

**CASTLE HILL
MOUNTAIN VILLAGE**

DESIGN RULES



CASTLE HILL MOUNTAIN VILLAGE DESIGN ASSESSMENT COMMITTEE
"CHMVDAC"

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1. INTRODUCTION

1.1. Site Description

The Castle Hill Mountain Village is a unique alpine residential and commercial development, located 90 kilometres north-west from Christchurch on State Highway 72. The village is a totally planned community created to gather all the demand for residential and commercial development within the area into one fully serviced and controlled zone and to prevent sporadic development throughout the Waimakariri Basin. The village consists of a Residential Zone and a Business/Commercial Zone which can be developed to provide a wide range of commercial facilities and services. Both zones are serviced by potable water, stormwater and sewage disposal systems as well as power and telephone services.

1.2. Site History

The Castle Hill Mountain Village site has historic significance in being located on the main route between Canterbury and the West Coast, which is known today as the Transalpine Highway. This is the route of the original Cobb & Co stage coaches which connected the developing Canterbury farm lands to the gold fields of the West Coast. The stage coaches stopped at the Castle Hill Hotel which was located just opposite the village entrance and constructed out of the local limestone.

1.3. Design Philosophy

The Castle Hill Mountain Village is situated in a unique alpine environment. The overall design philosophy for the site and buildings has evolved after many years of planning, debate and input from some of the leading town planners, architects and landscape architects in New Zealand and overseas, as well as input from many environmental groups and the public. Design controls were introduced from the very beginning of the village development to:

- Ensure buildings, structures and landscaping are compatible with the alpine environment,
- Promote the use of natural and sustainable building materials,
- Promote the use of non reflective materials and use of natural exterior colours,
- Prevent use of urban features such as fences, ancillary buildings, etc,
- Promote use of native alpine plants and natural landscaping.

2. CASTLE HILL MOUNTAIN VILLAGE DESIGN RULES

2.1. Purpose

The purpose of the Castle Hill Mountain Village Design Rules (“CHMVDR”) is to provide a comprehensive package of information for property owners to use to ensure the design and construction of buildings and landscaping is compatible with the character of the Castle Hill Mountain Village and wider alpine environment. The CHMVDR are available to all owners, agents, neighbours and Council personnel.

The CHMVDR seek to practically interpret the rules of the operative District Plan for the Castle Hill Residential zone and direct all development towards a preferred style of building design which is compatible with the natural character of the environment and within a style considered appropriate for Castle Hill Mountain Village, reflecting the proximity of the site to the mountains, rivers and lakes.

The CHMVDR will be utilised by all property owners of Castle Hill Mountain Village sections. The implementation of the CHMVDR will be managed and achieved through the Castle Hill Design Assessment Committee (“CHMVDAC”).

2.2. The Selwyn District Council District Plan

The residential sites are entirely contained within the Living 1A zone of the Selwyn District Council Proposed District Plan. Since the District Plan is continually evolving, all property owners must refer to the rules in the latest version of the District Plan which is available at the Selwyn District Council in Leeston or on line at www.selwyn.govt.nz.

In accordance with the above, the following sections and rules of the Proposed District Plan are particularly relevant to the residential lots at the Castle Hill Mountain Village:

Section 2: Land Use Rules for Living Zones

Rule 8: Landscape Management Alpine Villages (Arthur’s Pass and Castle Hill Mountain Village)

A summary of the key components of rules relating to permitted activities are as follows;

8.1 Building Materials

Not less than 80% of the wall cladding of any building or structure shall be in the following materials;

- i) Timber; and/or*
- ii) Stone of the same type as that found in the local area; and*
- iii) In the case of Castle Hill, stone in a natural unworked form:*

Glass must not be tinted.

8.2 Colour

The paint or colour used on the exterior surfaces of any building or structure shall have a reflectivity value of between 0 and 37% inclusive.

8.3 Roof Design

Any building having;

- i) A minimum roof pitch of 40 degrees over at least 70% of the plan area of the building, and;*
- ii) A gable end or ends.*

8.4 Fences

Any fence erected which is either;

- i) Temporary netting fence erected to contain stock, pets, or children; or*
- ii) Fencing required under the Health & Safety in Employment Act 1992 or the Fencing of Swimming Pools Act 1987.*

8.5 Signs

Any sign erected which;

- i) Relays information on products or services sold on the site or information relating to the site on which it is located; and*
- ii) Does not exceed 1 meter in height if the sign is freestanding; or*
- iii) Does not protrude beyond the framework of the structure if the sign is attached to a structure.*

8.6 Earthworks

The disturbance of land by earthworks, where any area disturbed is covered in the intended construction material or is landscaped and revegetated.

8.9 Other Activities

Any activity which does not comply with the rules 8.1 – 8.8 shall be a restricted discretionary activity. The exercise of discretion shall be restricted to consideration of:

8.9.1 The effects of the activity on general amenity and landscape values of the village.

8.9.2 Whether the proposed activity reflects the design of any heritage buildings or general heritage values of the area.

8.9.3 The cost to the applicant and practicality of modifying the proposed activity to better compliment the landscape values of the area.

8.9.4 Any compensatory works proposed to enhance the landscape values elsewhere in the village and appropriateness of this work as a mitigation measure.

8.9.5 For dwellings and principal buildings erected at Castle Hill, the appropriateness of the design of the building in relation to the ‘chalet or alpine theme’ of the village.

Rule 30: Building Height

It is a permitted activity for buildings in the Living 1A zone to be 8 meters or less.

Rule 31: Building Recession Planes and Setbacks

31.4 The siting of any building or structure not less than 6 m from the south eastern boundaries of Lots 1 & 2 DP 22544 in the Living 1A zone at Castle Hill.

31.5 The siting of any building or structure not less than 1.5 meters from all internal and road boundaries within the Living 1A zone at Castle Hill, except that,

- i) along Living 1A zone boundaries the minimum setback shall be 3 meters; and*
- ii) where a property boundary is also the boundary of a reserve (other than a road reserve) exceeding 1 meter in with or of an access lot or right of way there shall be no minimum setback.*

Rule 32: Site Coverage

32.1 The construction of any building must comply with the allowance of 35% site coverage within the Living 1A zone at Castle Hill.

32.2 Any activity that does not comply with rule 32.1 shall be a restricted discretionary activity if it is within the Living 1A zone at Castle Hill and the maximum area does not exceed 40%.

Rule 32: Density

No more than one principal building per allotment at Castle Hill.

3. THE CASTLE HILL MANAGEMENT STRUCTURE

3.1. Castle Hill Resort Limited

Castle Hill Resort Ltd was the owner of the site and developer. Any inquiries should now be directed to;

John Reid
Castle Hill Village
P O Box 858
Christchurch
New Zealand

Telephone: +64 (0)3 317 9280

Email: d.john.reid@xtra.co.nz

Website: www.castlehillmountainvillage.co.nz

www.chmv.co.nz

3.2. Castle Hill Mountain Village Design Assessment Committee ("CMHVDAC")

3.2.1. Structure and Roles

The CHMVDAC will be responsible for the implementation of this document, managing the assessment process for all building and landscaping proposals within the residential development.

This Committee is comprised of the developer being Donald John Stewart Reid and or his nominee, a representative(s) from the Castle Hill Community Association Inc. (The Residents Assn.) and a design professional nominated by the committee as required.

3.2.2. Objectives

The CHMVDAC has the following objectives:

- To ensure that buildings, structures and landscaping and any earthworks are designed so that they are compatible with the maintenance and enhancement of the ecological values and protection of the scenic values of the site.
- To ensure that all built form is of a consistent standard within the site, with room for creative flexibility of design.
- To encourage building designs that include methods of waste minimisation, energy efficiency, and passive heating.
- To encourage landscape designs within individual lots that will provide habitat for indigenous species.
- To provide certainty to all landowners that the ecological and living standards of the Castle Hill Mountain Village are consistently maintained across the entire site.

3.2.3.Design Approval Process

All development within the Castle Hill Mountain Village residential zone will firstly require the approval of the CHMVDAC. The following types of proposals will be considered:

- All buildings & structures.
- All external changes to any building.
- All significant earthworks and landscaping.
- External lighting
- Construction of all privacy, screens and walls.
- Construction of recreational facilities.

The CHMVDAC will apply the following four-step design approval process when considering proposals:

Step 1: Initial Briefing Stage:

This is to be undertaken in conjunction with the property owners, architects and designers. This will allow the objectives and anticipated outcomes of the Castle Hill Mountain Village to be explained.

Step 2: Design Approval Stage:

This requires plans (both architectural and landscape) and specifications to be brought to the CHMVDAC for assessment, comment and approval before they are submitted to the council for any consent. The Committee may make suggestions to assist in ensuring that the design of the building or landscaping meets the objectives of these Design Rules. The Committee has discretion not to approve any plan, if in the opinion of the Committee that plan or any aspect of it does not meet the spirit or letter of the Design Rules.

Step 3: Implementation of Works:

Works approved by the Design Assessment Committee must be completed within 24 months and be carried out in a continuous manner.

Step 4: Final Checking Stage:

At this stage the owner shall advise the Design Assessment Committee when construction has been completed and ready for a final inspection to ensure the completed buildings, structures and landscaping are as per the approved plans for final sign off. A completion certificate shall be issued by the Design Assessment Committee, which can then be provided to the Monitoring Officer of the Selwyn District Council to assist in the monitoring of the resource consent.

3.2.4.Fees

The Design Assessment committee shall be entitled to charge a fee for the processing of applications where a design professional is co-opted by the committee to assist in resolving a contentious design issue. The fee shall be paid on request and is a one off payment of \$800.00 (excl. GST), payable to the CHMVDAC. The CHMVDAC shall be entitled to recover from the owner reasonable costs incurred as a result of enforcing any design rules outlined in this document.

4. BUILDING DESIGN, SITE AND LANDSCAPE CONTROLS

The following building design, site and landscape controls are included to ensure that future owners of the lots are well aware of the style, design and extent of development anticipated within the Castle Hill Mountain Village. These controls have been designed to be consistent with the rules of the Proposed District Plan and the original design covenants applied to stages 1 & 2.

4.1. General Building Design Controls

- 4.1.1. All buildings and structures must be approved by the CHMVDAC and comply with the rules of the Selwyn District Council District Plan.
- 4.1.2. All garages, accessory buildings and external storage areas should be incorporated into the residential building mass.
- 4.1.3. Exterior cladding, guttering, downpipes and roof colours shall be drawn from the background colours of the landscape of the area, and shall be of low reflectivity as defined in the Selwyn District Council District Plan. Colour samples must be submitted to the CHMVDAC for review and approval. These samples shall, at a minimum, represent selected colours for doors, walls, window frames, building trim, joinery and roofing materials. Exterior cladding comprising natural materials will be favoured by the CHMVDAC.
- 4.1.4. All external storage areas shall be integrated into the form of the building, with the intent that rubbish, gas bottle storage etc are screened from view of adjoining properties, access roads, and areas of common property. Clothes lines must also be screened from view.
- 4.1.5. No second hand or relocatable buildings may be brought into the Castle Hill Mountain Village without the written approval of the CHMVDAC.

4.2. Architectural Guidelines

4.2.1. Architectural Objectives

To encourage architectural design that is:

- Responsive to the site
- In harmony with the natural surrounding environment
- Appropriate to the alpine character of the area

4.2.2. Scale and Context

Reduce the impact of an expansive façade by incorporating:

- Varied rooflines
- Offset facades
- Elements to produce shadow patterns
- Eaves with generous overhangs

4.3. Fire Control and Refuse Disposal

- 4.3.1. There shall be no lighting of external fires (except gas barbeques) within the Castle Hill Mountain Village other than in designated areas and only after a fire permit has been issued by the Council.
- 4.3.2. All green waste shall be disposed of via the Castle Hill Mountain Village service yard.
- 4.3.3. All household refuse shall be disposed of via the Castle Hill Mountain Village rubbish skips provided.

4.4. Earthworks

- 4.4.1. All earthworks are to be approved by the CHMVDAC.
- 4.4.2. All earthworks shall comply with the requirements of the Proposed District Plan.
- 4.4.3. All topsoil is to be retained on site.
- 4.4.4. All earthworks must respect the natural landform of the site.

4.5. Landscape Design

- 4.5.1. No fences, walls or screens are permitted on the lots or along property boundaries. Privacy screens and walls associated with outdoor living spaces are allowed provided they are linked directly to the main building structure and are no greater than 2 metres in height and constructed from natural materials. All privacy screens and walls must be approved by the Design Assessment Committee.
- 4.5.2. A schedule of suitable alpine plants and those plants that have been banned from the village has been prepared and is available from the Castle Hill Design Assessment Committee.

4.6. Private Outdoor Lighting

- 4.6.1. All outdoor lighting must be approved by the Design Assessment Committee.
- 4.6.2. Lighting within privately owned lots is to be subtle, sufficient for security only.
- 4.6.3. Outdoor site lighting is only allowed within screened landscape areas adjacent to the primary residence or along pathways connecting the front door to the carpark or access lane. Such lighting must be motion sensor low level lighting that is necessary to assist a pedestrian or driver with navigation.
- 4.6.4. Lighting should be positioned so that it is directed towards the area that requires illumination, avoiding unnecessary light spill.

5. ACCESS

Each lot has access from either the village roading network or a private lane at designated locations. Since each lot has a designated access point, no other access way shall be permitted. To enforce this each lot has a utility strip along the various road frontages and this strip has been vested in the council.

6. OTHER REQUIREMENTS

6.1. No Commercial/Industrial/Trade Use

No use of any Lot shall be approved for any use other than residential use without the written approval of the CHMVDAC.

6.2. No Animal Nuisance

No animal may be kept or be present on any Lot or in any dwelling which is or may cause a nuisance to any person.

6.3. No Further Subdivision

No Lot may be further subdivided.

7. BREACH

7.1 If there is any breach by the owner of the stipulations or restrictions contained in these covenants then without prejudice to any other liability which the owner may have to any person, the owner agrees, upon demand; to

- (a) Immediately remedy the breach or non-observance, and
- (b) Pay to the person making such demand as liquidated damages the sum of \$250.00 per day for every day or part thereof that such breach or non-observance continues from the date upon which written demand is made, and the purchaser acknowledges that these damages may be aggregated with damages to be paid by the purchaser to the vendor (by example and not limitation) for breach of clause 5 hereof.

8. APPENDICES

- A Site Plan
- B Lot Plans
- C Plant Schedule