally lie well to the sun, and are within convenient proximity to the town centre (generally at no more than 1.5 to 2kms away). The recommendations recognise opportunities that existto extend the current pattern of settlement to the west and south, consistent with the current physical framework provided by the Chatterton River, and extending existing infrastructure services.

As to visual effects, growth would occur as a combination of existing and new allotments, thus a mix of residential density would result with infill housing integrated and absorbed to an already 'developed ' urban character. Particularly as more building takes place on areas already titled for rural lifestyle development, and changes in visual character become more apparent.

While western locale areas are visible from Conical Hill the perception of change to the landscape would be minimised for the reasons noted, and new structures would blend with generous interstitial spaces and new plantings.

Similarly extended areas 1, 14, and 15 would 'read' as logical extensions to the urban form as associated with river and roading features, and the already established Woodbank settlement. There would be minimal visual impact to the entry to Hanmer Springs as the areas described are beyond that immediately visible to the west of State Highway 7A and Argelins Road.

5.2.2 town centre locale
(areas shown as 5,5a, 5b, 5c, and a portion of 4; Figures A1 and 11)

growth management recommendations;
Within the Business Zone **(areas 5 and 5a**) retain existing opportunities for mixed use development, utilising where identified as appropriate building envelopes to the 10m height limit.

The future development pattern should assist cohesiveness between all four sectors or 'quadrants' of the town centre area, achieve continuity in building frontages to the street, and give close consideration to future functions of central area access and circulation, and provision for parking.

Functionally the town centre locale should be thought of not only as the commercial and visitor heart of Hanmer, but also as an "urban tourism landscape" with particular regard to patterns of usage, and the multi-dimensional and multi-functional context. Development should occur in a manner that celebrates the town square as a principal visitor location, acknowledging also the key relationship of all elements of the town centre environment to the Thermal Baths (and health, spa, and wellness attributes).

To realise the community's objectives in promoting an identifiable and linked centre, retaining high levels of amenity significant elements to future growth management should include

- promoting a well-defined edge to the periphery of the business zone, managing potential adverse effects to adjacent residential and open space areas
- promoting a diversity of activities for retail/accommodation and other visitor attractions
- provision via District Plan mechanisms for the appropriate massing of the built environment so that all buildings are placed in a manner contributing to public realm amenity, and for consolidation of retail frontages
- improved placement of on-site parking in a manner which prevents large areas of tarmac along street frontages and large gaps to frontages observable in some recent development
- the advisability of detailed structure planning of sites poised for redevelopment, including the former Queen Mary Hospital site
- the sensitive integration of new development within the existing commercial fabric
- identification and protection of key viewshafts
- protection of significant heritage and amenity values within the town centre, and nearby residential neighbourhoods(our experience elsewhere indicates that the ambience of colonial' housing areas becomes a visitor attraction in its own right - an example being the Victorian housing of Napa and other small Californian towns, the heritage districts of San Francisco, spa environments of Calistoga and other northern Californian towns
- maintaining and enhancing key retail, community and entertainment functions in the town centre area recognising the significant contribution of these activities to sense of place, and a vibrant community.

Specific measures, in the form of more comprehensive design guidelines and other planning mechanisms should be developed to address the above matters and to promote sense of place, including an appropriate future building scale, mass and placement (refer remarks in paragraph 3.5.4), retaining of key heritage structures and plantings, and protection of significant amenity characteristics, landmarks and also providing for evaluation of accessibility and mobility within urban spaces. All in the context of a full spatial analysis of the environmental setting and overall objectives for

- design vitality and provision for hierarchy of spaces

- seamless transition between public and private realm.

.

Other significant growth management considerations include:

- that further pedestrianisation of the town centre area will likely occur over time with reduced on-street carparking (this is considered consistent with retaining a human scale of development). District Plan mechanisms should include requirement for new development providing for access ways through sites, interstitial spaces, north/south or east/ west links; refer **Figure 17.**

- with the expectation of strong tourism growth, consideration should be given to the allocation of land for a future bus park/transport terminal close to the town centre. Similarly to allocation of areas for additional community facilities such as indoor and performing arts venues, ice skating rink, and community medical centre/small hospital: catering to both visitor and resident communities.

- future roading, circulation patterns and roading alignment within and linking to the community heart. These included including consideration of Jollies Pass Road as the southern end of the Molesworth rout and functions of other arterials, as the town further develops.

- earthquake faulting hazard in the southern part of the town centre area; refer District Plan maps. This indicates the need for site and area specific seismic design investigations and response to these risk factors.

rationale. In the town centre area considerable opportunities exist for both retail and residential growth, including additional visitor facilities and accommodation, in a more diversified mix of accommodation types; **refer Figure 11**. Infill opportunities include housing above shopping and other commercial activities (diversity in land use mix promotes interesting and healthy economic environments), and development which places emphasis on the fabric of the street (structures should face and address the street to promote a true street address).

The recommendations acknowledge that some growth pressures are likely to occur in the short term within the town centre area, particularly as ownership to the southern portion of the Queen Mary site moves from public to private sector, and that development/redevelopment most commonly occurs in areas in close proximity to key visitor attractions (including the Hanmer Springs Thermal Reserve). Expectations of reasonable use, associated with the existing zoning of much of the town centre area are acknowledged, and are likely to also result in a greater density of development and associated visual effects.

It is vitally important that proactive mechanisms are put in place to address the various matters noted. The recommendations acknowledge the significance of public gathering spaces within the town centre environment and the need for a carefully managed regime within the private realm to complement significant community assets, thus reinforcing community identity.

growth management recommendations for area 5b - the northern town centre residential edge.

In this area recommendations are for more intense housing development as a zone of transition, as opportunities for infill development occur, reinforcing the town centre as the community heart

Fig. 17 - Hanmer Springs Linkages

July 2006

Design guidelines are recommended to promote amenity in multi-unit development to better promote the 'celebration of the street', building placement which avoids structures at the rear of a site fronted by parking, building orientation and alignment, residential amenity in the form of some private outdoor areas for residents, and daylight/sunlight access to adjoining sites. Guidelines should also address appropriate height and bulk of buildings in relation to the elevation of particular sites, so that gaps and views are available to adjoining areas beyond.

rationale. Currently the southern portion to the 'suburban' residentially zoned area to the east and west of Conical Hill Road.

The recommendations acknowledge that the future needs of resident and sometimes resident population of Hanmer will include a greater diversity in housing type. They also acknowledge that this area is close to the town centre, and within easy access of visitor and community facilities, and also suitable for visitor accommodation facilities. Changes in elevation with distance from the town centre enable development in the area shown to take place with limited effect to the detached housing located as one travels further up Conical Hill Road, provided there are appropriate guidelines for development. Multi unit development is envisaged at approximately 30 dwelling units per hectare.

growth management recommendations for area 4.

Recommendations for this area, which is the golf course area, are in the short term, for its remaining as privately held open space, acknowledging the significant recreation and amenity values present.

In the longer term however, growth management recommendations are for up to two thirds of this area to be developed at mixed residential densities with the balance one third area generally to the west of area 5 retained as open space (ideally within the public realm and linking through to the Domain).

rationale*:* the golf course area is significant both as a local and visitor attraction, and as a large open space area. The recommendations for partial redevelopment in the long term, are however an acknowledgement of likely urban growth trends (including rising land values) which would promote more intensive land use, and relocation of the course to an area beyond the immediate town centre frame..

The recommendation for open space to the west of the Business zone, within the area formerly part of the Queen Mary holdings, would assist the sense of enclosure to the town centre frame, links to the Domain, and can be thought of as a 'appropriately sized commons' offering a variety of choices for relaxation, play and social interaction, community buildings.

Residential development of Area 4 would have a low visual impact due to significant existing tree plantings, and the sense of enclosure provided. A gross density of approximately 13 dwellings/ha with residential site sizes varying 5-700m^2

growth management recommendations for area 5c.

As the current Colonial Village overlay this area offers further potential for infill development continuing the existing formal arrangement in siting and layout of streets and pedestrian amenity, provided specific provisions are made in the District Plan to protect it's "village "amenity and heritage character. "Special character area' or similar detailed resource management mechanisms are recommended.

Matters addressed should include retention of significant trees, wide 30m road reserves, the formal grid pattern of development, provision for vehicle access to the rear of buildings via a series of rear alleyways, and site amalgamation where identified as appropriate. Infill subdivision and development should also be subject to the type of matters mentioned for Area 5b, so that sites are comprehensively and attractively redeveloped.

More comprehensive analysis of the urban, heritage and amenity qualities of this area is recommended, as a basis for future planning mechanisms. Evaluation of access and accessibility is also important since the aesthetically pleasing visual environment is vulnerable to the type of rear-of-site building placement commented on above; provision for rear access preventing a 'garage door' or 'automobile dominated' streetscape and urban fabric.

The area also contains key community facilities including the school and several churches. In the longer term, if some of these facilities relocate closer to areas of usually resident neighbourhoods, redevelopment should be closely controlled to on a structured and comprehensive basis.

Linkages and connectivity within and beyond the colonial village area could be enhanced by initiatives such as a heritage trail, interpretive information about the area and specimen tree plantings.

rationale; one of the most significant urban elements to Hanmer Springs, the colonial village area has delightful amenity and landscape values, but is also vulnerable to poorly designed and accessed development as infill continues to take place on large sites.

The recommendations are thus based on the need to protect significant amenity/heritage character elements while also acknowledging the suitability of the area for mixed density housing due to proximity to town centre facilities, visitor facilities and the large size of some sites.

As an integral component to central Hanmer, and an important transitional environment between the town centre and beyond (e.g. Dog Stream reserve, exotic forestry areas further to the east and the Jollies Pass Road environs) it is very important to retain the key characteristics of this locale by proactive environmental management.

5.2.3 remaining residential areas.

growth management recommendations Utilise the limited remaining opportunities for infill on as yet undeveloped sites at the same net site areas as presently.

rationale. This utilises currently services areas, with development having minimal impact as areas are already zoned. Acknowledges expectation of development provided under the District Plan.

The recommended strategy for areas within the existing zoned area is one of consolidated development, to further enhance the significance of the town centre, and in some areas to increase densities of development (subject to protection and enhancement of landscape and other amenity features).Open space areas would surround the centre of town, with links to areas beyond.

Fig: 18 - HANMER SPRINGS ENTRANCE
Areas 6 & 7 July 2006

5.3 recommended strategy for extended urban area

To provide for growth within the planning period not accommodated as above, the expansion of Hanmer Springs in areas to the east, north and south of the present township is recommended. These areas are described below as

- southern entrance
- river edge
- forest lifestyle
- alpine lifestyle.

(In the west, the urban area would be extended to the Chatterton River, as discussed above).

An initial analysis of the potential capacity of these areas showed the possibility of approximately 400 - 500ha developable area, and thus meeting indicated growth needs when considered along with "internal" growth areas described.

The above areas should be considered for deferred zoning, comprehensive environmental and infrastructural services evaluation, detailed structure planning and master planning.

:

5.3.1. southern entrance (areas 6 and 7, Figures A.1 and 18)

growth management recommendations

Retain the northern portion of area 6 as open space to form an outer periphery to the adjoining Business zone, with southern areas for residential development. This is recommended on an axial grid, in a formal layout incorporating generous road reserve allowance, to promote a character and density of development similar to the colonial residential area (at approximately 6-8 dwellings per ha), acknowledging also the historic associations of the area to an earlier Hanmer Springs.

Where there are opportunities to do so, incorporate a building setback to Hanmer Springs Road, in continuation of entrance corridor spaces to the south. Links within the existing residential area fronting Hanmer Springs Road on its western side should be encouraged, thereby enhancing east- west connectivities.

In area 7 there are current subdivision approvals for low density rural lifestyle subdivision. Growth management recommendations are for an increased density of residential development (approximately 12 dwellings per ha), however with significant building setback from Hanmer Springs Road /SH7A to enable planted reserve areas as the principal entry corridor to Hanmer Springs.

The setback corridor should be of varying 60-100m width to accommodate significant screen plantings, thereby allowing for enhanced visual quality to the entrance of Hanmer Springs and to promote a similar ambience to Amuri Ave amenity. Other open space setback should also be provided to Argelins Road

This area should be comprehensively master planned, ideally in conjunction with area 6, with development of greenways within eastern and western sectors (refer **Figures 17 and 18**), consistent with District Plan objectives for corridors of reserves linking walking and riding trails through town.

rationale. Area 6 is rural land with pleasant open space and amenity values. Formerly part of the Queen Mary Hospital farm, the northern part of this area is significant as the

future edge and open space periphery to the central Business zone, acknowledging also limitations for development due to earthquake faulting aligned east-west through the northern part of the property. (This faulting system also extends to areas well beyond area 6 - also to the east and west; refer District Plan Maps). Functionally the area would complement the recommended extended open space frame to the town centre within the eastern segment to Area 4.

Despite the significance of area 6 derived from its location coming up to Amuri Avenue, and its historical associations, the presently high visual values of this area will diminish when the area 7 is developed. Therefore, subject to evaluation of any drainage and faulting constraints, residential development is also considered appropriate in southern part of area 6.

A detailed master plan should be prepared for area 6 to assist assessment and protection of open space values, and understanding of natural hazard constraints.

As to area 7. Presently this area appears as part of the rural southern entrance to Hanmer Springs and accordingly assumes a prominent visual character. Consents for lifestyle housing will significantly alter this character, due to the introduction of built form and associated fencing, hedgerows and other plantings indicating property delineations and differentiation.

To reduce the visual impact of development, and enhance the landscape amenity of the entrance corridor, a building setback with a variable width of between 60-100m is recommended. This should be planted with mature trees, to promote connectivity with similarly planted setbacks along the main road near Woodbank, and to provide an appropriate transition leading to Amuri Avenue.

Provision of wide corridor plantings and associated screening would enable an increased density of residential development, subject to site specific evaluation of drainage patterns and other natural features/characteristics. Ideally master planned in conjunction with area 6 to the north.

In the alternative both areas 6 and 7 offer the potential for a realigned Hanmer Springs Road to enable a sweeping entrance to town, improved Argelins Road/SH7A intersection, and emerging to at the bottom of Amuri Avenue. This also offers the potential for corridor plantings, and residential development to the east and west beyond building setbacks.

5.3.2 river edge lifestyle (areas 8, 9, 9a and 10, Figure A1).

growth management recommendations

This locale is considered a medium to longer term development environment focusing on the Percival River corridor, and appropriate to resident and visitor housing among significant open space areas (for instance lake and golf course facilities), providing significant scenic buffer to the eastern flank of main entrance to Hanmer Springs.

A diversity of housing type and densities is envisaged on a comprehensively planned basis, with set out of development generally aligned to river edge. As above, a comprehensive strategy for environmental management is recommended. Some town house/terrace house type accommodation is envisaged along with single family housing, for overall development at densities of approximately 4-5 dwellings per ha.

Most of the area is within two kilometres of Hanmer Springs, thus is a comfortable walking and bicycling distance to the town centre for resident and visitors. Site design should utilize opportunities to link north/south recreational routes, including Dog Stream reserves, paper roads, routes along and within river/riparian corridors, and to the east village and Switchback Stream areas.

Amenity plantings should include introduced species to provide autumn colour (reflecting past settlement and heritage values). Within riparian corridors incorporate suitable indigenous species to assist ecological values.

Subject to site specific evaluation of drainage patterns and river system, other natural features and characteristics, and whether there is a flood hazard present.

rationale. An area of pleasant amenity, similar in character to Lake Hayes and Arrowtown settings. There are also opportunities for attractive design and development with excellent northern orientation, shelter (by retaining and adding to existing shelter belts), spectacular views of Hanmer Springs' mountain backdrop, and the openness of the Hanmer Basin. As with all new growth areas comprehensive master plan evaluations are recommended as an initial planning stage.

Development in this area would be visible from Conical Hill, but as a logical extension to the southern part of the urban Hanmer Springs, viewed against the landscape frame provided by Amuri Terrace topography.

The river edge locale provides a logical connection to an extended Woodbank, and the eastern village locale, thus completing the urban frame to future Hanmer Springs.

5.3.3 forest lifestyle east village (areas 11, 12 and 12a, Figure A1)

growth management recommendations

Areas 11, 12 and 12a are recommended for a new, comprehensively planned residential village settlement, located around a small neighbourhood commercial centre near to the Hanmer Springs Forest Camp.

The forest locale should be developed for a pre-planned mix of residential and lifestyle densities to offer a range of accommodation types and affordabilities providing housing for approximately 2,000 to 3,000 people. In addition to plantings protected by covenant, other forest plantings should be maintained to provide a periphery frame to the extended eastern urban edge to Hanmer Springs, and an amenity corridor of generous width either side of Jacks Pass Road. Riparian plantings should also be made along stream systems. Links using established walkways and bicycle trails should be retained and including those which provide accessibility to the town centre and in north - south directions.
Comprehensive master planning and structure planning is required to reflect this distinctive locale, and the differing character elements of the forest setting. Also recommended is a comprehensive environmental management plan addressing development and post development phases.

Subject to evaluation of any contaminated sites (and remediation management as applicable), to detailed infrastructure planning and consideration of natural hazard constraints, including any fire risk/hazard management.

rationale. . Areas 11, 12, and 12a offer the potential for comprehensively planned and reasonably extensive development, meeting a significant component of Hanmer's future growth needs for usually resident housing, and for some visitor accommodations. The extended settlement area is well served by existing and potential road networks, and potentially by an upgraded eastern bypass route. There is also the potential for a consolidated services' infrastructure, and for a strong physical frame to contain areas of development within the wider landscape setting.

Forestry environments are an integral and significant component to the health, wellness and spa residential and recreational lifestyle elements that comprise many of Hanmer Springs' attractions, and are also usually associated with peaceful and recreational pursuits.

Development in these areas would have low visual impact from the town, from the entry to Hanmer Springs and from Conical Hill; the forestry setting is also evocative of Northern Hemisphere alpine and spa village environments.

.The recommendations also have their rationale in earliest plans for the Hanmer Springs township, and adjoin, or are close to, many significant walking trails, within and beyond current urban areas. refer **Figure 19**. These include Jollies Pass Road, well known walks, the and the Old Coach Road.

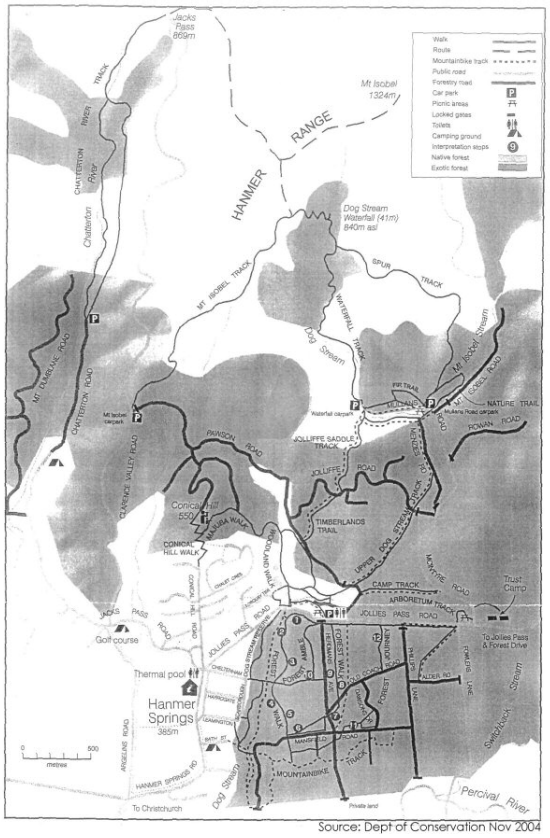

Figure 19: Walking Tracks

There are thus a number of attributes for sustainable management (and on-going environmental management) associated with a forest lifestyle east village. These are assessed as not generally able to be realised via more isolated and dispersed development, such as that contained within small satellites located in rural areas in the wider Hanmer Basin.

Parts of Area 12 and 13 (below) are understood to be Department of Conservation owned; it is envisaged these public land/ facilities would be integrated to rural/open space frameworks of the area.

5.3. 4. for alpine lifestyle (areas 13 and 13a, Figure A1)

growth management recommendations

In the areas of land located either side of Conical Hill, these areas link to existing residentially zoned land and are appropriate for some limited 'alpine lifestyle' housing, sensitively planned and designed for north facing orientation and having regard to protection of visual amenity.

Development within the area should include new walkways, linking to key landmarks and look outs, and subject to a full constraints analysis (see below) to densities of 3-5 dwelling units per hectare.

rationale. Area 13 has existing ski field road access and in common with area 13a, has good connectivity to existing residential development. These areas contrast to other parts of the Hanmer Springs urban area and offer a choice of housing environment potentially catering mostly to those wanting holiday homes and other visitor accommodation in an 'alpine/mountain' locale. There is good outlook over the town and Basin.

There would be minimal visibility effects on views to the north from Hanmer Springs, but higher visual effects on views outward from Conical Hill. Notwithstanding, visual values are able to be protected with appropriate placement of structures, access aligned with contour (and design guidelines for site development and structures), with development envisaged approximately to 460- 480m contours, and generally consistent with upper contours of existing residential development..

Both areas are conveniently located within 1.5km of the town centre and a number of existing walking tracks and streets provide pleasant access for pedestrians between Baths and retail area, and housing. These areas form an extended frame of development to areas to the east and south, as described above.

Site specific investigation as to slope angle constraints is likely to be required; see for instance similar measures for the areas shown on Planning Map H2.

Growth management recommendations for an extended urban area provide for growth within the planning period assessed as unlikely to be able to be accommodated in the existing urban area

Expansion of Hanmer Springs in areas to the east, north and south of the present township is recommended. These areas are described as

- *southern entrance*
- *river edge*
- *forest lifestyle*
- *alpine lifestyle.*

(In the west, the urban area would be extended to the Chatterton River, refer earlier discussion).The Hanmer Springs 2056 Plan is shown in **Figure 20.**

The areas have been generally defined as within a convenient 1.5-2.5km (walking) distance from the Hanmer Springs town centre and its principal attractions and are fitted within a physical frame, to contain urban development within the wider Hanmer Basin. The above areas should be considered for deferred zoning, comprehensive environmental and infrastructural services evaluation, detailed structure planning and master planning.

A potential development layout for the town centre area is shown in ***Figure A1.2***

Fig: A1.2 – HANMER SPRINGS TOWN CENTRE & ENTRANCE - Areas 5, 6 & 7 July 2006

HURUNUI

Prepared by: N M ASSOCIATES LTD Architects & Planners • TJ DAY & ASSOCIATES LTD • DRAKEFORD WILLIAMS LTD Registered Landscape Architects

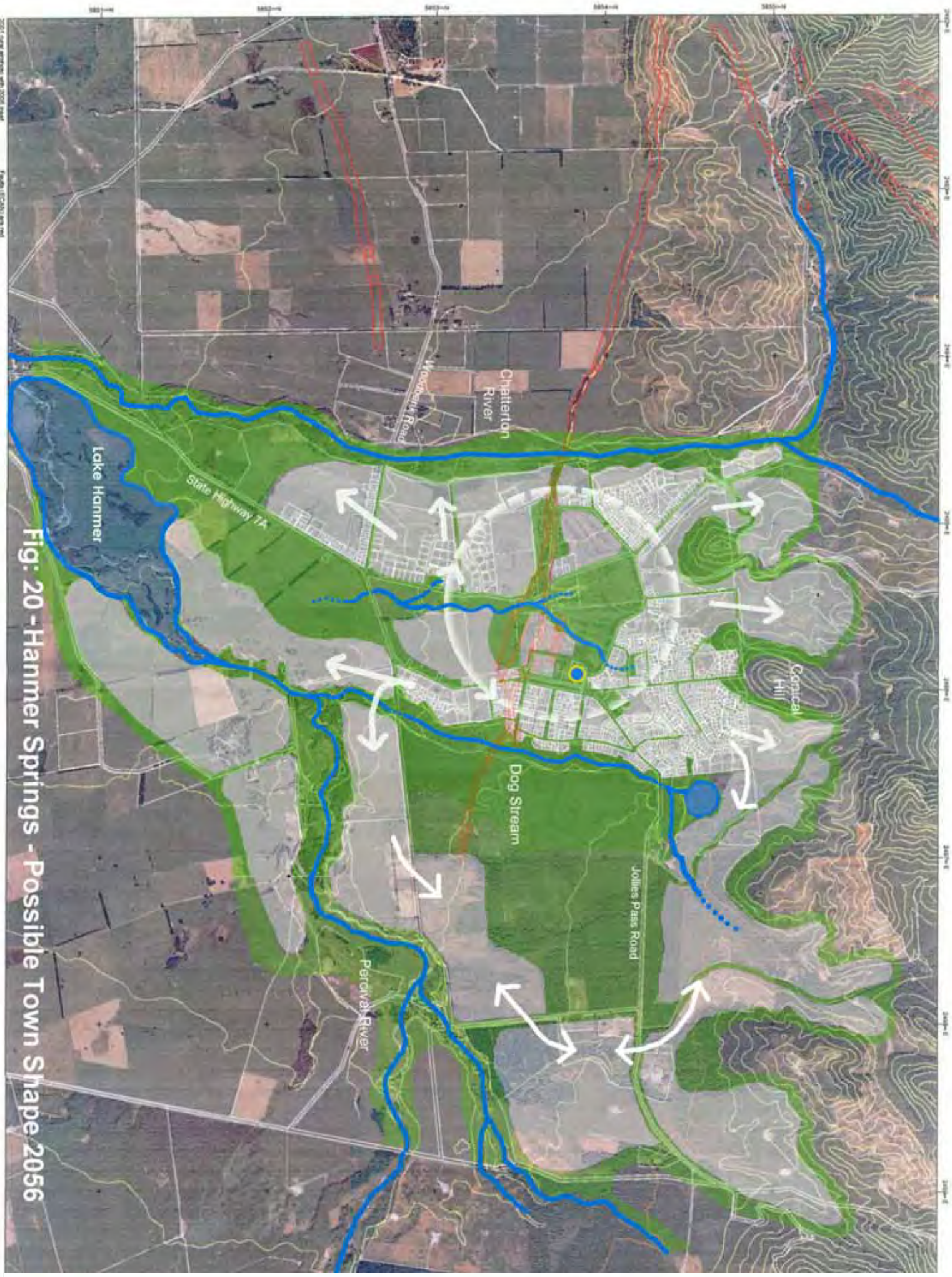

Fig: 20 - Hanmer Springs - Possible Town Shape 2056

GROWTH STRATEGY & TOWN CENTRE DEVELOPMENT PLAN

HANMER SPRINGS

Prepared by:

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6. streetscape evaluations and recommendations

The recommendations for streetscape improvements are shown in **Figures 21** to **27.**

6.1 design objectives

A number of design objectives are set out below for the town centre, Amuri Ave Reserve, village square and Lodge Reserve.

6.1.1 design objectives for town centre development.

For the town centre these include the following:

- emphasize the alpine village character with its health/wellness and spa theme reinforced by the strong framework of heritage tree planting and 'relaxed' informal lifestyle.
- create quality public space and streetscape that function well for both residents and tourists, and can be used throughout the year to provide light, shade, shelter and warmth according to the season
- provide a streetscape and pedestrian friendly centre appropriate to the village-like scale of the township
- establish view shafts and corridors to local reference points such as Conical Hill, the Lodge and the surrounding Basin Hills
- use streetscape and signage to provide strong pedestrian linkages between commercial areas on Amuri Ave and Conical Hill Road
- strengthen existing linkages between the town centre and the surrounding landscape and create a way-finding network to positively connect visitors to the wide range of recreational activities including the walkways, tracks and open space that reinforce the Hanmer Springs experience
- design a 'Village Square' to create a focus and heart for the town centre
- create a strong unifying theme within the streetscape through the use of feature paving and street furniture.

6.1.2 design objectives for Amuri Avenue Reserve

For the Amuri Avenue Reserve objectives include:

- make the Reserve more park-like and give it the presence it deserves as the gateway to the town.
- emphasize the strong north-south axis to draw people to the northern side of town
- create additional east west linkages along existing desire lines
- add additional car parking spaces to maximize parking on the western side of Amuri Avenue

- use streetscape design to calm and control traffic
- exploit the Reserve for its public recreation & amenity values.

More specific objectives are to create an environment that respects the physical requirements for the health and longevity of the oak trees, allow for areas of congregation and seating, interpretation displays and way-finding, and use subtle night lighting for public safety and nighttime use that emphasizes the linearity of the promenade and the Reserve in general.

5.2.2 design objectives for the town square

Objectives in the design of the town square include:

- use the Square to celebrate the centre of town…its heart, its hub.
- use the Square to connect the southern and northern ends of the town as well as providing a strong east – west link.
- create a circulation pattern that directs and controls activity
- use streetscape design to calm and manage traffic
- create a strong, visual focus for the Square and the Town
- use night lighting for safety.

More specific objectives are to use natural materials to reflect the natural surrounding landscape, allow for information and interpretation displays and way-finding, and to use a water feature to create focus and evoke 'Hot Springs' spa locale. The square is defined at night by lighting emphasis, to provide a visual presence and ensure safety while traversing the space.

6.1.4 design objectives for Lodge Reserve.

Objectives here include:

- enlarge the reserve along Conical Hill Road to improve connectivity to the adjacent retail area
- retain the naturalness and informality of the Reserve
- protect the heritage trees that are the raison d'etre for the Reserve
- create a forecourt to provide a visual link to the western side of Conical Hill Road
- use of water feature to create focus and to provide a strong visual connectivity to the square
- use of streetscape design to calm traffic and reinforce pedestrian linkages across Conical Hill Road.

More specific objectives are to use planting on the northern boundary of the Reserve in a manner to allow views to the Heritage Hotel, create additional seats and benches for public use, and allow for information and interpretation displays and way-finding. Use of night lighting for safety is a further significant objective.

6.2 design for particular areas and elements of the Hanmer Springs streetscape

The following are design notes for elements and particular settings of the streetscape

- ***footpaths and paving elements.*** Footpaths in general shall remain as an asphalt surface to retain the informal character of the Village. To provide a subtle unifying theme to the town centre, inset header strips of concrete unit paving at key crossing points and at intervals as way finding indicators. These would be confined to footpaths on Amuri Ave, Conical Hill Road, Jacks Pass Road and Chisholm Crescent. Paving colour to be mainly grey or charcoal, to be in keeping with the Alpine colour theme. Unit paving should have the ability to be able to be uplifted and replaced for maintenance of underground services where applicable.

- ***traffic calming.*** At key crossing points, pram crossings are shown installed within the footpath and incorporated with unit paving header strips, approximately 3.0m wide extending the full width of the footpath. The carriageway to have a 3.0m (minimum) wide, imprinted asphalt paving extending its full width. Except for an 800mm wide flat concrete section set out from the kerbs to allow for safe bicycle access (either side of the imprinted crossing), it is recommended that a 1.0m wide rumble strip of rounded river stones be set on end into a concrete matrix. The rumble strip and imprinted paving provides a visual indicator to both motorists and pedestrians the crossing desire lines. It is not intended that these be designated legal pedestrian crossings at this stage of Hanmer Spring's development.

- ***street furniture.*** The Hanmer Springs town centre presently has a disparate range of site furniture elements that have accrued over time. For example there are 4 different styles of litterbin and 3 different bollards. It is recommended that some elements be replaced, removed or refurbished to create a simple design incorporating timeless, functional (in terms of both use and maintenance) furniture that unifies the village streetscape.

Street furniture to include lighting, seating, litterbins, signage, cycle racks, drinking fountains, bollards & picnic tables.

- ***Amuri Avenue parking and footpaths.*** Subject to detailed traffic engineering design (refer below) recommendations are that circulation on the western side, (northern end) should be one-way heading south with 60^{o} angle parking both sides of the carriageway and that the (southern end) should be two-way with 60^{o} angle parking both sides of the carriageway.

Circulation on the eastern side of Amuri Ave should allow for two-way traffic, with parallel parks both sides of the carriageway. These parks should be sized for campervans.

Footpaths along Amuri Ave should remain as asphalt with inset header strips of concrete unit paving. Paving colour to be mainly grey or charcoal in keeping with the Alpine colour

theme. Paving should be able to be uplifted and replaced for maintenance of underground services where applicable. The footpath should be widened where possible to 3.0m width between Hot Springs entry and Jacks Pass Road.

- ***Amuri Avenue Reserve.*** Create a central promenade between the centre line of trees running the length of Amuri Ave; with park seats aligning the sides of the promenade. This will require removing young oak trees that obscure the strong lines of the original plantings. These trees have been located between the older rows and suffer from competition for light and nutrients. Those smaller trees that can be transplanted should be moved out of the reserve and into the open pace corridor entrance areas of the approach from the south (see recommendations for growth areas 6 and 7 above).

The principal surfacing should be lime-stabilised gravels, with hard paved areas at key nodes along the promenade. These areas contain seating courts, and also serve to provide visual linkages to the main crossing points on the eastern and western sides of Amuri Ave.

Daffodils planted in the reserve are an important Hanmer Springs feature in early spring. Existing bulbs are to remain except for those located within the promenade. These should be transplanted to supplement existing daffodils on the wide grassed areas either side of the promenade. In this location the bulbs have access to light and the flowers can be better seen from within and outside the reserve.

Pole lights should be upgraded and existing in-ground up-lighting repositioned. Site furniture such as seating, picnic tables, and litter bins should be replaced with elements that will integrate with the design to be used throughout the town centre. Two drinking fountains are recommended within the Reserve.

- ***Town square.*** This location is an important hub that links the commercial centres of Amuri Avenue and Conical Hill Road. It is also a central link between the Amuri Avenue and Lodge Reserves. As a large public space there is opportunity for a variety of activities including the 'Market'. The town square would incorporate a large paved as well as a grassed area. While part of the existing 'Village Green' is lost, the paving allows the Square to accommodate large numbers of visitors and functions, especially over summer. It is anticipated that the remaining green area would consist of high quality lawn once the problems of compaction and wear and tear are transferred to the hard paved surfacing.

The area could include a feature/sculpture that celebrates the hot springs that are the original reason for Hanmer Springs' development. The area should be well lit, with seating, drinking fountain, and freestanding map and information panels showing available activities and their whereabouts'. This area is seen as the meeting place and centre of the town for visitors. The design recommendations allow for both sun and shade for visitors, providing for all year round use.

A key feature is the water feature centered on the Amuri Avenue Reserve axis, consisting of a tall stone column with water trickling over the faces to a shallow basin at the base. From this base fogging and misting jets create a steam effect evocative of the Hot Springs. The column should be subtly lit by discrete up-lighting.

- ***Lodge Reserve.*** The Hanmer Springs town centre area has a limited amount of public, green open space. The Lodge Reserve is an important area for family relaxation, especially over summer. The reserve has been designed to provide picnic and sitting areas without formalising the existing natural character of reserve or affecting the health and longevity of the trees.

The reserve forecourt should be paved to provide level, accessible sitting area and a visual link to development opposite. An additional picnic area at a higher level with large rocks used to retain level areas and provide informal sitting ledges and steps is also recommended. This area is currently in grass that is struggling due to low light levels and wear. High usage here means that the trees are suffering due to compaction around the roots. The design proposes that the picnic area is gravel surfaced to create a hardwearing, free-draining surface that allows air and water to the tree roots.

The Jollies Pass Road part of the reserve should be retained as an informal grassed open space with tables that allow for overflow visitor demand.

A water feature is recommended to complement and visually link with the water feature in the Village Square. In a similar way, decorative unit paving is recommended to denote pedestrian crossing points that link across the road to the Village Square and shopping/visitor facilities.

Pole lights should be confined to the periphery of the reserve along Conical Hill frontage. In-ground uplights will be used to highlight the trees.

- ***Conical Hill Road.*** It is recommended that the 90^{o} parking on the west side of the road that disrupts the direct pedestrian link between adjacent commercial areas be removed. This would allow for opportunities to enhance the pedestrian streetscape outside the retail development. Small deciduous trees are proposed at intervals along the west side of Conical Hill Road to provide a 'green' link to Amuri Ave and to create a pedestrian-friendly scale to this streetscape.

It is proposed that more oak trees be planted on the east side of the road to extend existing plantings, although these trees should be set further apart.

FIGURE 21

N

GROWTH STRATEGY & TOWN CENTRE DEVELOPMENT PLAN

HANMER SPRINGS

TOWN CENTRE DEVELOPMENT CONCEPT

HURUNUI District Council

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Scale: 1:1,250 (A1); 1:2,500 (A3)

July 2006

FIGURE 22

N

GROWTH STRATEGY & TOWN CENTRE DEVELOPMENT PLAN

HANMER SPRINGS TOWN CENTRE

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Scale: 1 : 500 (A1); 1 : 1,000 (A3)

July 2006

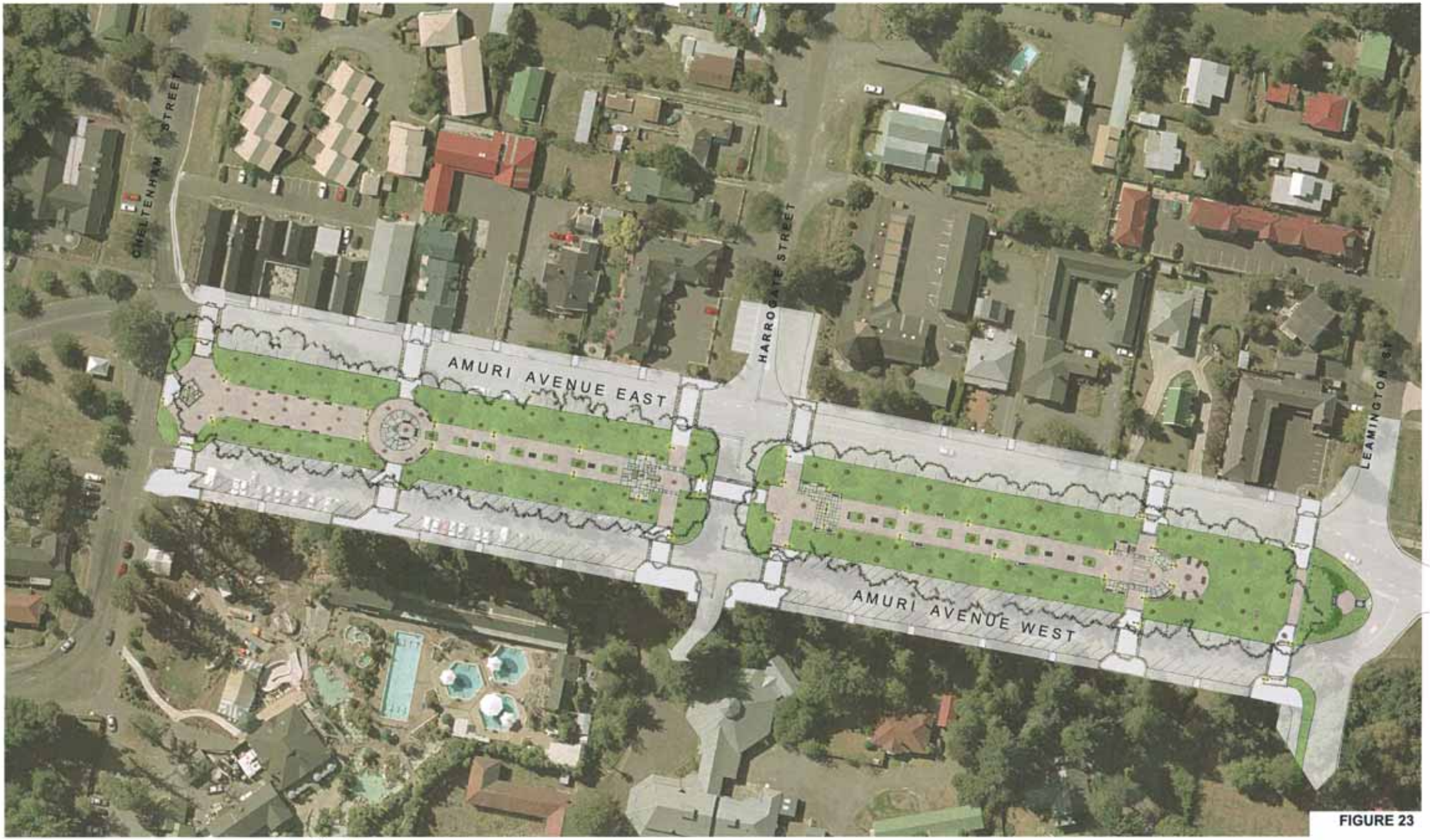

FIGURE 23

N

GROWTH STRATEGY & TOWN CENTRE DEVELOPMENT PLAN

HANMER SPRINGS

AMURI AVENUE STREETSCAPE PROPOSALS

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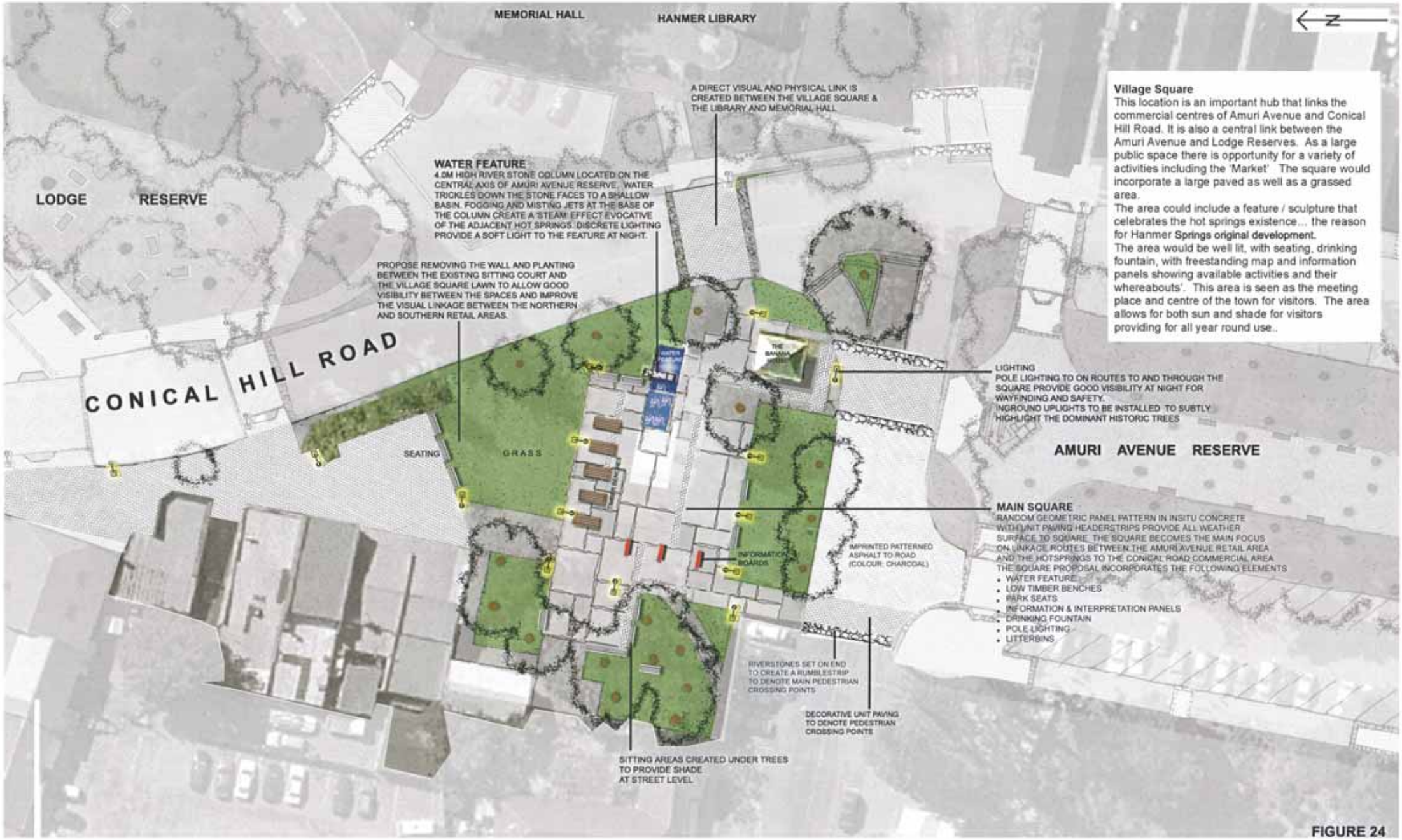
Scale: 1:500 (A1); 1:1,000 (A3)

July 2006



Village Square
This location is an important hub that links the commercial centres of Amuri Avenue and Conical Hill Road. It is also a central link between the Amuri Avenue and Lodge Reserves. As a large public space there is opportunity for a variety of activities including the 'Market' The square would incorporate a large paved as well as a grassed area.
The area could include a feature / sculpture that celebrates the hot springs existence... the reason for Hanmer **Springs original development.**
The area would be well lit, with seating, drinking fountain, with freestanding map and information panels showing available activities and their whereabouts'. This area is seen as the meeting place and centre of the town for visitors. The area allows for both sun and shade for visitors providing for all year round use..

FIGURE 24

GROWTH STRATEGY & TOWN CENTRE DEVELOPMENT PLAN

HANMER SPRINGS

TOWN SQUARE

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Scale: 1:200 (A1); 1:400 (A3)

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PAVED HEADER STRIPS TO BE SET AT INTERVALS IN THE ASPHALT FOOTPATH WITHIN THE COMMERCIAL AREAS OF AMURI AVENUE, CONICAL HILL ROAD, JACKS PASS ROAD AND CRISHOLM CRESCENT, TO INDICATE THE BOUNDS OF THE VILLAGE CENTRE

MAIN SITTING AREAS

MAIN SITTING AREAS ARE LOCATED AT THE MAIN EAST AND WEST CROSSING POINTS ALONG AMURI AVENUE. EACH SITTING AREA HAS ITS OWN IDENTITY AND CHARACTER BUT THEY ARE VISUALLY LINKED THROUGH THE USE OF UNIFIED HARD LANDSCAPE ELEMENTS. THE AMURI AVENUE RESERVE INCORPORATES THE FOLLOWING FEATURES:

- PARK BENCH SEATING
- LOW BENCHES TO ACCOMMODATE FAMILY GROUPS
- INTERPRETATION PANELS DEPICTING THE HISTORY OF THE RESERVE
- WAY FINDING SIGNAGE
- PICNIC TABLES
- DRINKING FOUNTAIN

LIGHTING

POLE LIGHTING ON ROUTES TO AND THROUGH THE RESERVE PROMENADE TO BE GENERALLY UNOBTRUSIVE THOUGH SHOULD PROVIDE GOOD VISIBILITY AT NIGHT THROUGH THE RESERVE FOR WAYFINDING AND SAFETY. INGROUND UPLIGHTS TO BE INSTALLED TO SUBTLY HIGHLIGHT THE DOMINANT HISTORIC TREES

AMURI AVENUE EAST

BACK TO BACK DOUBLE SEATS

GRASS

INDICATIVE VIEW LOOKING DOWN THE AMURI AVENUE RESERVE PROMENADE FROM ONE OF THE SITTING AREAS

PARK BENCH SEATING

LIME STABILISED GRAVEL PATH TO ALLOW FOR ALL WEATHER SURFACING AND FOR AIR & WATER TO TREE ROOTS.

RIVERSTONES SET ON END TO CREATE A RUMBLESTRIP THAT DENOTES MAIN PEDESTRIAN CROSSING POINTS

THE PROMENADE

THE PROMENADE IS LOCATED ON THE CENTRAL AXIS OF THE RESERVE AND STRADDLES THE CENTRAL ROW OF TREES. THOUGH THE LAYOUT IS FORMAL AND LINEAR, THE TREES REMAIN THE DOMINANT FEATURE AND THE OVERALL IMPRESSION IS RELAXED AND INFORMAL. THE PROPOSED PROMENADE SURFACE TO BE LIME STABILISED GRAVEL CHIP TO ALLOW AIR / WATER TO TREE ROOTS. GRAVEL MATERIAL EVOCATIVE OF TRACK SURFACING ON ADJACENT FOREST WALKS.

DECORATIVE UNIT PAVING TO DENOTE PEDESTRIAN CROSSING POINTS

AMURI AVE

FIGURE 25

N

GROWTH STRATEGY & TOWN CENTRE DEVELOPMENT PLAN

HANMER SPRINGS

AMURI AVENUE RESERVE

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Scale: 1:200 (A1); 1:400 (A3)

July 2006

FIGURE 26

GROWTH STRATEGY & TOWN CENTRE DEVELOPMENT PLAN

HANMER SPRINGS

LODGE RESERVE

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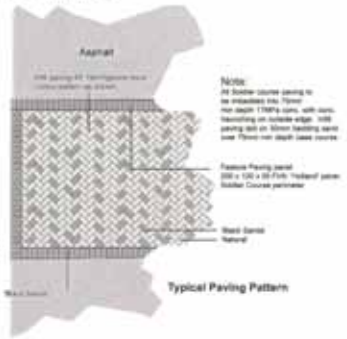
Scale: 1:200(A1) 1:400 (A3)

July 2006

PAVING

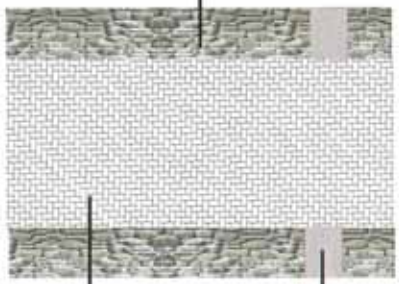


Typical Paving Pattern

FOOTPATHS / PAVING

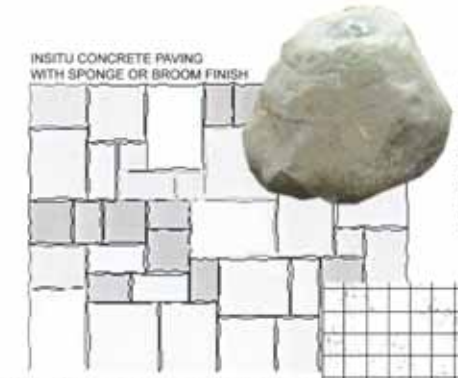
Footpaths in general shall remain as an asphalt surface to retain the informal character of the Village. To provide a subtle unifying theme to the village centre, inset headerstrips of concrete unit paving would be used at at key crossing points and at intervals as wayfinding indicators. These would be confined to footpaths on Amuri Ave, Conical Hill Road, Jacks Pass Road and Chisholm Crescent. Paving colour to be mainly grey or charcoal to be in keeping with the Alpine colour theme. Unit paving shall have the ability to be able to be uplifted and replaced for maintenance of underground services where applicable.

RIVER STONES SET ON END TO PROVIDE A VISUAL TEXTURED EDGE TO PAVED MAIN CROSSING POINTS WITHIN THE VILLAGE CENTRE AND TO ACT AS A RUMBLESTRIP TO VEHICLES.



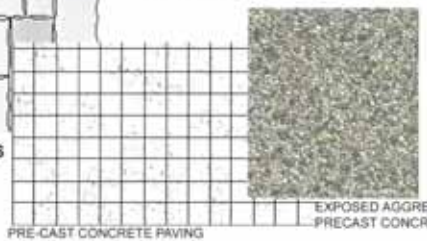
TRAFFIC CALMING

At key crossing points, pram crossings to be installed within the footpath with unit paving headerstrip approximately 2.0m wide extending the full width of the footpath. The carriageway to have a 3.0m (minimum) wide imprinted asphalt paving extending its full width. Except for an 800mm wide flat concrete section set out from the kerbs to allow for safe bicycle manoeuvring, either side of the imprinted crossing there is to be a 1.0m wide rumble strip of rounded riverstones set on end into a concrete matrix. The rumblestrip and imprinted paving provides a visual indicator to both motorists and pedestrians the crossing desire lines. It is not intended that these be designated legal pedestrian crossings at this stage of Hanmer's development. Where feasible kerb extensions to be located at the main crossing points to allow good visibility of pedestrians by motorists.



FEATURE PAVING

Feature paving primarily used within the main retail areas and public spaces. These include the sitting courts within Amuri Ave Reserve, the proposed Hanmer square, and Lodge Reserve. Paving colour to be mainly grey / charcoal to be in keeping with the alpine rock colour theme.
It is proposed that materials be either stone or concrete with primarily an informal pattern.



REPRESENTATIVE PAVING PATTERNS

POLE LIGHT

A light fixture that is classic in style, compatible with the historic fabric of the village.

New park signage and way finding signs are proposed within the Town Centre and local reserves. Recommend timber signs with consistent design style for purposes of visual consistency.

LITTER BINS

Hanmer Springs village currently has four different styles of litterbins. It is proposed that only one style is employed throughout the Village to provide visual continuity and cohesiveness.
It is recommended that the 60 litre 'Horizon Tilt Bin' be the preferred unit, with Eucalyptus saligna cladding with an oil finish. Metal work to be hot dipped galvanised. Though this bin is smaller in capacity than some currently used, the scale and style is more appropriate to the village character. It is recommended that more bins be placed within the commercial area and are emptied more frequently during high visitor periods.

SIGNAGE

Proposed information panels and map boards to be located within Hanmer Springs 'Town Square'.

BOLLARDS

To assist in managing the separation of vehicles from pedestrian areas, timber bollards are proposed in Hanmer Springs 'Town Square' & Lodge Reserve

DRINKING FOUNTAIN

Propose proprietary cast iron fountain
Colour: Black

SEATING

Seating would be timber construction to be in keeping with the Village character and natural setting of Hanmer Springs township.
It is recommended that the timber be hardwood with an oiled finish.
The large low benches proposed for Amuri Avenue Reserve, Hanmer Springs 'Town Square' and Lodge Reserve to be constructed of the same material / finish.

FIGURE 27

GROWTH STRATEGY & TOWN CENTRE DEVELOPMENT PLAN

HANMER SPRINGS

LANDSCAPE ELEMENTS

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July 2006

7. overall recommendations for Council

The growth management strategy outlined above holds implications for a number of governance processes for the Hanmer Springs Community Board and Hurunui District Council; some of which may ultimately include changes to the District Plan.

To further assist growth management processes the following actions are recommended

- monitoring of key indicators
- evaluation of existing and future roading network and parking demand, based on the population and growth indicators noted
- evaluation of the infrastructure implications of the proposals and associated outline costings
- structure planning, master planning and urban design evaluations
- consideration of the resource management implications of the recommended growth strategy, including District Plan provisions (to Hanmer Springs urban area and the wider Hanmer Basin)
- natural hazards and other constraints analysis
- means to manage the growth strategy

7.1 monitoring of key indicators

A number of suggestions have been made above about the need for a comprehensive monitoring programme of population, visitor and land use data, including that which will assist understanding of Hanmer Springs' contribution to district and regional tourism development. This should include a data set addressing land use and visitor accommodation growth (gross and net floor area, commercially operated stay units, parking provision within the town centre area and residential areas, number of holiday homes cf. holiday home rentals and so on).

The data gathered should ideally allow comparison with District RTO statistics. Monitoring of overnight visitor growth on a comparative local/District basis is advised, including visitor demand/supply surveys, changes in occupancy rates over time, again consistent with other accommodation survey data sets. See also further details at ***paragraph 3.3.1.***

Consideration should also be given to effects of tourism on the various natural and physical resources of the town's environment (and environmental setting) with the aim of integrating tourism and leisure functions with minimal impact to the day to day activities of the normally resident and sometime resident community. Case studies of these matters at different times of the year should reveal positive or negative effects and assist growth management, as would 'snapshot' surveys to monitor employment and other multiplier effects, and document the adequacy or otherwise of economic return to the host community.

To better understand the implications of estimated growth rates on the business area, and immediate surrounds, monitoring of the take up of land for retail and other

commercial/visitor related development is advised. This is considered strategic, for the reasons mentioned in Sections 3 and 5 above.

7.2 traffic and road network, parking and other matters.

Among the number of growth factors needing to be addressed it is important to consider what changes and development of the road network would be desirable over the planning period to accommodate potential growth in traffic volumes, and future parking demand. These considerations need to be set in the wider context of access to the town from State Highway 7 and 7a (including bridge infrastructure), access from other routes such as that of the Molesworth Road and other key visitor routes, the need for a bypass route for heavy traffic, and roading hierarchy to serve the future' internal' area.

Carparking in the town centre area is and always will be important for residents and visitors. Even with some new roads, the area of public roadway available for parking will likely decrease over time, therefore future planning needs to take this into account.

A specific traffic engineering evaluation is recommended as an adjunct to this study. This should take of growth indicators, potential development (by type of land use activity), and suggest appropriate policy and management of parking in the short, medium and long term, and recommended traffic calming. These evaluations would assist implementation of streetscape works/amenity upgrade of the town centre. Findings should also be used to determine the future circulation and on site parking for the Baths' extensions, and detailed structure planning for the town centre area, including the former Queen Mary site, and future development pattern within the northern sector of the Business Zone.

With the expectation of strong tourism growth, it is suggested consideration should also be given to allocation of land for a future bus park/transport terminal close to the town centre. -

7.3 infrastructure implications.

Recommendations for likely staging of growth will be influenced by servicing and infrastructure development implications. Initial desk top evaluations of cost and other feasibility planning for infrastructure services would inform decisions about deferred zoning and timing of development in recommended growth areas.

The design of infrastructure services may be affected by wider policy implications for environmental and tourism management, such as those put in place in relation to health, spa, wellness attributes, or working towards a Green Globe community or other similar status.

7.4 master planning and urban design evaluations

There are a number of important 'character elements' to the Hanmer Springs urban area referred to in the consultancy brief. Many of these are mentioned in the context of issues for streetscape, however alpine character, retaining and protecting heritage, health, spa and wellness theme, linkages etc are all matters needing to be 'carried through' to the growth strategy overall and need to be addressed as a 'second 'tier' evaluation of this project, to assist consideration of potential changes to design guidelines and other District Plan matters. These include

- detailed structure planning of sites in the Business zone poised for redevelopment, including the Queen Mary site
- additions or changes to design guidelines for the central area to promote matters referred ***paragraphs 5.2.2 and 5.2.4 above***
- outline master planning and structure planning for all identified 'new' growth areas
- means to protect and enhance the character attributes of the 'colonial village' residential area
- design guidelines for transitional residential areas 5a and 5b
- areas recommended for the open space frame to the town centre area

7.5 other resource management implications.

Upon finalisation of the growth management strategy it will be necessary to examine the implications for the District Plan review, and in terms of the type and extent of current zoning and current rules.

As growth continues to take place in Hanmer Springs there will be increased pressure for lifestyle subdivision and associated development within the Hanmer Basin. From experience elsewhere the adequacy of measures to protect soil and landscape resources, and the scenic, recreational and amenity values of this area should be considered in the short term, (including controls on subdivision via SMA and Rural Zone provisions). It is suggested an open space strategy be considered to promote conservation and enhancement of landscape values, prioritise reserves acquisition and environmental management.

7.6 natural hazards considerations.

It is apparent from District Plan and preliminary comment provided by Environment Canterbury that there are a number of natural hazards environments which may impact upon future development and will need further investigation prior more detailed resource management appraisal and to site or location specific development.

Natural hazard environments defined by Resource Management Act 1991 include 'atmospheric or earth or water-related occurrence (including earthquake, tsunami, erosion, volcanic, and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire or flooding), the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment'.

Consideration as to climate change effects is a further relevant matter in terms of Local Government Act and RMA responsibilities.

7.7 means to manage the growth strategy

The timeframes involved in this Strategy, the complexity of its influencing factors, and the high level of community interest, require a Council commitment to maintain active oversight.

The objectives of such oversight include ensuring:

- compliance with the objectives of the Growth Strategy as approved by Council
- timely development of appropriate policies and plans to facilitate Council growth decisions
- appropriate, timely and cost effective development of infrastructure to support Council growth decisions
- timely anticipation of impacts to the Growth Strategy arising for both internal and external factors in order to develop response scenarios
- positioning of the Council and Community Board to contribute to district, regional and national initiatives that may impact on the Growth Strategy
- support from the community of Hanmer Springs

There are a number of critical elements to the successful long-term management of the Growth Strategy:

risk management assessment .

It is important to identify what activities may impact on the direction, pace and particularly the community costs of the Growth Strategy.

The likely origin of these risks includes:

- economic swings
- changes in government policy
- changes to international tourism e.g. energy costs, terrorism, competition
- changes to regional tourism e.g. energy costs, competition
- local community resistance to the Growth Strategy e.g. impacts to rates due to infrastructure costs, loss of community board, social impact of dark neighbourhoods where houses owned by sometime residents are infrequently occupied, transportation dysfunction or re-priorisation
- loss of Waiau River bridge
- shift in political direction/priorities within the Council and/or the Community Board
- accommodation availability for residents and workers e.g. costs of land and housing, rental accommodation for workers

The greatest risk of course arises from not having a management plan.

monitoring regimes.

Once these risks are identified then appropriate monitoring strategies are required to ensure the timely deliver of data and information. As indicated above monitoring regimes should address;

- population trends and causes

- tourism trends, characteristics and numbers (travelling through, staying over for how long, etc), and drivers
- land use and type/activities to understand uptake rates and assess land availability
- employment levels
- skill levels and qualifications
- infrastructure development
- business developments locally or nearby that can affect the pace of change

Monitoring functions involve a number of public and private sector agencies and thus a co-ordinated approach across all sectors of the Hanmer community is highly desirable.

It is very important here to appreciate the factors that may cause perturbations in the driving influences for change. For example there are thresholds for certain social (school) and business (supermarket) infrastructure that are best anticipated. Similarly, external developments such as the current development of Waipara or perhaps a redevelopment of the ski field can place extra stress on the community social and business infrastructure of the village.

Monitoring requires clear objectives to be successful. Each regimes requires the identification of objectives (the management questions to be answered), and of the data and information required (including frequency, accuracy etc) and their source.

linkages and partnerships

Communities such as Hanmer Springs are very sensitive to external influences. This sensitivity is amplified for example by the Council's commitment to the Hot Pools and the Alpine Pacific Route. It is essential that Council ensures that the Growth Strategy is linked to the key economic development processes in Canterbury (such as the Canterbury Regional Development Strategy), the ambitions of key regional business drivers (such as the Christchurch Airport Corporation Ltd.) and business development agencies (such as the Canterbury Development Corporation and Enterprise North Canterbury, the latter which is currently partially funded by the Council). Developing partnerships with other councils, as Council currently has with Waimakariri District Council for Enterprise North Canterbury, will continue to be important.

In assessing the current status and value of such processes as CREDS it appears that these remain at an initial stage and that significant effort, from establishing working governance structures through to developing substantive strategies and work programmes, remains. Whether this presents a positive or a negative opportunity to the management of the Growth Strategy will depend on a range of factors and proper vigilance is critical.

interpretation, reporting and review.

Interpretation of monitoring data against objectives should be done on appropriate time scales. Some results are important on an annual basis (e.g. visitor numbers) others when a business event occurs.

Reporting on the Growth Strategy should be integrated into the Council's normal management and governance processes, including of course the Long Term Council Community Plan. However some events will be significant enough to require immediate reporting.

As it will be difficult for ratepayers to follow the Growth Strategy via the normal Council reports it will be important to prepare a separate, integrated summary of progress on the Growth Strategy each year. This can be reported back to the Community through the Community Board.

communications.

A communications strategy is important to maintain high levels of awareness of the Growth Strategy and its issues. Primary target audiences would be the Hanmer Springs community and businesses, external decision makers in transportation, tourism, education, health (for example), other councils whose decisions may impact on the Growth Strategy.

These communications should focus on the intent, success and issues surrounding the Growth Strategy. There should be no surprises as the Growth Strategy moves forward.

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