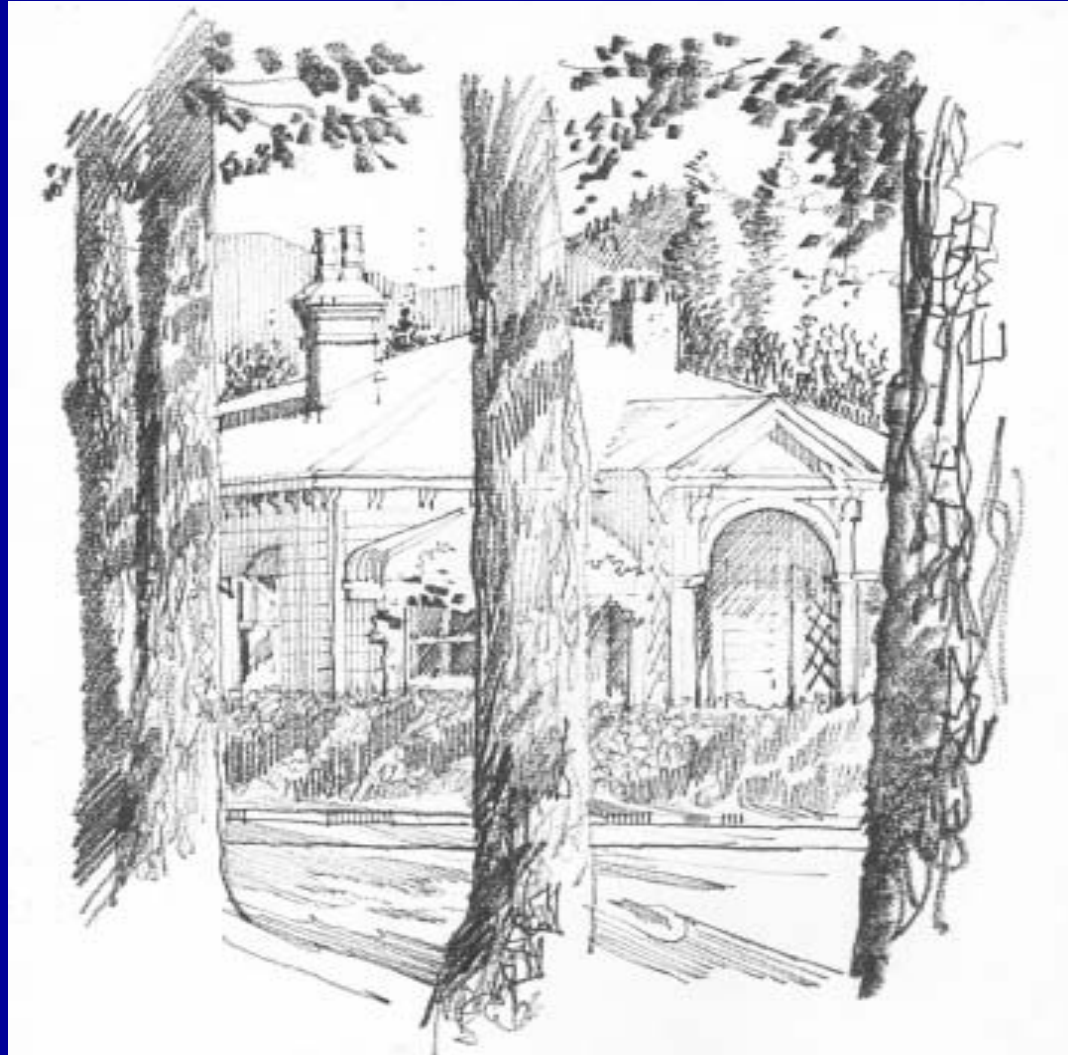


# HANMER SPRINGS DEVELOPMENT PLAN



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## INTRODUCTION

### Introduction from the Chairman of the Hanmer Springs Community Board and the Mayor

The Hanmer Springs Community Board and the Council have become increasingly aware of the rapid growth, and impacts associated with that growth, in and around Hanmer Springs. Two major re-developments of the Hanmer Springs Thermal Pools during the 1990s have been the catalyst for much of this growth. Significant private investment is occurring in accommodation, retail development, adventure tourism and recreational activities.

Between 1991 and 1995 the Council engaged in considerable public consultation in the development of the District Plan, which included work undertaken by John Achari on the characteristics of the Hanmer Springs village and surrounds. It has become apparent to both the Community Board and the Council that this work has served its purpose, and now has the potential to be superseded by new development associated with an expanding tourism market.

We believe it is imperative to the future of Hanmer Springs that any new development occurs in a way that protects and builds on the resources that are valued by the people who live in and visit the township and surrounding basin. On this basis Sinclair Knight Merz and Patrick Partners were engaged to review the development of Hanmer Springs and provide a future "vision" for urban and rural growth, which promoted design techniques and treatments to build on the alpine character of the area.

The designs which follow are a culmination of a week of public consultation and design work undertaken in Hanmer Springs during December 2001, follow up work as a result of a public presentation prior to Easter 2002 and comments and reactions to the designs received in submissions to the draft plan received in May 2002. The community was very active and supportive throughout the consultation process. Community input has been essential and their ideas and views have been incorporated and built on through the design.

The Development Plan will now be implemented where possible by the Hanmer Springs Community Board and the Council.

We thank the community for its input into this project.

Happy viewing!

**Tony Arps**

**MAYOR**

**Michael Malthus**

**CHAIRMAN**

**Hanmer Springs Community Board**

## THE PROCESS

A comprehensive consultation process has preceded the production of this Development Plan. In combination, the Hurunui District Council and Hanmer Springs Community Board members undertook the following tasks:

- distributed a flyer describing the process to be undertaken
- focus group discussions were held with the Probus Club, business groups, farmers and Friends of the Forest
- written comments were sought and received back.

Between 5 and 7 December 2001 an intensive consultation/design workshop was held.

A display of the outcomes was held at the following venues from 13 May till 24 May 2002:

- Hanmer Springs Library and Service Centre
- Christchurch City Library
- Amberley Service Centre.

Informal written comments were called for by 28 May 2002. These comments have been considered prior to the development plan being finalised. The Hurunui District Council, in conjunction with the Hanmer Springs Community Board, then decided which components of this report would be adopted.



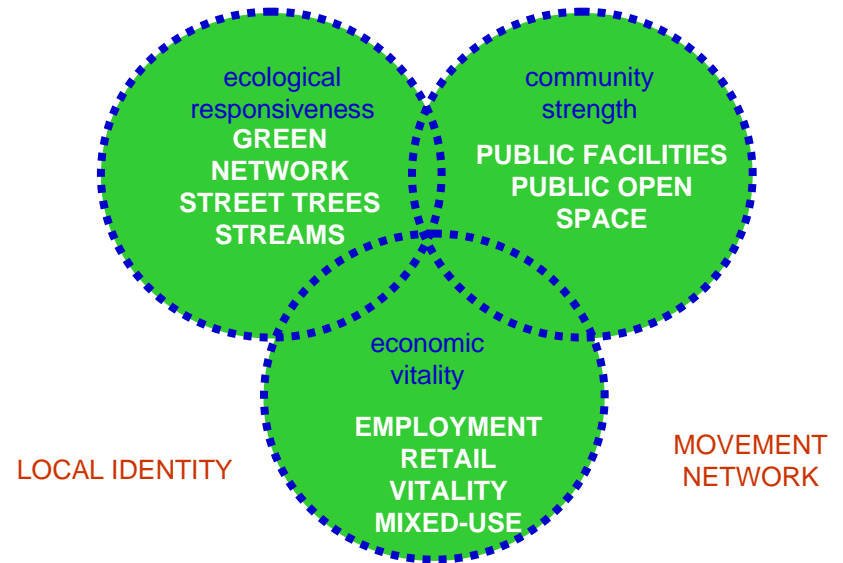
## THE TEAM

|                               |                            |
|-------------------------------|----------------------------|
| Kobus Mentz                   | Sinclair Knight Merz       |
| Michael Cullen                | Patrick and Partners       |
| Brad Wright                   | Sinclair Knight Merz       |
| Andrew Feierabend             | Hurunui District Council   |
| Emma Frazer                   | Hurunui District Council   |
| District Councillor Don McLay | Hurunui District Council   |
| Community Board Members       | Michael Malthus (Chairman) |
|                               | Ernie Ball                 |
|                               | Sally Everette             |
|                               | Roger Key                  |
|                               | Alice Stielow              |

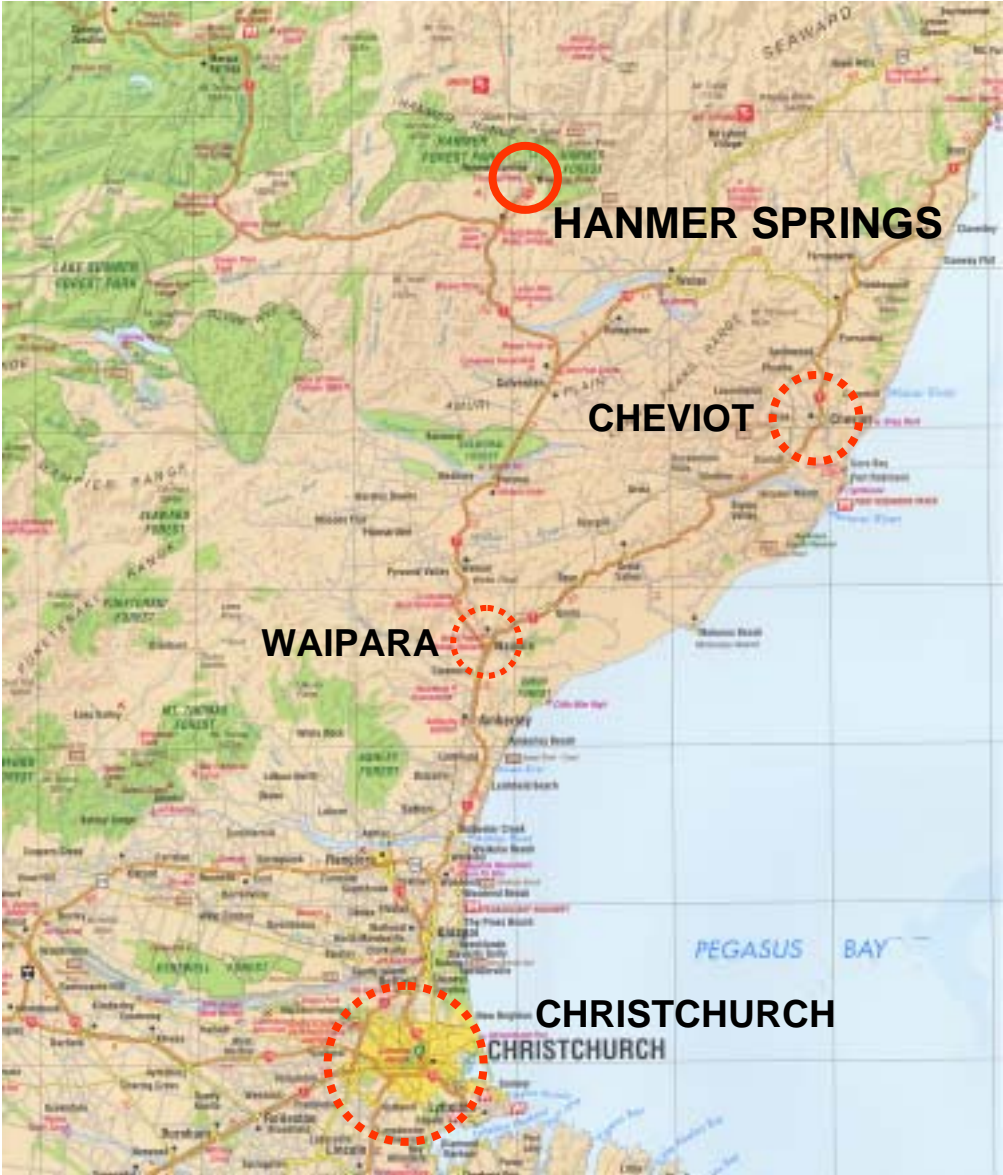
## AN INTEGRATED APPROACH

The aim of this project was to integrate, as best as possible, the economic, community and ecological concerns of Hanmer Community.

The team considered a wide range of issues including retail, traffic, parking, landscape, employment, visitors to the pool, the health facilities, pedestrian movement, riding tracks and other community concerns.



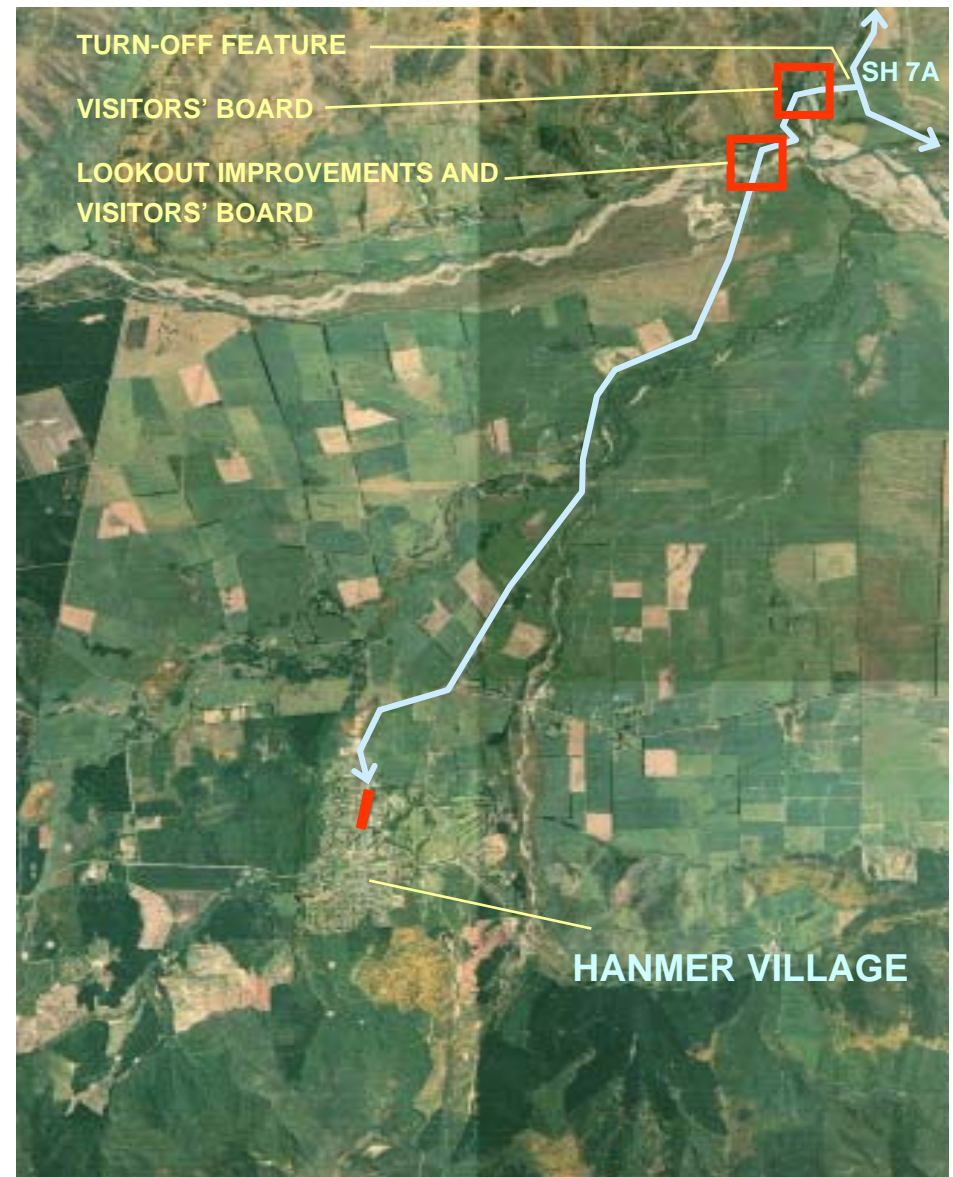
# THE APPROACH TO HANMER SPRINGS 2.0



## IMPROVEMENTS NEAR THE TURN-OFF

The following improvements near the turn-off are recommended:

- improved signage on the Lewis side of SH7 indicating the Hanmer Spring turn-off
- a visitors' board be located after the turn-off
- improvements at the lookout.



## IMPROVED LEGIBILITY AT THE TURN OFF

A new large sign at the Hanmer Springs turn-off is recommended. The illustration here is indicative only and more creative options should be considered. Approval from Transit NZ will be required but if this option proves problematic, it is recommended that other opportunities some distance prior to the turn-off be sought.

New 'inspired' signage should also be considered when approaching from the west.



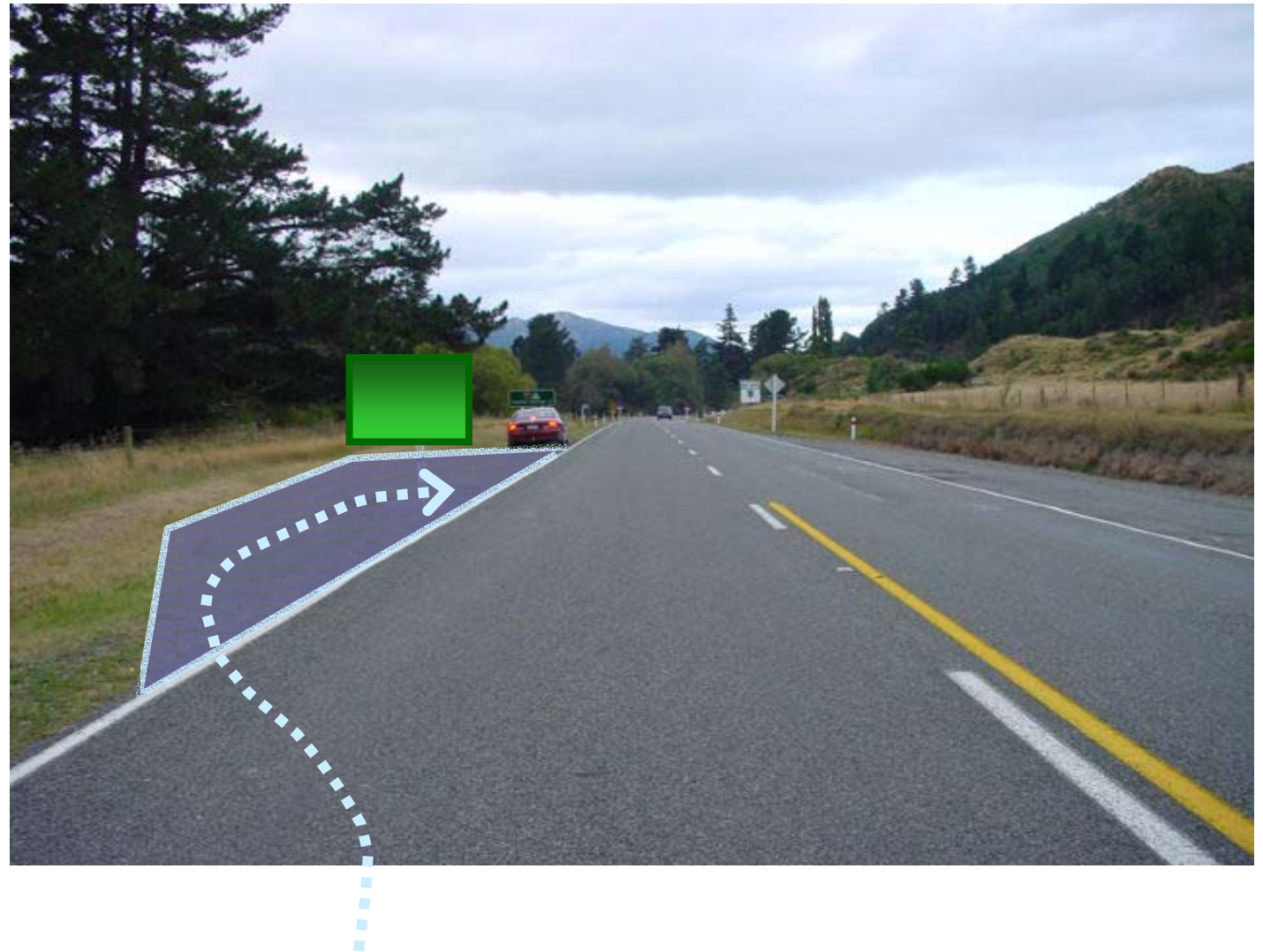


## VISITOR INFORMATION BOARD

A visitors' board is proposed in this location.

It is essential that the board be located early after the turn-off to ensure that there is an opportunity to display items of interest from the entire sub-region.

The board should define the distance to Hanmer Springs and highlight that 'freedom camping' within the basin is prohibited.





## THE LOOKOUT

We propose that the following improvements be made at the 'Lookout':

- clear the non native trees which obstruct the view of the bridge
- consider minor tidying up of the surface area

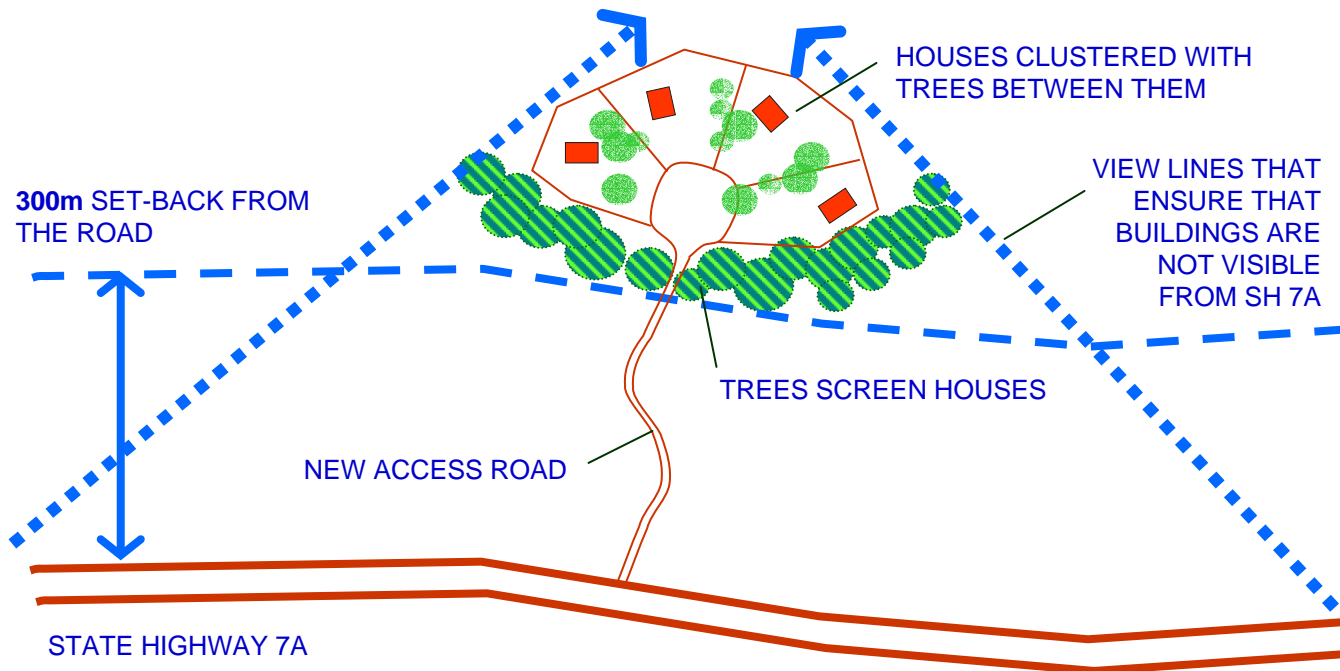
It should be noted that it is dangerous to enter or exit this location with a right turn. Consideration should be given for a 'left in, left out' only ingress and egress situation. This may need to be enforced with a raised median.



## INHABITING THE LANDSCAPE

The community expressed widespread concern regarding the potential negative effects that new subdivisions along State Highway 7A could cause to the exceptionally beautiful landscape setting.





## SPECIFIC MEASURES

The following measures are proposed to minimise the impact of the new subdivision along SH7A:

1. A set-back line of 300 metres.
2. Development to be clustered for the following reasons:
  - to concentrate urbanisation so that large viable areas of farming land are left free
  - to minimise infrastructure costs
  - to avoid a uniform, even sprawl across the landscape
  - to ensure residents have mutual support in the event of emergencies, to reduce their vulnerability to crime and to avoid social isolation
  - to reduce the number of access roads on SH7A.
3. Maximum lot sizes and number of properties should be determined and applied by HDC.

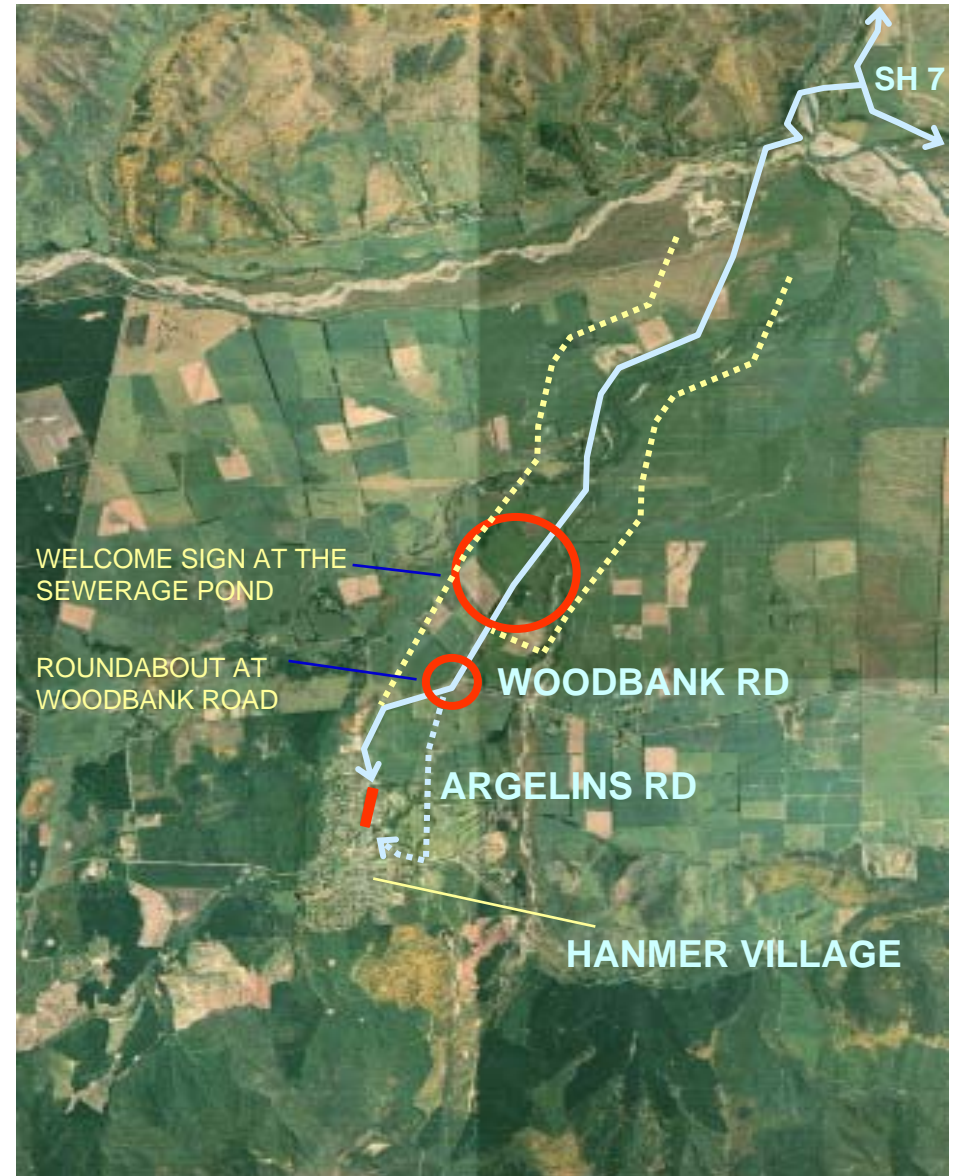
The photo montage on the left illustrates a possible application of the proposed rules. The ridge lines and the integrity of the larger landscape setting is maintained. The photograph on the right illustrates the effect of an existing example where a house is located behind trees in a similar arrangement to that proposed.



## NEARING THE VILLAGE

Two initiatives are proposed as one nears the village:

- a welcome sign at the sewerage pond and,
- a roundabout at Argelins Road.



## WELCOME SIGN AT THE SEWERAGE FARM

We recommend that a new welcome sign (replacing the sign currently at Wilson's Garage), be located at the sewerage pond. This sign should encourage stopping or offer detailed information.

Information provided should reinforce the fact that 'freedom camping' within the basin is prohibited. Alternative camping options should also be provided.

The primary purpose is to announce Hanmer Springs and to signal the approach of a built-up area.



## ARGELINS ROAD INTERSECTION UPGRADE

A roundabout or similar road treatment is proposed at the Argelins Road, Woodband Road and SH7A intersection. The current confluence of roads at this intersection is complex and confusing, reports of near misses were made during the consultation.

Any intersection upgrade must resolve the geometric complexity, slow traffic down on entering the village and offer an opportunity for landscaping or artwork to strengthen the identity of Hanmer Springs.

Two options are illustrated below.



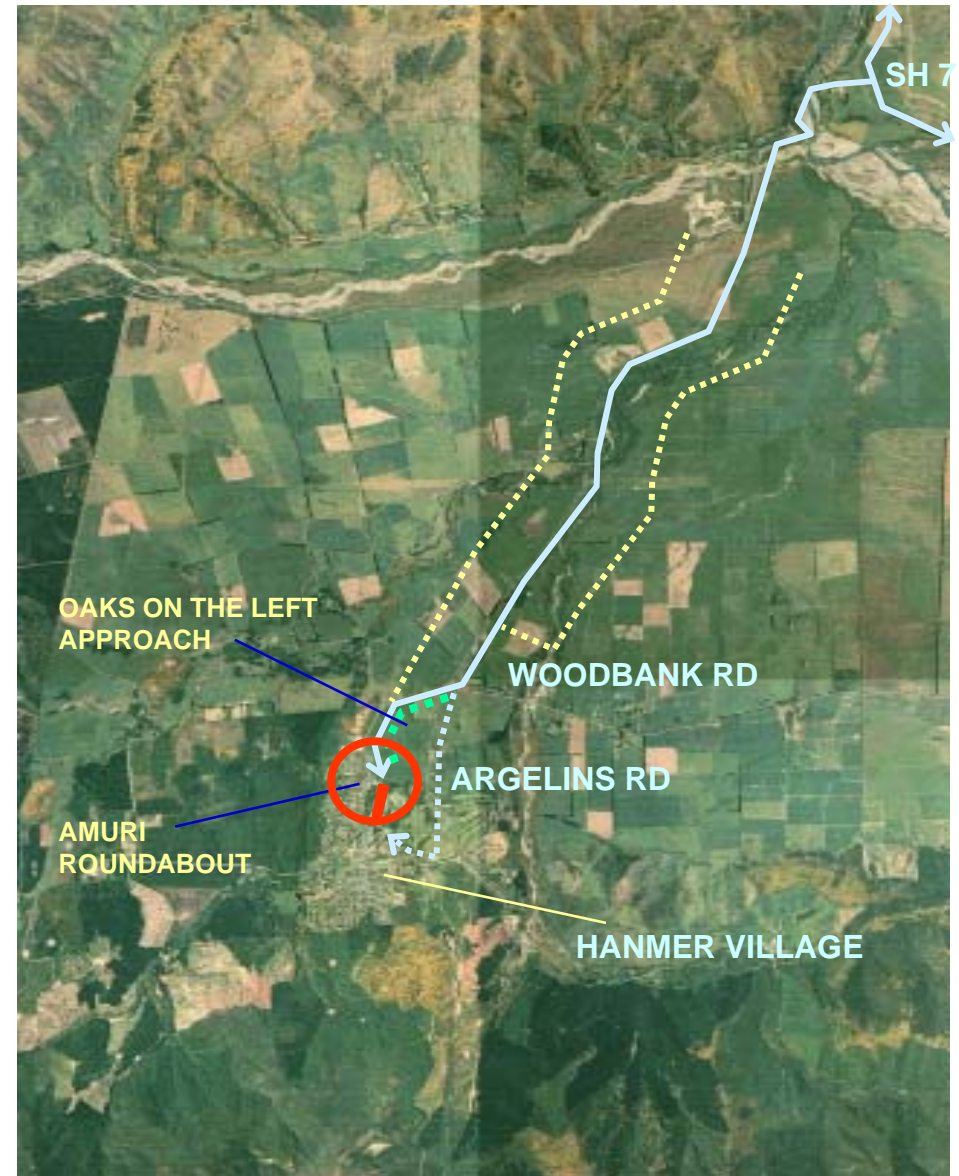


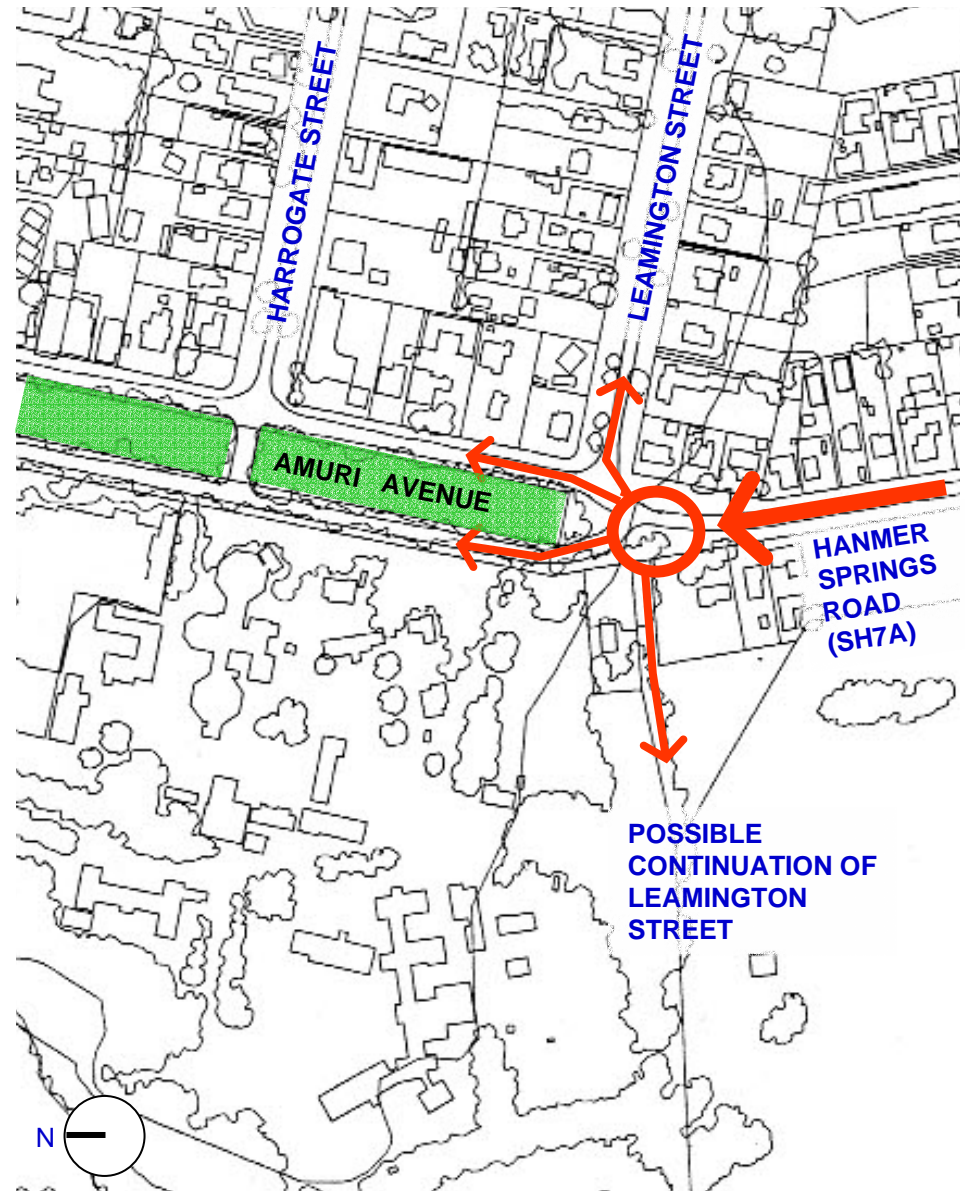
## ENTERING THE VILLAGE

Two initiatives are proposed at the entrance to the village:

- a roundabout at Amuri Avenue, and
- the planting of oaks at regular intervals on the left of SH7A on entering the village after Argelins turn-off.

The open land behind these trees has approval to be developed at very low density. These trees will dramatically frame the distant views of the mountain ranges beyond.





## AMURI AVENUE AND LEAMINGTON ROAD INTERSECTION UPGRADE

A roundabout or road median at this intersection should be considered. This will help resolve some of the geometry and facilitate a new street as a continuation of Leamington Street. It will also clearly signal the entrance to the village and help reduce speeds on entering an area which has high pedestrian activity at peak times.

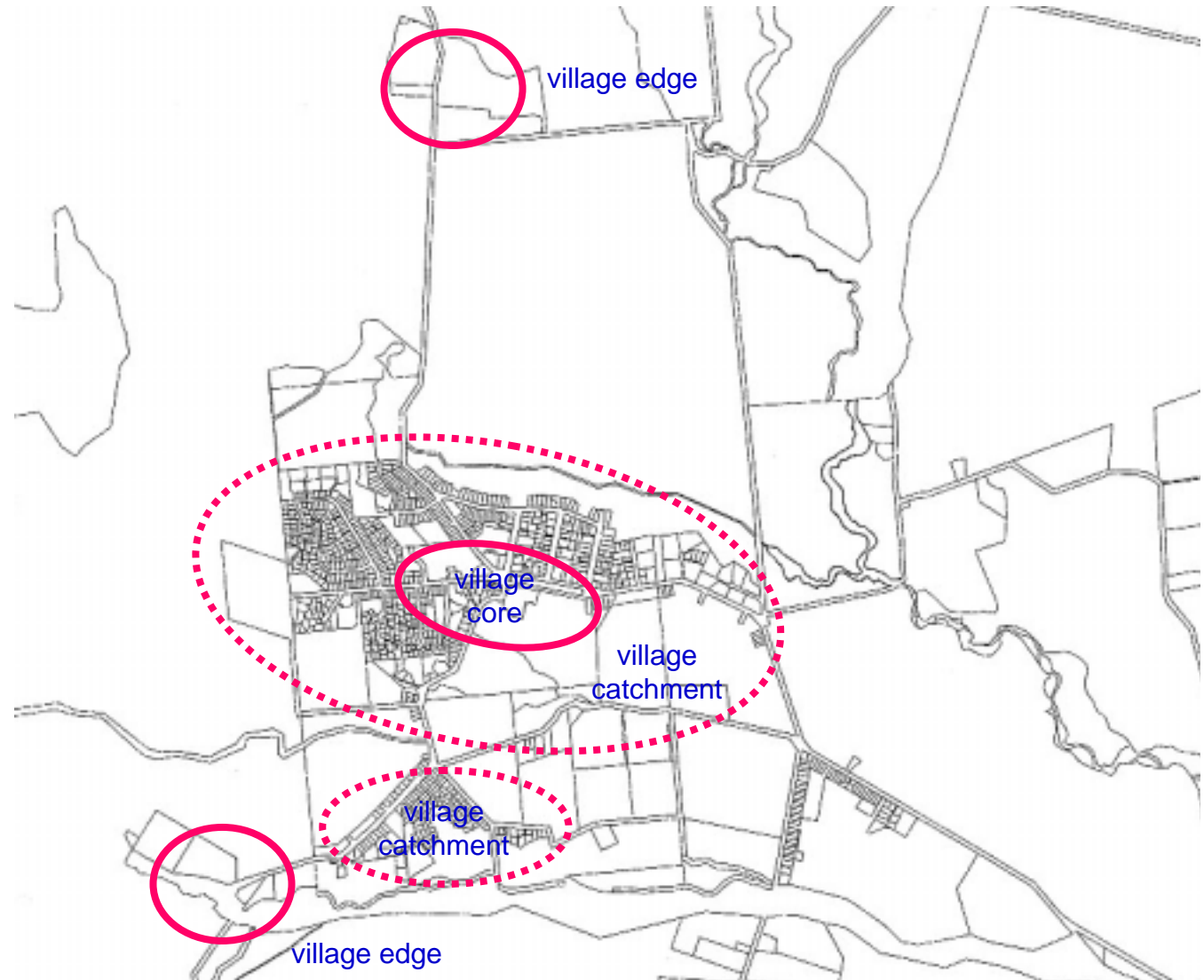
## A FRAMEWORK FOR MANAGING GROWTH

The village-wide strategy has four components:

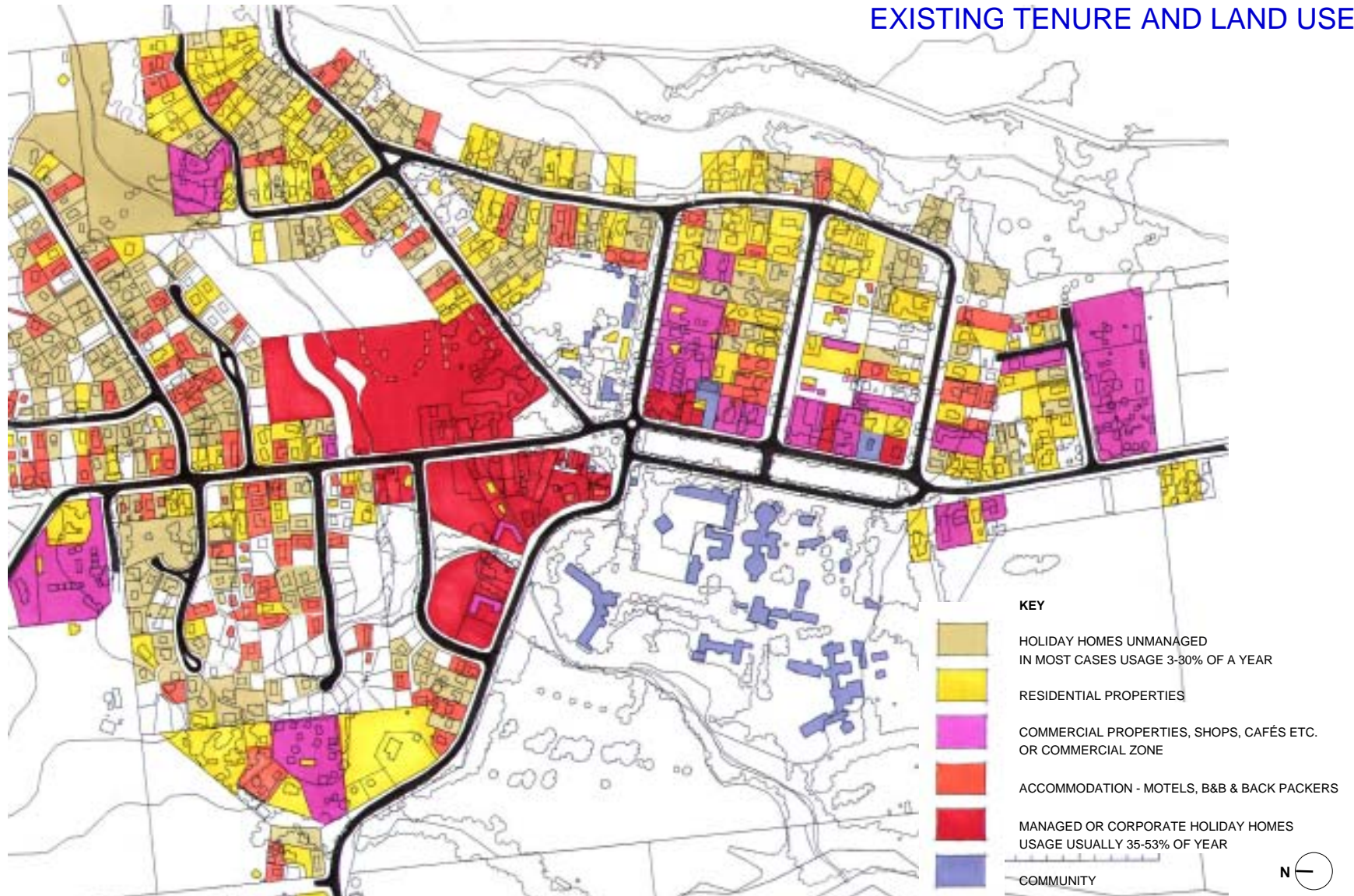
- dispersing non-core activities to the village edge
- strengthening the village core
- maintaining the character of the catchment areas
- creating village-wide networks.

The proposed framework addresses the following issues:

- industrial employment uses
- strengthening the core
- providing for new attractors
- a hotel/motel strategy
- the toilets
- retail growth
- use of the 'Power House'
- the Queen Mary site.



## EXISTING TENURE AND LAND USES



## INDUSTRIAL EMPLOYMENT

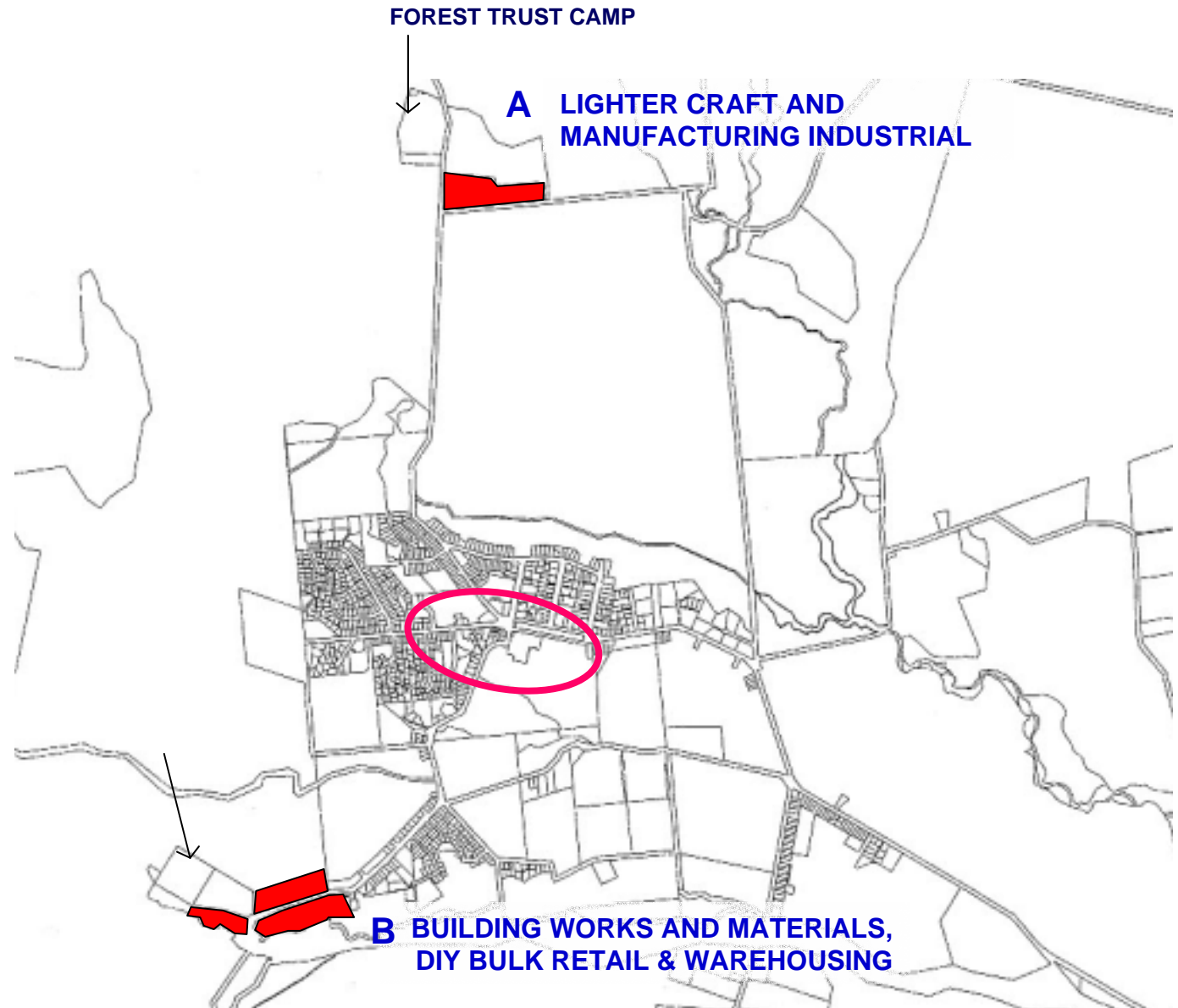
Some uses are best located away from the core areas due to their physical nature and service requirements.

Hanmer, like most communities, would benefit from more employment uses. Here it is important to also promote uses outside those that already dominate the village.

There are very few employment uses that build on the important forestry component of the region.

An opportunity exists for the local community to promote these uses by compiling a small prospective and marketing the idea beyond the region. In order to provide certainty for such possible initiatives it is important to identify land that is suitable for this purpose:

- Area 'A' is identified for forestry related uses
- Area 'B' is proposed for other industrial or warehouse uses. A benefit to this area is that heavier traffic on Argelins Road bypasses the village centre.



# STRENGTHENING THE VILLAGE CORE 5.0

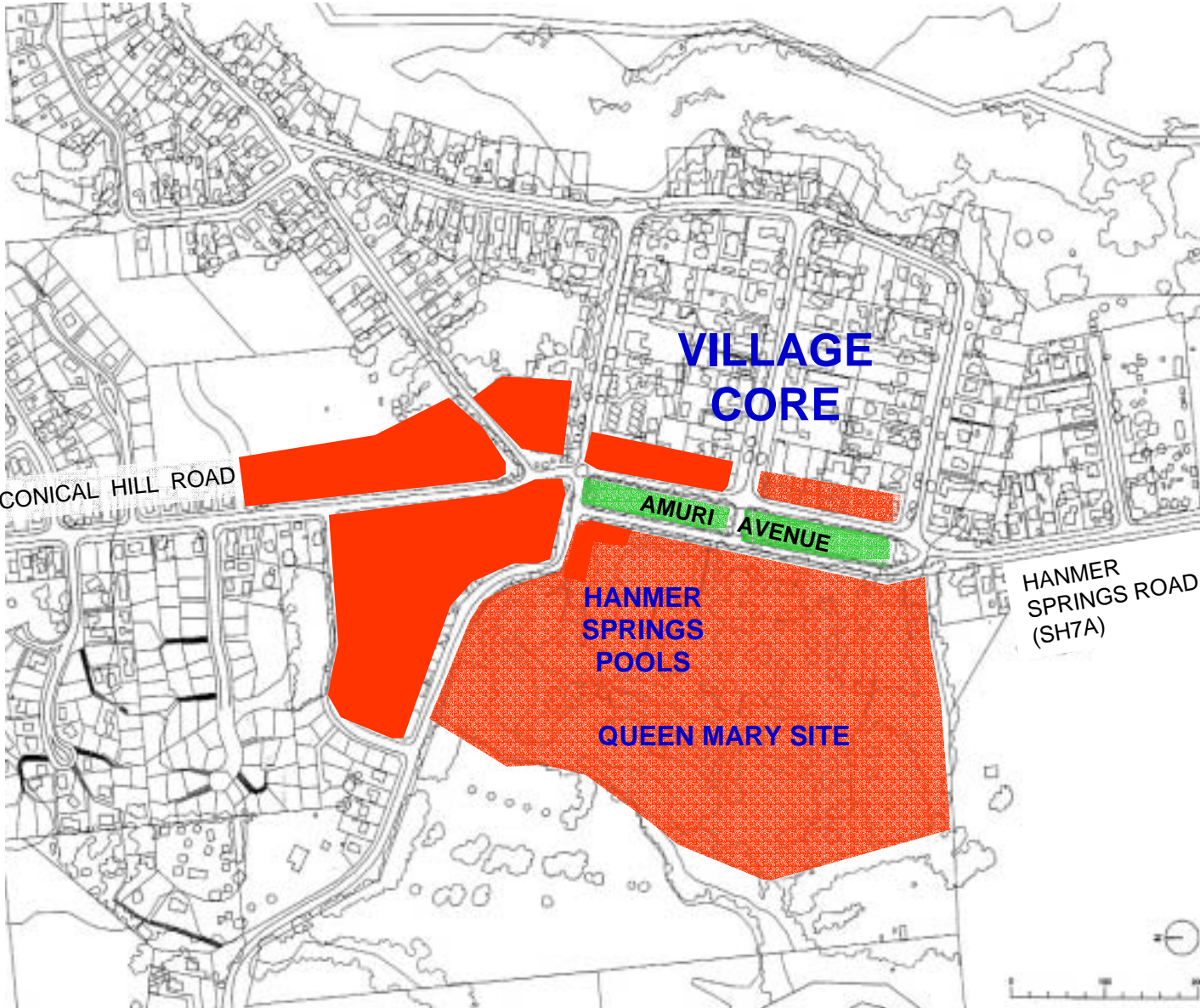
## LIFE IS AT THE CORE OF THE VILLAGE

Life is at the core of the village as depicted by these images. This is due to the traditional pedestrian-based nature of the village centre, its diversity and character. It is vitally important to build on these features and not to dilute them with ill-conceived developments in inappropriate locations.



### THE VILLAGE CORE

This diagram defines the core area. It is not meant to be a precisely defined area. It will be helpful when giving consideration to the location of new retail uses and when determining different applications of the parking standards.



# HOTELS STRATEGY

## Area A

Hotels must be of a nature that make a positive contribution to the public realm. They should not fragment and reduce the quality of the village atmosphere. In future, Council should ensure that new hotels have their public spaces fronting on to the street, thus creating a stronger identity.

Buildings should relate to the street.

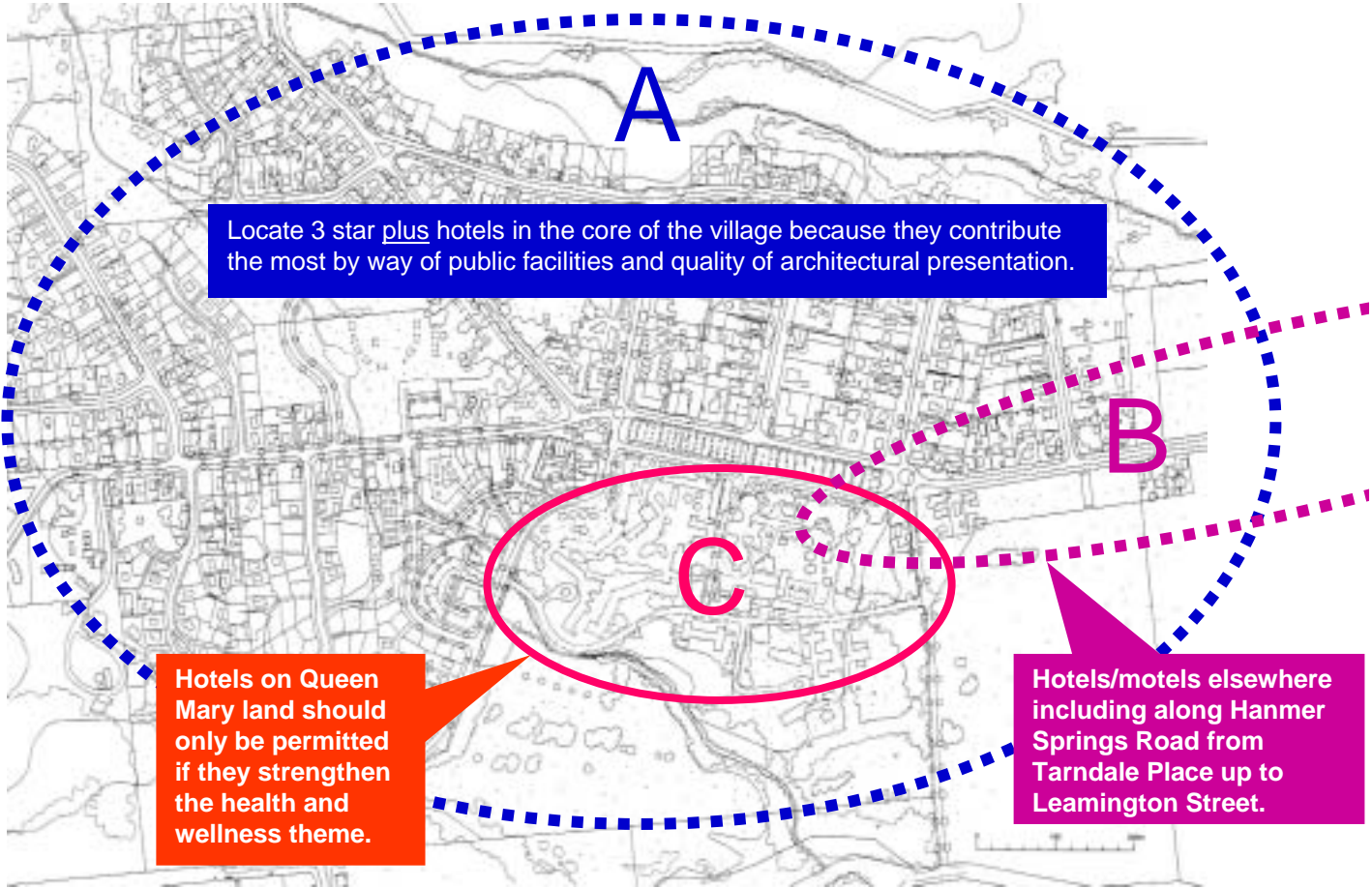
## Area B

Motels are okay in Area B. By definition, motels are car-based. Motels contribute less to the sensitive urban condition which exists in the village.

## Area C

Area C is the Queen Mary Site and has a unique history. This is a large site with an interesting fabric (there would be very few opportunities like this nationwide). It is important not to waste it. There is a danger that some people may see it as a limitation. However, many see it as a major distinction.

This land will create a competitive advantage for Hanmer into the future.





## NEW ATTRACTORS

It is important to consider where any new prospective large, attractor-uses best be located.

There is a growing need for additional attractors in the village to respond to the needs of visitors, especially during inclement weather.

The consultation delivered a range of suggested future uses, namely:

- covered lap pool and gym
- cultural centre
- more permanent market green – Sat & Sun 9.00 – 2.00
- ice-skating rink
- movie/educational theatre retreats at different times
- yoga centre, holistic centre, wellness resort
- diversify retail theme – health food, vegetarian, ethnic outlets, pharmacy.

The circles on the diagram identify suitable locations for large uses. Note that there are two on the Queen Mary site.

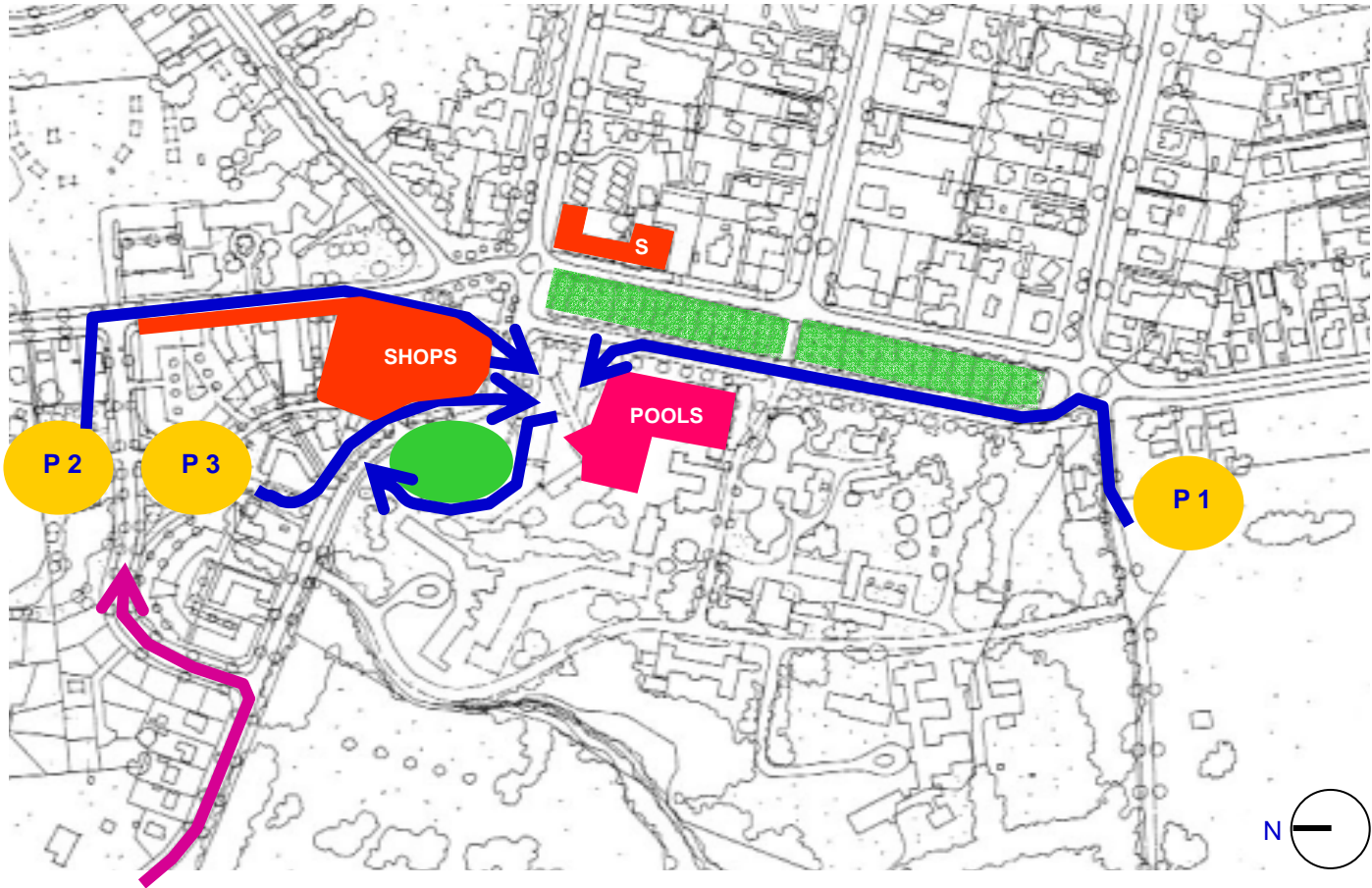


# CAPTURING MORE INCOME FROM VISITORS

Currently, most day visitors approach the pools from the south. Unless they consciously decide to visit the town centre before returning to their cars, these visitors are not directly exposed to any shops. This probably results in a significant loss of revenue to the community. Furthermore, the triangle site at 'P1' is currently being considered by Council for 100-odd additional parking spaces.

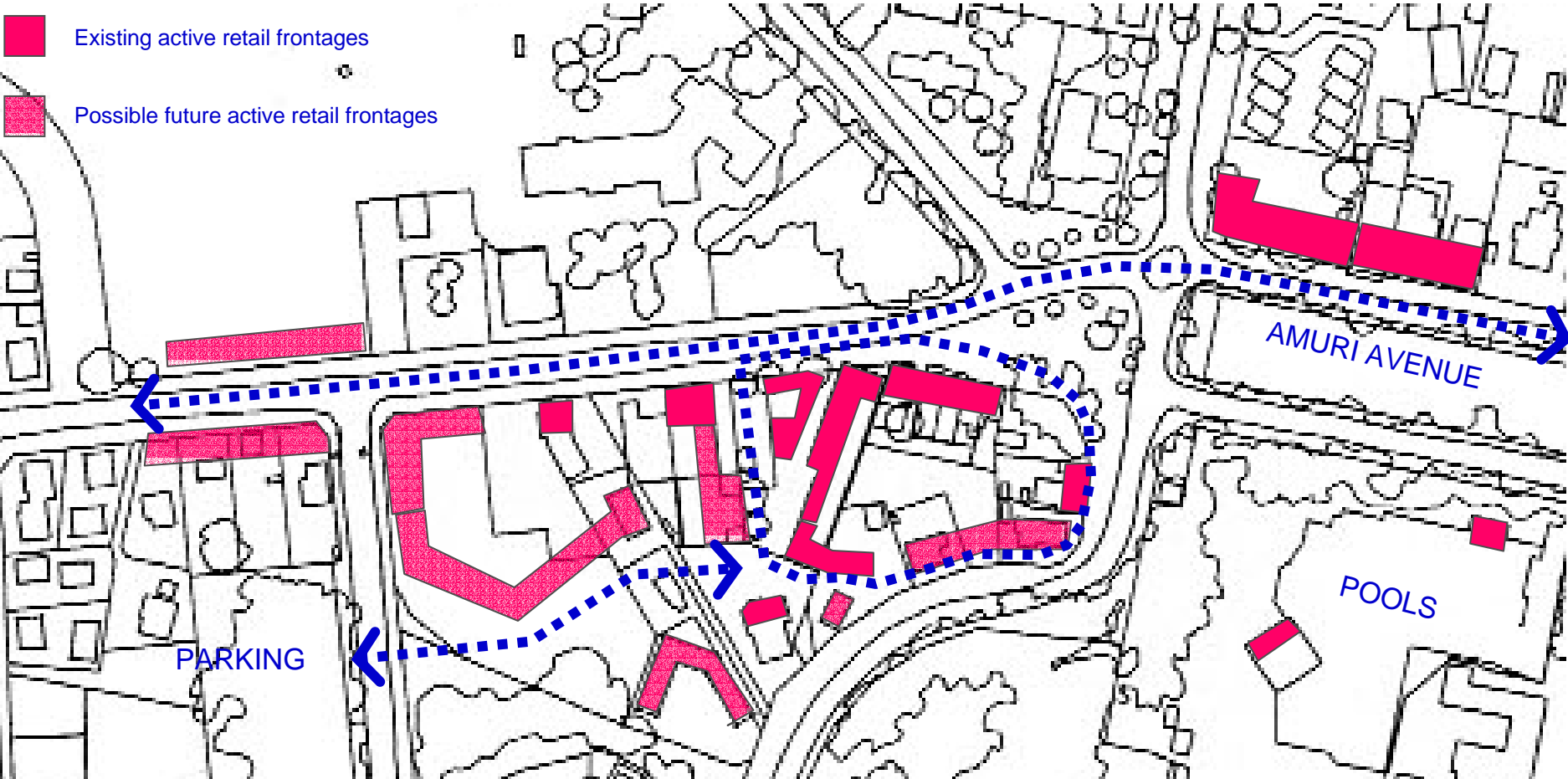
It is proposed that two additional car parking areas (P2 and P3) at Chisholm Crescent be considered, and that this be combined with signage at the Argelins Road run-off to direct visitors down Argelins and up Jacks Pass Road and into Chisholm Crescent.

The tactic is to get visitors to walk past the existing shops to the pools. If successful, this strategy should make the provision of additional shops viable in due course, thus strengthening the existing village centre.



### THE RETAIL CORE

This diagram shows existing and possible future retail frontages. The approach is to consolidate, over time, the retail core. To get shop frontages to be as continuous as possible with the least interruptions.



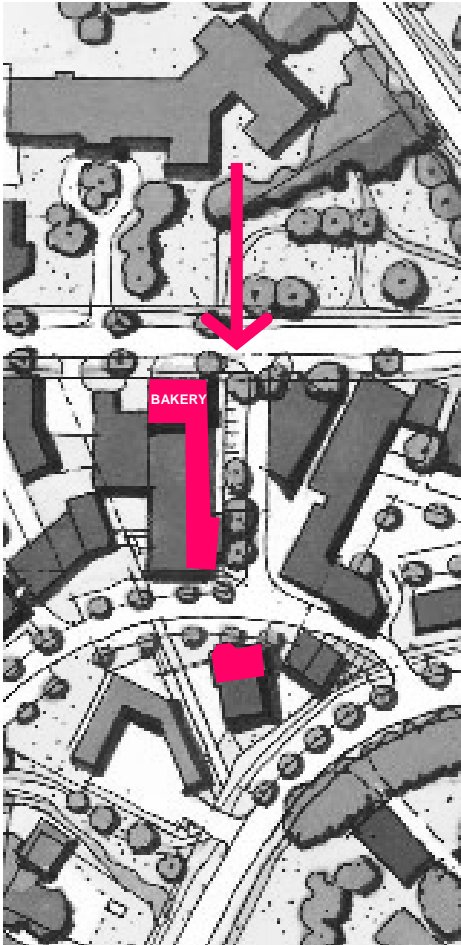




### 'BAKERY LANE'

The area down the side of the Bakery and Museum building represents a major opportunity for new frontage development. This may entail a slight widening of the building or just the introduction of windows. Outdoor seating could further enhance the setting. This area could be treated as a 'lane', not just a driveway.

Property ownership needs to be recognised and the initiative will require cooperation between adjacent properties. Any additional parking requirements triggered by the initiative should be dealt with by way of contribution, as explained in the parking strategy.



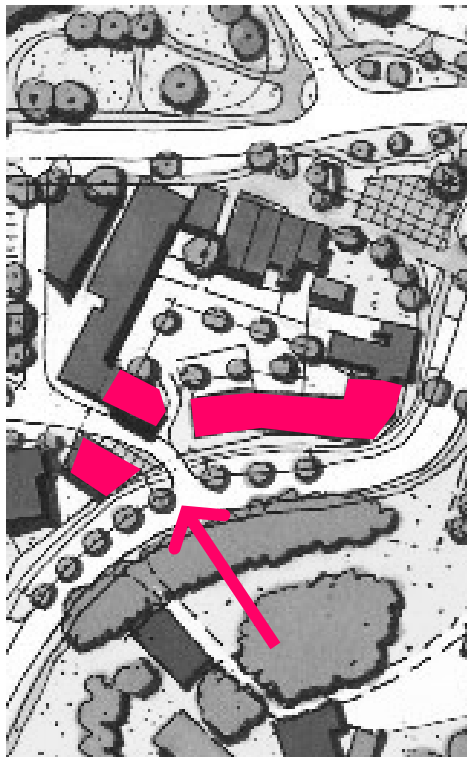
### 'POWER HOUSE ALLEY'



We suggest the Power House, due to its location and character, should be retained for retail or commercial purposes. It has the potential to be extended to the rear. We recommend that the building be redeveloped with conditions that ensure that the use and refurbishment meets the expectations of this strategy.

We also propose, into the future, a retail extension on Council land to the right of the Power House as illustrated here. This should connect seamlessly with the 'mall' behind.

We recommend that a traffic route be maintained between the two buildings. In extremely busy times this may be temporarily closed off with a chain between bollards. This should however, be the exception. It is important to allow normal, slow moving traffic through, especially during inclement weather and evenings. Access is also indicated to the right of the existing Council parking which should remain. This parking area can be used as a 'market' on specific days to add further interest to the village shopping experience.

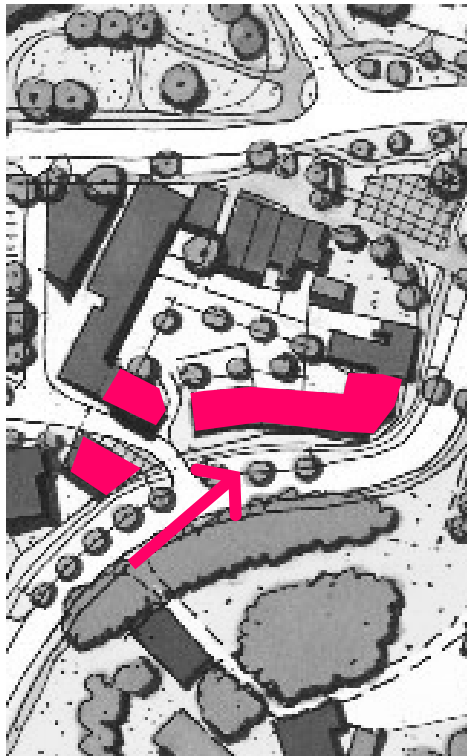




### JACK'S PASS RETAIL

We propose that the two dwellings on Jack's Pass, illustrated here, be converted to shops as demand permits. We suggest that the conversion be done in a low cost 'innovative' manner in order to keep rentals low and allow a wider range of uses, which are often more interesting at the lower rental levels. Key features should be shop windows and possibly some pedestrian cover on the frontage.

We also propose that a new shop be developed on Council land between these two houses.





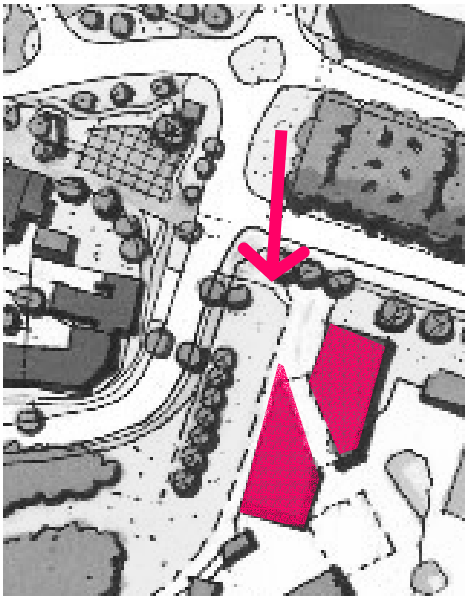
### REDWOOD EDGE

A major opportunity exists outside the Pools where they front onto Jack’s Pass Road. This area is beautifully situated, north facing and has an exceptional number of visitors at peak times. It is important that development here should complement, not compete, with the existing village centre.

We suggest that the current entrance be brought forward and closer to the street. The current Pools cafeteria could be relocated in a new building fronting onto Jack’s Pass Road with outdoor tables and chairs. With clever design it could equally meet Pool security and internal visitor requirements. The old cafeteria can then be put to other uses as required by the expansion of the Pools’ activities. The existing toilets should be accommodated in the new building. A safe distance should be maintained from the Redwoods and the existing well will need to be accommodated in the layout.

Beyond the building is the need for a wall to contain the Pools complex. This wall should allow views into the complex to add interest to the public realm. This presents an opportunity for innovation and creativity. This proposal is a modification of an earlier proposal (bottom left) which met resistance during consultation. Key differences are the lower height and roof shape.

More public consultation is required in order to finalise the use and design of this publicly accessible area taking into account the design concept below.





## QUEEN MARY SITE

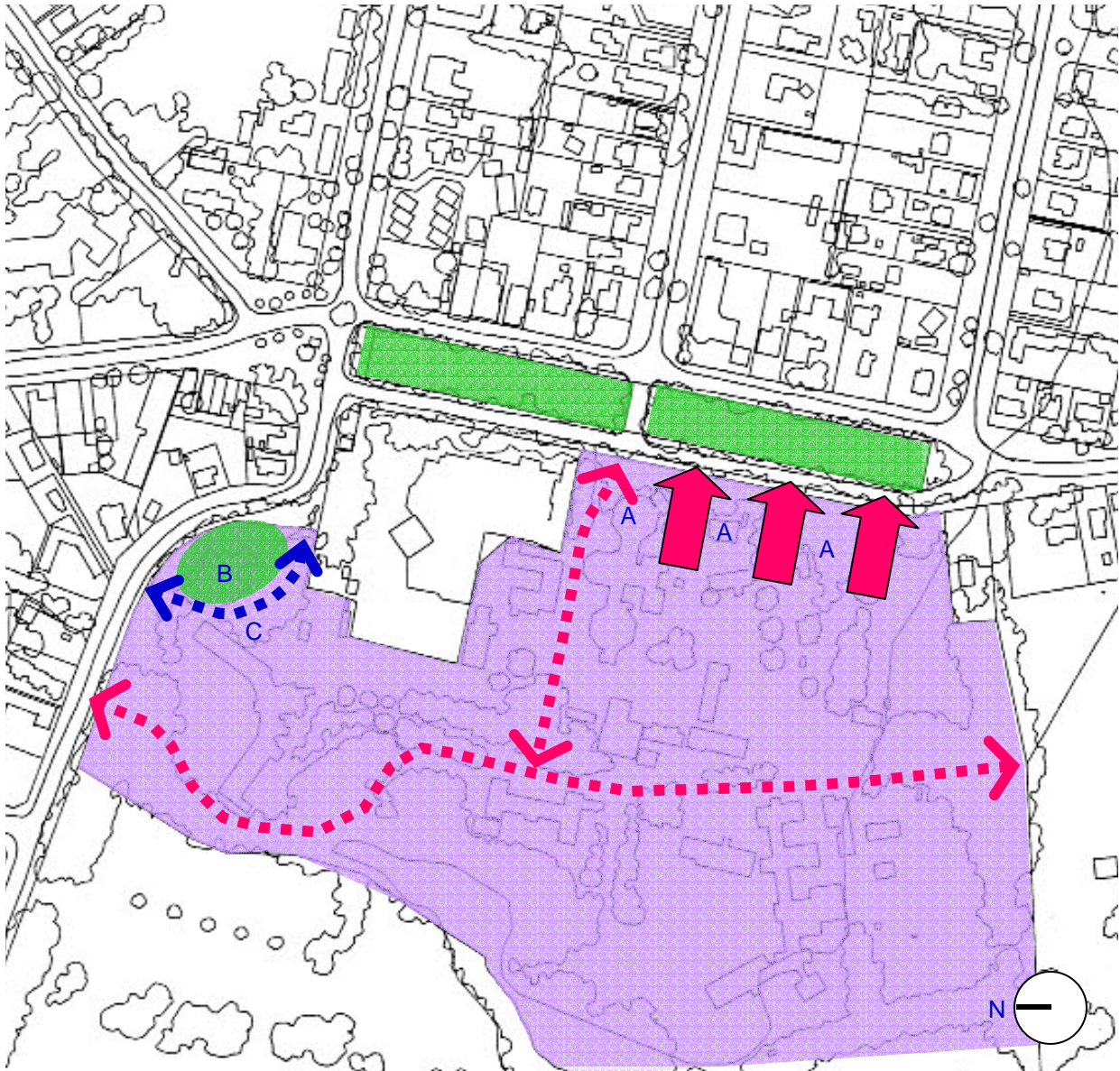
Due to its unique association with the springs, we propose that future development of this site should relate to health, wellness or related leisure uses. A possible exception to this requirement could be when development occurs along Amuri Road West (A). It is vitally important though, that development in this area should respond directly to the street with footpaths, cover from rain and shop windows and front doors. The uses should respond to the high visitor traffic.

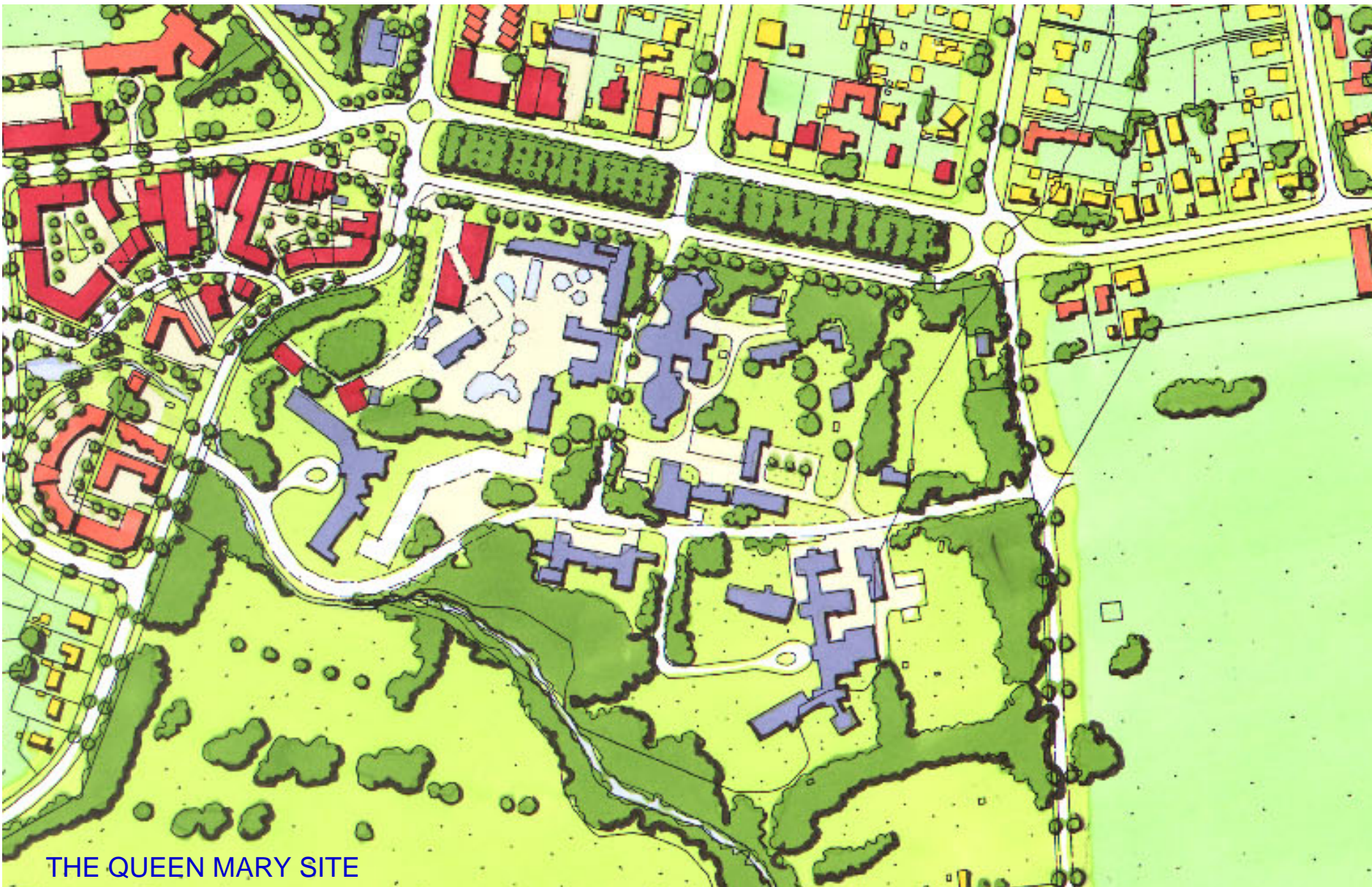
Hotels should therefore only be permitted if they strengthen the health / wellness theme. Consideration should be given to developing a special comprehensive management zone under the District Plan for this entire area

A public green space should be located on Jack's Pass Road (B). This area already contains significant trees. It could become an effective extension of the public space in front of the Pools with a pedestrian loop which delivers pedestrians back on Jack's Pass (blue arrow).

It would be acceptable to locate some buildings (C) on the edge of the green. They would add to safety and security, and benefit from the green amenity. These buildings may be of a public nature, reception rooms or outlets related to the Queen Mary functions. Offices would also be acceptable but it is not envisaged that unrelated retail would be located here.

Some vehicular through links (red arrows) should be encouraged, unless exceptional privacy considerations demand otherwise. These could take the form of slow speed lanes, designed to be safe and discourage 'rat running'. They would help integrate this site into the village.





THE QUEEN MARY SITE

### OPTIONS FOR ADDITIONAL PUBLIC TOILETS

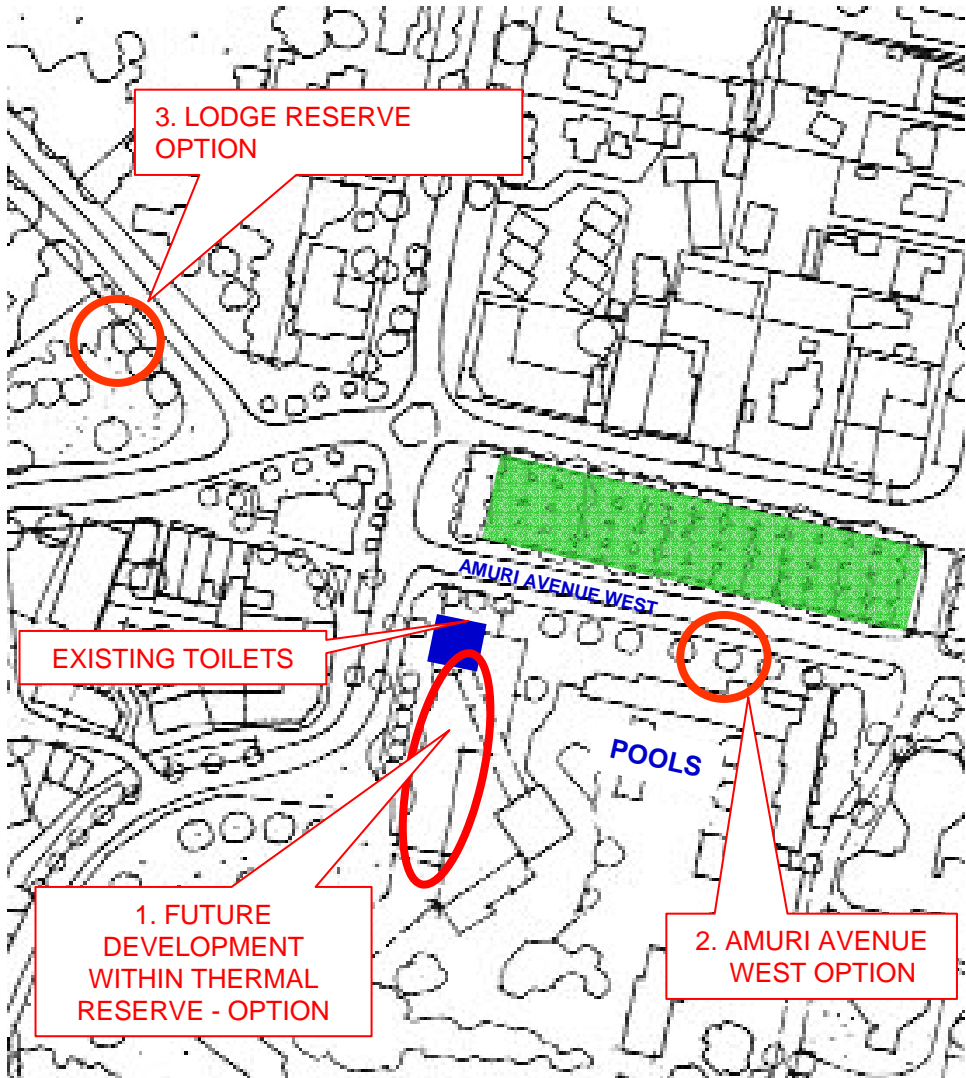
The brief requires an evaluation of appropriate locations for additional public toilets. The following options are proposed in order of preference:

1. Integrated into any future development within the northern sector of the Hanmer Springs Thermal Reserve.
2. Amuri Avenue West.
3. The Lodge Reserve.

It should be noted that several other options were considered but rejected namely:

- two locations to the side and rear of the library were considered too far removed from the main pedestrian activity
- and some options in the retail core area were considered inappropriate as toilets of this nature (in close proximity to shops) have a detrimental effect on the adjacent shops.

In the future, more toilets may have to be placed near Chisholm Crescent if the parking in that area draws significant visitor traffic.





### AMURI AVE WEST TOILET OPTION 1

New public toilets are proposed on Amuri Avenue to serve large visitor numbers returning to their vehicles. A small building is suggested in this gap of the Pools complex (photo above). There are existing toilets in this area and drainage and water linkages should be easy to arrange.

The design respects the architecture, the existing trees and views of the ridge line behind.



VIEW FROM AMURI AVENUE WEST



SIDE VIEW

**TOILET  
OPTION 2:  
LODGE  
RESERVE**

A second toilet option is proposed on lodge reserve.



## VILLAGE-WIDE NETWORKS

The following village-wide networks were considered:

- green network
- pedestrians and walkways
- bikes
- bridle paths
- traffic
- parking.

## THE GREEN NETWORK

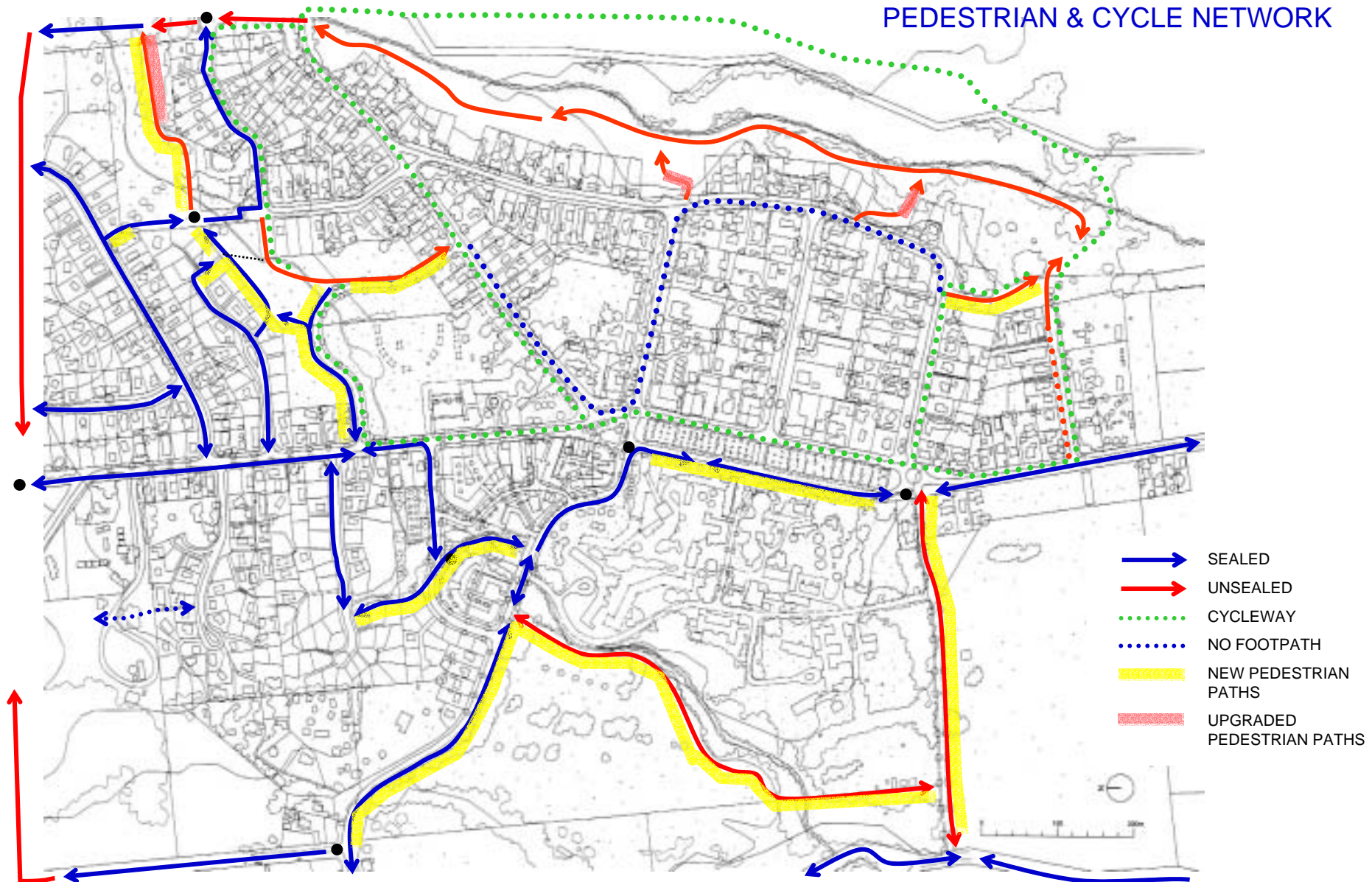
Whilst the key green components of the village are already well established, we propose the following initiatives:

- ensure the stormwater retention area in Chisholm Crescent (A) is designed to offer good public amenity
- consider additional planting to add to the diversity of the stream area (blue dotted line)
- consider additional street tree planting where possible.

A draft list of appropriate trees for the village has been compiled. These need to be reviewed and preferences established.

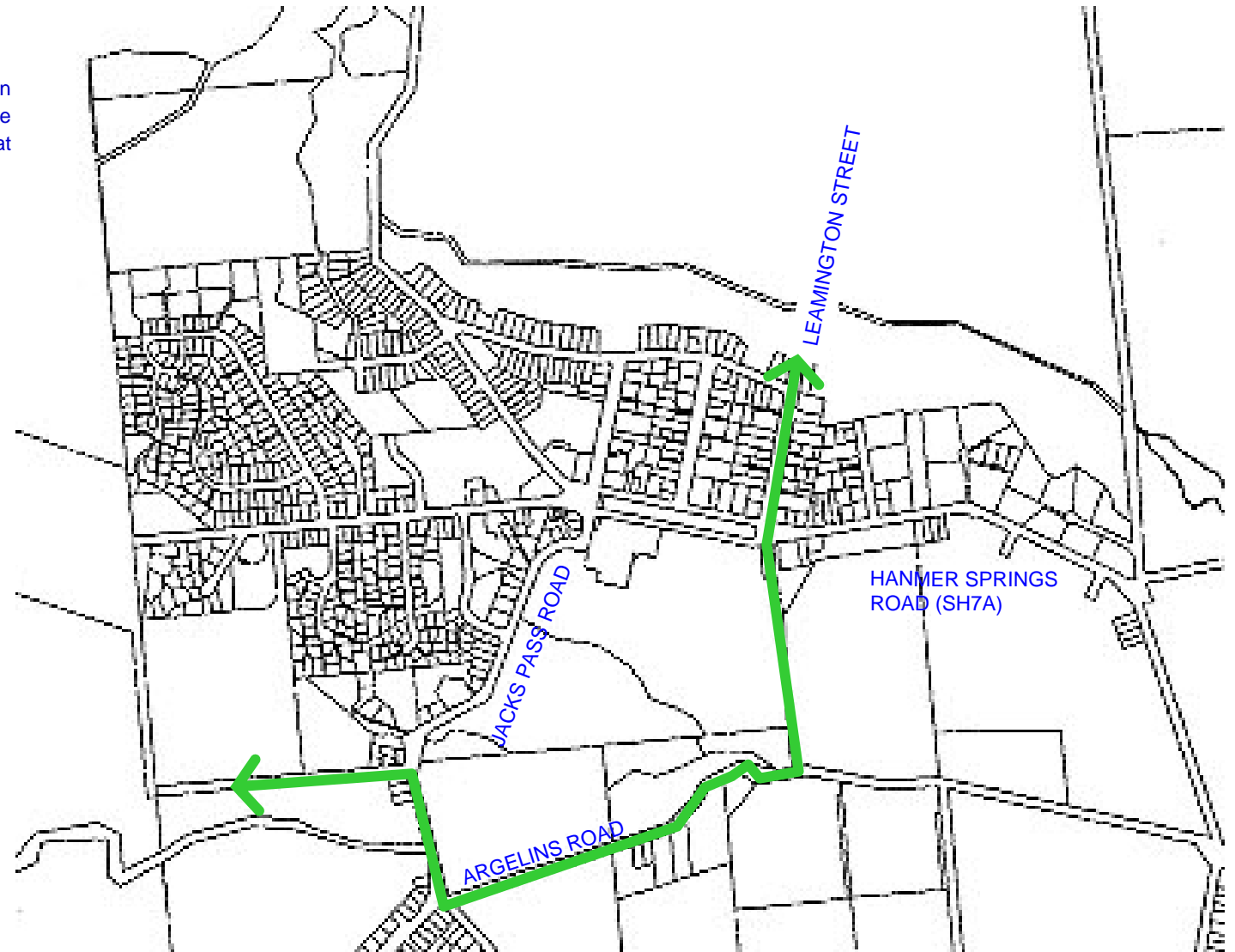


# PEDESTRIAN & CYCLE NETWORK



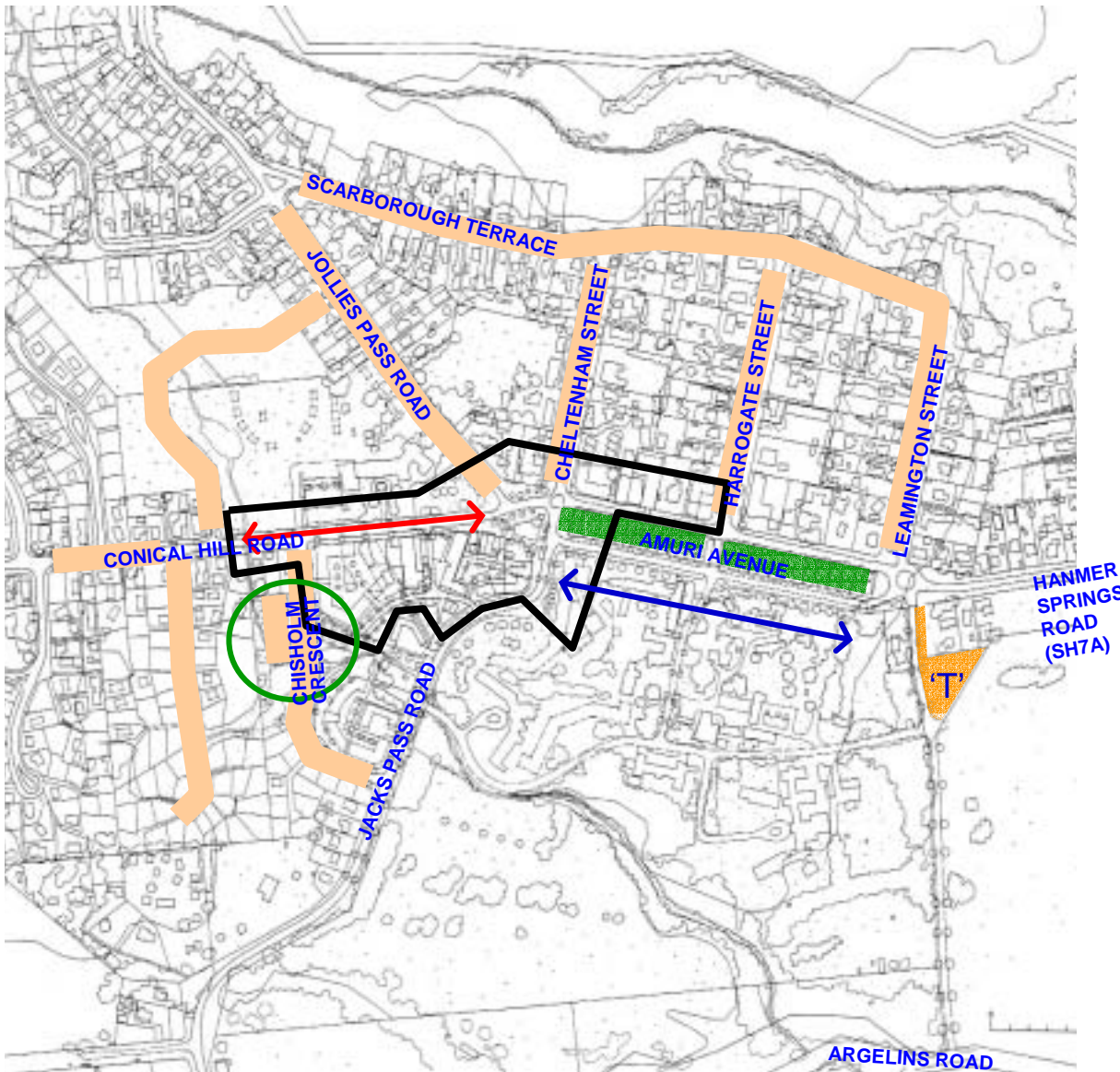
## BRIDLE PATHS






The proposed bridle path provides an alternative route between where the horses are stabled and the forest tracks at Leamington Street.

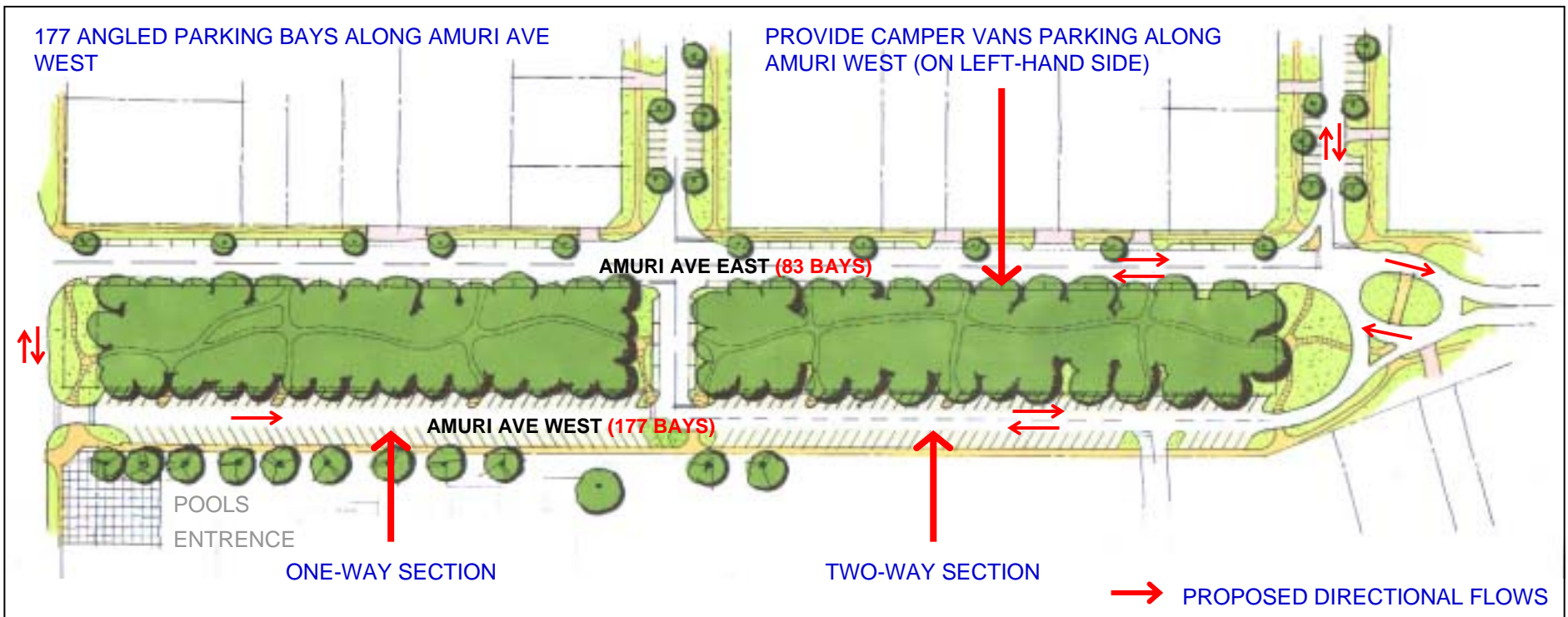




## PARKING STRATEGY



-  DOUBLE SIDE ANGLE PARKING ALONG AMURI WEST & POSSIBLE ONE-WAY SOUTH SUBJECT TO DETAILED DESIGN
-  TIMED PARKING ALONG CONICAL HILL TO CHISHOLM CRESCENT (30min)
-  FORM ADDITIONAL OVERFLOW PARKING AS PER CONCEPT DESIGN PLAN ON SOUTH SIDE OF CHISHOLM IN TO SUPPLEMENT THE TRIANGLE ('T')
-  USE SURROUNDING STREET NETWORK FOR OVERFLOW PEAK DAYS
-  REDUCE PARKING REQUIREMENT IN VILLAGE CORE - ALLOW OFF SITE PARKING CONTRIBUTIONS



### AMURI AVENUE PARKING

The following proposal increases the parking capacity in this area by using angled parking, and maintains a flexible circulation pattern.

## BUILDING CODE ISSUES

In a separate study the materials, use of colour and design elements in the the building guidelines have been investigated by the Hanmer Springs Community Board.



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## HANMER SPRINGS DESIGN STANDARDS - HURUNUI DISTRICT PLAN

The Hanmer Springs Community Board, through the design process, has reviewed the design standards in the District Plan including colour and cladding, density subdivision and setbacks. The standards are generally appropriate to maintaining an alpine feel and character to Hanmer Springs Township. The following changes are to be proposed to the District Plan by way of a Proposed Plan Change :

### **External Cladding and Colour Finishes for Residential Houses and Accessory Buildings:**

Remove schist as a natural material that can be used as a predominant cladding material

Provide as of right, construction in the following materials:

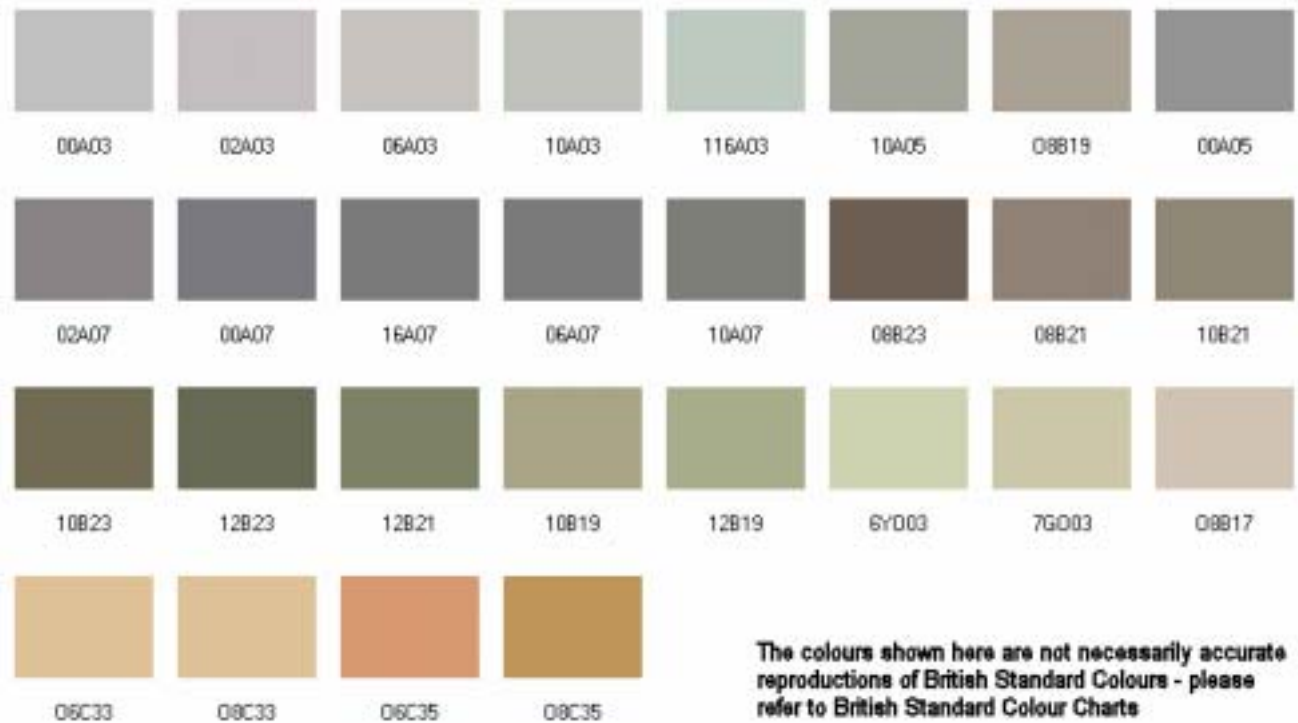
- batten on plywood or cement board if batten width is 500mm wide x 25mm deep, providing the spacing between battens is 150mm or less
- shiplap / rusticated cement weatherboard providing the board exposure is 175mm or less
- summit weatherboard providing the board exposure is 150mm or less
- earth brick construction of natural earth tone colours with minimum dimensions of 230mm wide by 160mm deep in the Woodbank / Argelin road Lifestyle Zone, Woodbank Residential Zone and the General Management Zone of the Hanmer Basin only

To increase the colour palate for roofs, walls and trim as shown on the following pages (excluding the Colonial Village / Old Town area).

Roof colour swatches



Wall colour swatches



The colours shown here are not necessarily accurate reproductions of British Standard Colours - please refer to British Standard Colour Charts

Trim colour swatches



The colours shown here are not necessarily accurate reproductions of British Standard Colours - please refer to British Standard Colour Charts

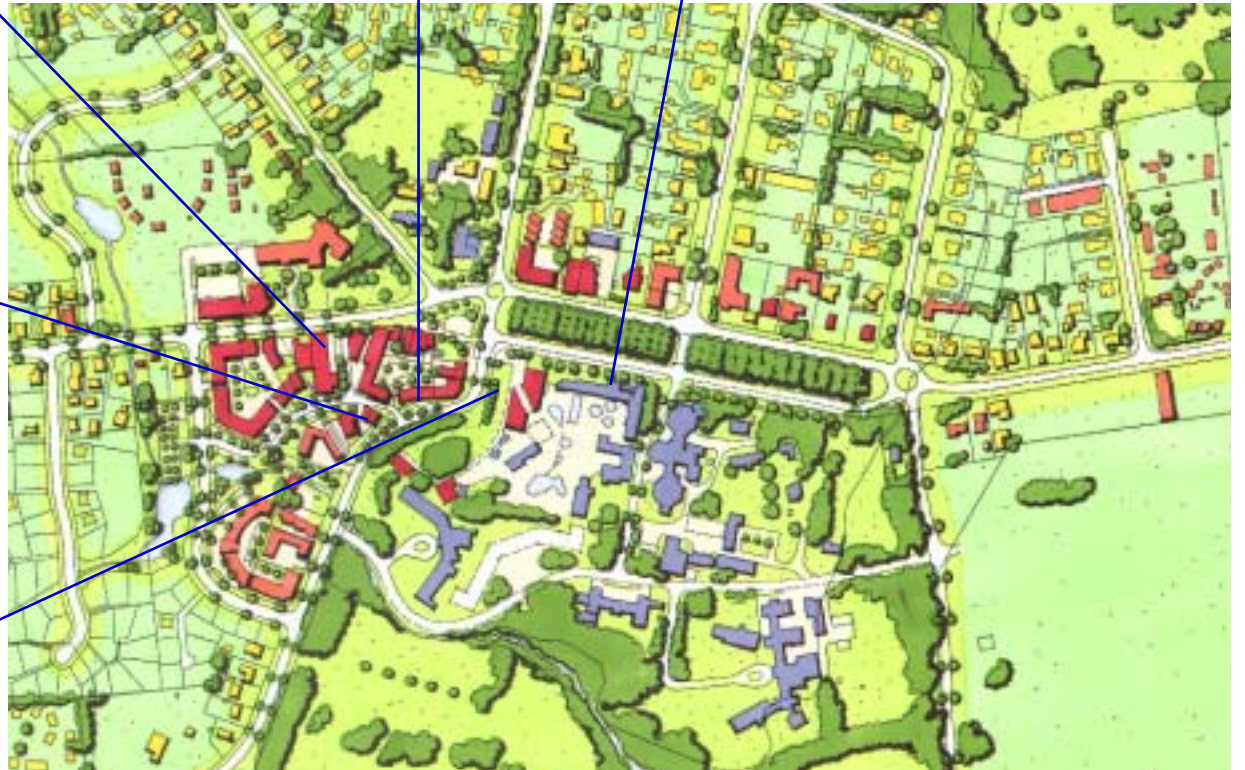
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## GENERAL PLAN STANDARDS

- to rename the District Plan references from Colonial Village to Old Town
- to increase minimum house sizes from 60 square metres to 80 square metres
- to provide a 75 metre building setback on Argelins Road East to ensure the feel of open space within the old hospital farm is retained
- increase the site coverage permitted within the business zone from 35% to 45% and review the car parking standards
- reduce the Business Zone subdivision standards from 500 square metres to 350 square metres
- reduce the maximum height of buildings in the Business Zone from 15 metres to 12.5 metres
- establish a special management zone for the Queen Mary site to recognise its special character and development opportunities
- promote Plan changes to denote Argelins Road as a permanent lifestyle zone
- to promote appropriate plantings within Hanmer to reinforce the township's alpine theme
- to introduce a planting policy for trees grown on Council land, public roads and public reserves
- to provide information relating to preferred plantings in residential areas for new section owners







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END

# WHAT YOU LIKE OR VALUE MOST

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Relaxed, safe, clean and green walkable village atmosphere

Rural views, character and setting

Forest access

Thermal pools

General building character

Biking, walking, golf, fishing

Tourism

Market

Entrance into village

Street lighting, parking road, truck traffic

Lack of industrial area

Shop frontages shabby - 'nothing to do' perception when wet

Stormwater - quality of water

Footpaths conditions

Lack of colour

Trees shading houses

Lack of elderly accommodation and youth activities

# BUSINESS GROUPS - LIKE OR VALUE MOST

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Clean air  
Tree lined avenue  
Green grass  
Hospital grounds  
Blue sky  
Compactness  
Relaxing  
Forest walks  
Trees  
No “high-rises”  
Forest  
Low level of crime  
Ease of access  
Lot of opportunity  
Variation of topography  
Rivers/Clarence Valley  
Views

Fishing  
Village atmosphere  
Growth  
Open space  
Building Compliance Code generally  
Small community  
Tourism  
Biking, walking, golf  
Thermal pools (Ross Carter said!)  
Location to city  
Safety  
Ability to walk about the village  
Market  
Family  
Simplicity  
Pink Paper communication medium  
Diversity of attractions

# BUSINESS GROUPS - DON'T LIKE

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- Entrance into village
- Avenue – pruning/removal of one line of trees
- Street lighting
- Removal of Monkey Tree (eye sore)
- Banana House (restructured)
- Car parking – not block parking or large Village centre
- “Nose in” versus angle parking
- Commercial business vehicles (local) should be off road parked
- No “ring” road completed
- Roads not being upgraded to meet the developments - ie Argelins Road
- Log trucks within the village roads
- No designated light manufacturers/semi industrial area
- Shop frontages shabby
- Jollies Pass upgraded to complete circuit
- No designated area for expansion of attractions – zoning to residential no consideration for economic growth
- “Nothing to do” perception when wet
- Stormwater
- Quality of water
- Refuse station
- Various “entrance” properties leave a lot to be desired re presentation/location
- Unkept smaller blocks
- No accommodation for elderly care
- No provision for bus parking
- Barriers sub standard and scruffy from the bridge in
- No lookout “formalised” at Champagne Flat.

# BUSINESS GROUPS - VISION

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- Paving, cobblestone roads, footpaths
- Car parking – smaller lots
- “Roundabout” near Chisholm
- Crescent/Conical Hill Road, speed humps, “raised” road
- Traffic free zone – certain days/times for certain activities
- More permanent market green – Sat & Sun 9.00 – 2.00pm
- Ice-skating rink
- Movie/Educational theatre
- Watersport/Rec lake
- Wildflowers at entrance corridor
- Areas designated for attractions and leisure activities through zoning
- Luge
- Cable car
- Building Compliance Code reviewed
  - go out not up
  - colour flexibility ie colour of claddings updated
- Consistency of application of codes & consents
- HDC
- Covered lap pool and gym
- Cultural centre
- Development of relationships with Queen Mary for potential development
- Retreats – different themes
- Yoga centre, Hollistic centre, Wellness resort
- Diverstiy retail theme – health food, vegetarian, ethnic outlets, pharmacy
- Attracting economic development plan
- Develop a commercially viable ski field
- Create an investment climate

# THE VILLAGE CENTRE





# THE THERMAL POOLS

