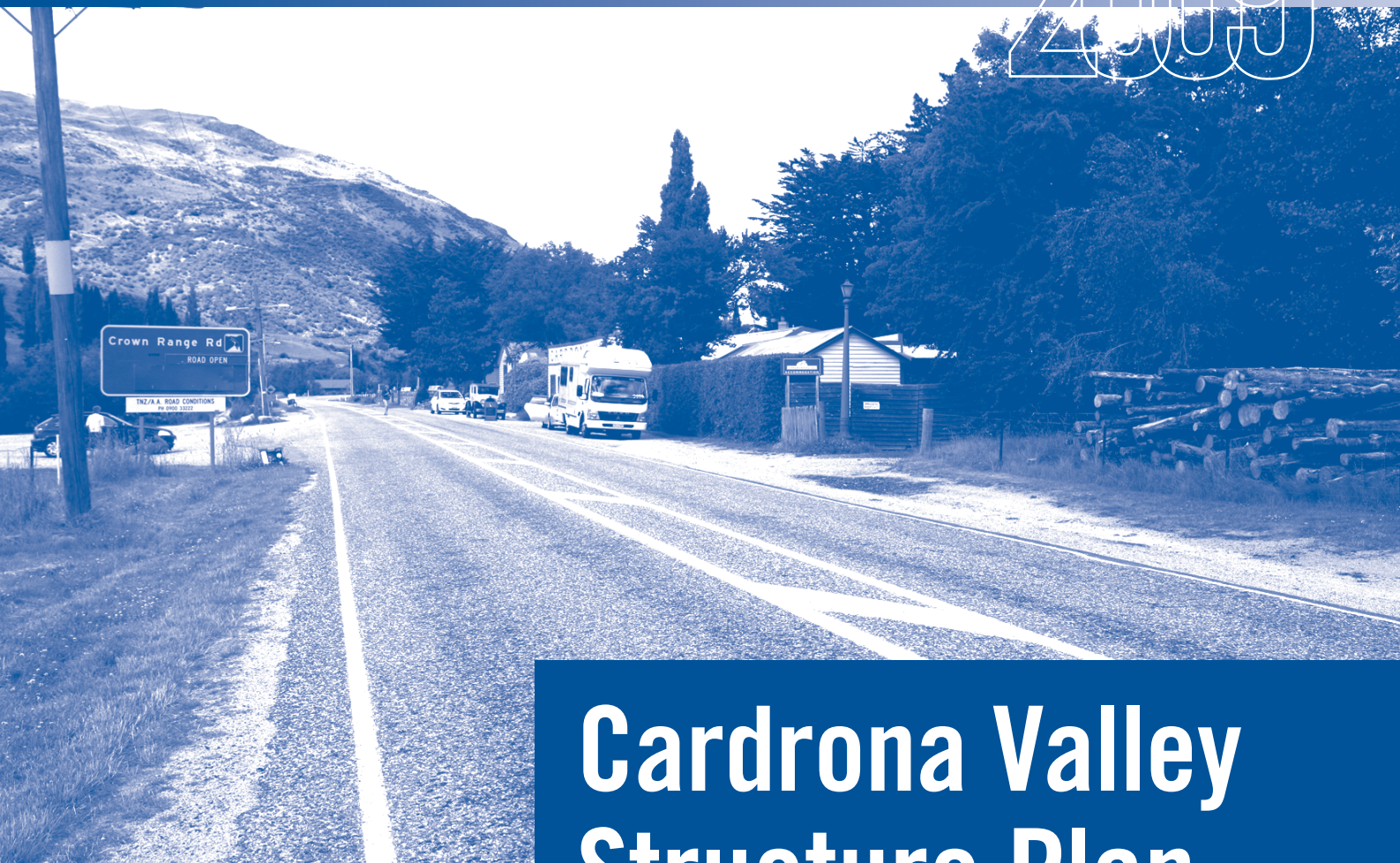


2009



Cardrona Valley Structure Plan



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Introduction

The purpose of the Cardrona Valley Structure Plan is to provide a tool for the Council to manage and guide growth and development in the Cardrona Valley over the next 20 years and to ensure that development that occurs in this area is undertaken in an integrated manner.

Background

The Cardrona 2020 Community Plan was prepared in 2003 after consultation with the local community. The development of a community plan enabled the community to identify a community vision, strategic goals and priorities for the next 10 to 20 years for the Cardrona Community.

This process was followed by an urban design assessment of the two Rural Visitor zones in March 2006, which provided a review of the strategies set out in the Cardrona Community Plan (2003).

The Rural Visitor zoning is a very flexible zoning that provides for a diverse range of residential, visitor and commercial activities. The urban design assessment recommended the need for plan changes for the two Rural Visitor zones in the Cardrona Valley to more effectively reflect the local character of these areas, though noted that it was not necessary that these plan changes occur concurrently.

Council has undertaken a plan change for the northern most Rural Visitor zone which has resulted in the development of the Mt Cardrona Station Special zone based on a site specific structure plan. Early consultation on the development of a plan change for Cardrona Village resulted in the recommendation that a structure plan may address more of the matters identified in the Cardrona 2020 process than may be possible with a plan change alone.

The draft structure plan draws on previous research undertaken in the Cardrona valley including:

- The Cardrona Urban Design Forum – Planning for the Future 2003
- Cardrona 2020 – 2003
- Cardrona Urban Design Review – R Skidmore 2006
- Mt Cardrona Station Rural Visitor zone Urban Design Study - R Skidmore 2007
- Mt Cardrona Station – Conceptual Development Plan Report – Urbanism Plus 2007
- Cardrona Village Rural Visitor Zone Draft Structure Plan and Design Principles - Brooklynne Holdings 2007

Cardrona's alpine scenery, natural environment and the activities based on these elements are qualities that attract visitors and residents to the area and create a strong sense of place. Retention of these resources is a high priority with many of the residents of the area. Consequently, one of the major challenges facing the Cardrona valley is balancing the positive aspects of preserving its rural character and heritage with the economic benefits of future growth.

The structure plan is one of the key implementation tools for Council to achieve the community outcomes for Cardrona identified in the Cardrona 2020 Community Plan. Relevant community outcomes from Cardrona 2020 include:

- (a) To create defined entranceways into the Cardrona townships with appropriate signage, subtle lighting and landscaping
- (b) To increase the traffic safety by lowering the speed limit to 50 km through the township and 70 km near the approaches to the ski fields, and to create slipways or similar in order for traffic to turn safely into these areas
- (c) To create and maintain walkways and reserve areas adjacent to the Cardrona River and between and around the towns for the enjoyment of residents and visitors
- (d) To retain the general character of the landscapes surrounding the townships
- (e) To enhance public facilities and services to provide for the needs of a growing community and growing visitor numbers
- (f) To retain the size of the current zoning of the Rural Visitor Zones, with some amendments in its location to enable logical development to occur
- (i) To enhance the historic theme in the main Cardrona township area and for all new buildings to respect the existing character and scale of the township

Legal Framework

The structure plan is a document developed under the provisions of the Local Government Act 2002. The structure plan is an expression of the strategic intent of Council and provides a framework for the guidance of future development around the Cardrona village.

The Council's intention is to give effect to the actions identified in the structure plan through a range of mechanisms, including statutory documents, such as the District Plan, through the Council Community Plan process, and through non statutory tools, such as design guidelines.

Although the structure plan will not have the same status as the existing provisions of the District Plan until a plan change is undertaken, once it is adopted by Council regard will have to be given to the structure plan.

Principles for development of the structure plan

The development of a structure plan was based around the following principles:

- To enable the existing Cardrona village and the Mt Cardrona Station Special zone to develop in a complementary way which enables a sustainable and integrated community in the valley.
- Help achieve an appropriate mix of activities in the right areas.
- Ensure that development is contained to ensure against sprawl.
- To provide pedestrian and vehicular linkages between the existing centres and other recreational activities in the valley.
- To provide for and encourage recreational opportunities within and around the existing zones and in connection with other development in the vicinity.
- To recognise and enhance heritage and landscape values within the valley.

Growth Needs

Population projections based on Statistics New Zealand census data show a relatively low rate of growth for the Cardrona valley over an extended period. However, it is difficult to determine the future growth needs of Cardrona based on population projections derived from census data due to the relatively low population level and the high capacity for development in the existing zones. Given this capacity, growth could occur rapidly should drivers for growth be established. Possible drivers for such growth could include the start of a development project in one of the existing zones, the expansion of ski field operations, or the presence of more affordable housing options relative to Wanaka.

The existing zones within the Cardrona Valley are substantially undeveloped and provide significant capacity for growth in residential and visitor accommodation populations in the short to medium term.

Structure Plan

Broad Principles

A primary issue identified through community consultation and urban design studies is the need to identify the key character elements that make Cardrona distinctive and to ensure that new development reflects and builds upon these characteristics.

The structure plan will provide guidance on potential locations for activities within existing zones where this guidance has been limited or potential locations for activities not currently provided for under the current District Plan zoning regime where a need has been established.

It is recognised that the different zones within the Cardrona valley while physically separated, need to develop in a complementary manner.

Consistent with the direction of Cardrona 2020, the structure plan proposes that development is concentrated in the existing zones until such a time that additional zoning is required. At this time a detailed landscape assessment should be undertaken to determine the capability of the area to accommodate further development.

The land that is categorized for possible future zoning will be identified as remaining Rural General as considerable undeveloped capacity remains in the existing zoning and this is not needed to meet development requirements in the short to medium term future. Future guidance on the appropriate use of this land should be considered following monitoring of development in the structure plan area.

The structure plan identifies some areas of indicative open space. Open space will be required as future development occurs. However, the specific provision of open space in terms of area and location will be considered in detail at the plan change and resource consent stage. Activities more appropriately addressed through the resource consent or private plan change process are not included in the structure plan.

Existing zones

Development should occur within existing zones before further rezoning is considered. The possible exceptions to this are the rationalisation of the boundaries of the existing Cardrona Village Rural Visitor zone and the provision of employment land which is not provided for in the current zones.

Protecting the Landscape Character

The structure plan area is located within an area identified as an Outstanding Natural Landscape which is acknowledged as an economic, social and cultural asset to the community. This landscape should be protected from inappropriate development.

Landscape evaluations will be required to ensure any future zoning is appropriately located to protect the character and amenity of the Cardrona valley.

Within the Outstanding Natural Landscape there may be locations where further development may be appropriate if landscape effects can be addressed and it meets community needs.

A network of trails and walkways linking different areas should be provided to ensure development in the Cardrona Valley retains a strong sense of connection with the surrounding landscape.

Employment Land

Consider the need for a plan change to provide employment land in the Cardrona valley to enable people to live and work in the local area. The purpose of such a zone should be focused on providing for relatively small scale business and light industrial activities servicing the existing zones and activities in the Cardrona Valley.

Ensure that the consideration of zoning for employment land includes the location, design and possible landscaping of this

area to reflect the significance of the landscape of the Cardrona valley.

Retaining the Character of the Cardrona Valley

Ensure the subdivision and layout of new development responds to the historical context and characteristics of the Cardrona Valley in an integrated manner.

Prepare design guidelines for the Cardrona village to provide direction to developers and the community on design elements, materials and colours that are appropriate for the area. This should also provide guidance on the design of the village's open spaces, streets and lanes.

Discourage solid front boundary fencing along roads and lanes to ensure a clear and direct interaction with the public realm.

Ensure that new development and infrastructure creates a sense of place that reflects the character of the Cardrona valley. In particular local streets should echo the sense of informality of the existing village through a lack of kerbing and channelling, the use of swales where possible and informal planting.

Open Spaces

Make provision for an open space, such as a village green, on the Cardrona Valley Road where it can act as a focus for visitors and the community.

Create well defined linkages between Cardrona Valley Road and the Cardrona River within the Cardrona Village and to reserves and open spaces beyond.

Develop informal open spaces along the Cardrona River.

Recognise the role of a well established trail network in supplementing formally identified open spaces.

Movement networks

Street design within the structure plan area should reflect the informal character of the area while providing a safe and attractive pedestrian environment.

An informal character for roading can be maintained through the use of swales and street planting in developed areas.

A network of trails and walkways should be developed to enable good connections between the different zones and activity areas within the Cardrona Valley to provide alternative pedestrian and cycle routes.

Walkways should create legible connections between open spaces and focal areas such as the Cardrona Hotel and the river.

Links should be consistent with the routes identified in the Upper Clutha Walking and Cycling Strategy and should be supplemented by the identification of additional local linkages through the plan change and resource consent processes. These should prioritise connections within the existing Cardrona Village, along the Cardrona River and between the Cardrona Village and Mt Cardrona Station Special zone.

Recognise the need for a greater prioritisation on pedestrian safety and environment within the Rural Visitor and Mount Cardrona Station Special zones.

Undertake specific work to:

- Slow traffic speeds through the Cardrona Village Rural Visitor zone
- Redesign Cardrona Valley Road through the Cardrona Village Rural Visitor zone to increase pedestrian amenity and safety. Consideration should be given to traffic calming measures such as a reduction in the carriage way width and the provision of on street parking,
- Provide for the future development of footpaths on both sides of Cardrona Valley road where it runs through the Cardrona Village Rural Visitor zone,
- Identify other opportunities for street parking and alternative parking areas in the Cardrona Village Rural Visitor zone,
- Identify and design appropriate entrance features for the Cardrona village.

Cardrona Village

Adopt a policy direction to create a consolidated town centre for the Cardrona Village which provides a focus for retail and commercial activities around the Cardrona Valley.

Adopt a policy direction enabling a smaller secondary node of retail and commercial activity on the Cardrona River recognising the community desire to activate this part of the village.

Ensure the village centre provides for a diverse range of retail, commercial and community activities that are relevant to the every day needs of visitors and the community that will develop over time.

Enable the village to develop its capacity and remain vital by encouraging development to concentrate in identified areas for retail or commercial activity before locating elsewhere in the village.



Cross Section A



Cross Section B

The proposed 'town centre' strip of Cardrona Valley Road varies in width from approx. 13 to 17m. In order to accommodate a reasonable width of footpath on both sides, carparking would be restricted in places to one side only. Alternatively road widening could be carried out on the western side of the street on undeveloped sites to achieve a consistent road width.



Indicative elevation of what the east side of Cardrona Valley Road might look like with predominantly two storey development along the street frontage built to design guidelines similar to those developed for Arrowtown. Buildings are shoulder to shoulder with occasional gaps indicating alleyways or access to courtyards. Three storeys are permitted set well back from the street front.

Cardrona Village – main street

Design to create a high quality pedestrian friendly environment that reflects the local character of the village and serves as a hub for visitors and the community.

Ensure an active edge is developed between buildings and the main street frontage.

Provide a community focus on Cardrona Valley Road through the provision of open space and community facilities.

Revise planning provisions to encourage attractive building designs consistent with the scale and historic character of the village on the main street.

Consider on-street parking to slow vehicle speeds and encourage the provision of on site parking behind main street buildings accessed from service lanes.

Promote the development of service lanes parallel to the main street to provide access to the rear of sites fronting Cardrona Valley Road, enabling the development of a more continuous building frontage.

Identify indicative parking areas as a guide for potential future development.

Facilitate the integration and active use of abandoned land in the Cardrona village.

Cardrona Village – riverside node

Identify an indicative location for a riverside node of retail and commercial activity, recognising this may be subject to some change in location, but will remain secondary to the main street precinct in scale.

Encourage the development of strong pedestrian linkages to connect the riverside area and the main street precinct.

Cardrona Village design elements

Investigate a plan change to amend District Plan provisions for the Cardrona Rural Visitor zone to achieve the intent of the structure plan considering:

- providing guidance on the spatial location of activities within the Cardrona Village Rural Visitor zone through mechanisms such as sub-zones/ precincts/ activity areas,
- reducing building height in the village character precinct to reflect the historical character of the village,
- amendments to setback provisions to encourage building along Cardrona Valley Road and other streets to develop closer to the road boundary to increase interaction between the public and private realm,
- reducing side yards to encourage a more continuous building frontage in the central area,
- encouraging design of ground floor space for a range of potential uses to facilitate future adaptation as the village develops,

- ensuring environmental standards are adequate to avoid conflict between a mixture of activities, particularly in relation to issues such as noise and lighting,
- considering assessment matters to ensure new development reflects and reinforces connections with the rich history and rugged landscape of Cardrona through contemporary design,
- encouraging development to be appropriately orientated to maximise access to the sun.

Protecting and Enhancing Entrances to Cardrona Village

The rural character of the entrances to the non rural zones should be retained and protected through zoning and landscaping.

Discourage sprawl of development around entrances to settlements or between zones.

Undertake additional landscaping to define the entrances to Cardrona village to create a sense of arrival and encourage a reduction in vehicle speed.

Community Facilities

Identify future needs and possible locations for community facilities.

Implementation

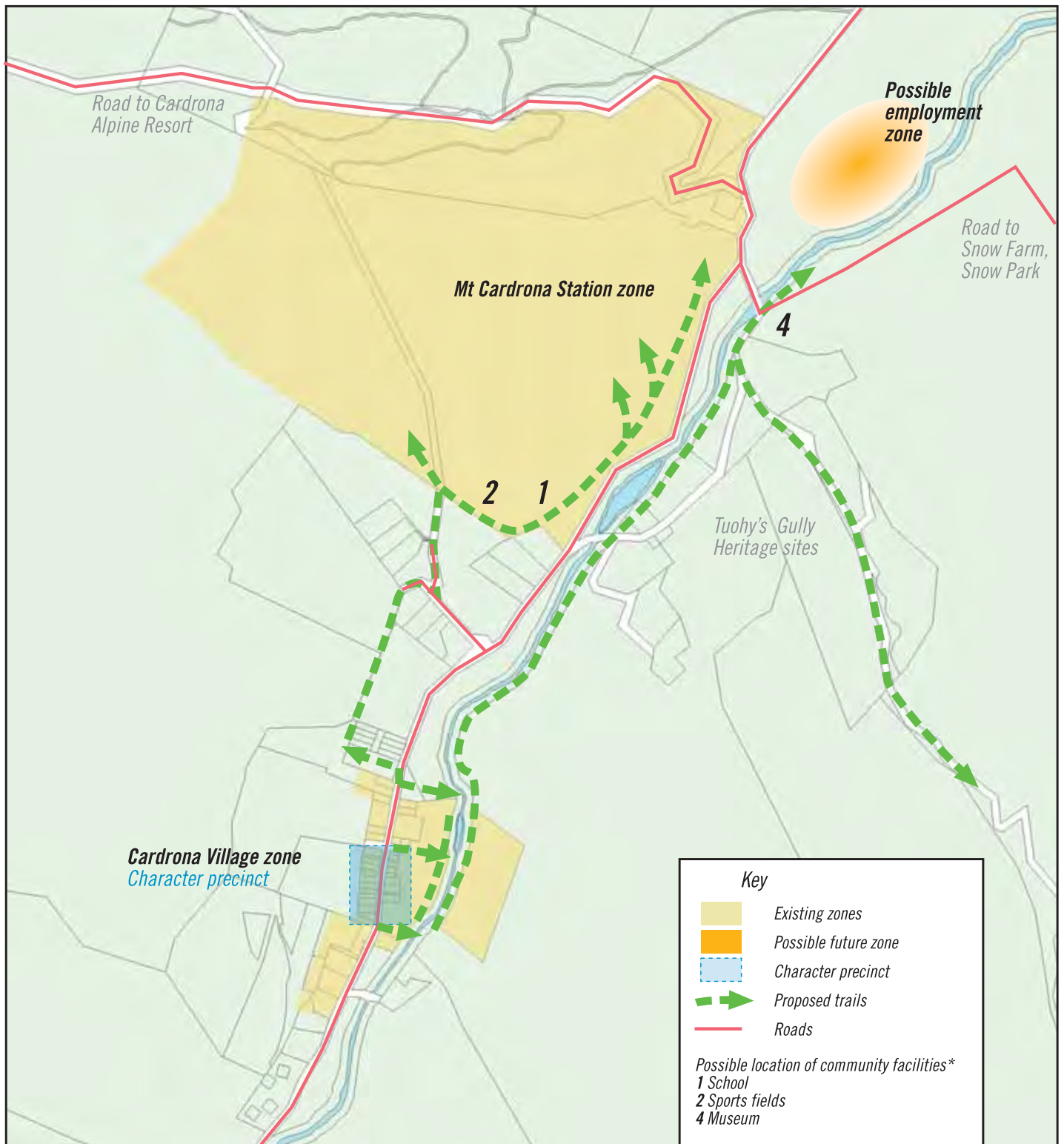
The structure plan is intended to provide a strategic framework for potential growth in the Cardrona Valley and is an expression of intent by Council. Implementation of the structure plan will require specific actions to be translated into a number of statutory documents.

This means the Council will undertake Plan Changes to enable the implementation of key aspects of the structure plan through the District Plan. This may include incorporating elements of the structure plan in the District Plan and rezoning some areas. Other methods, such as design guidelines will provide guidance when implementing the District Plan and will assist in achieving the intent of the structure plan. Initial work on the design guideline and the plan change for the Cardrona Village will begin in late 2009.

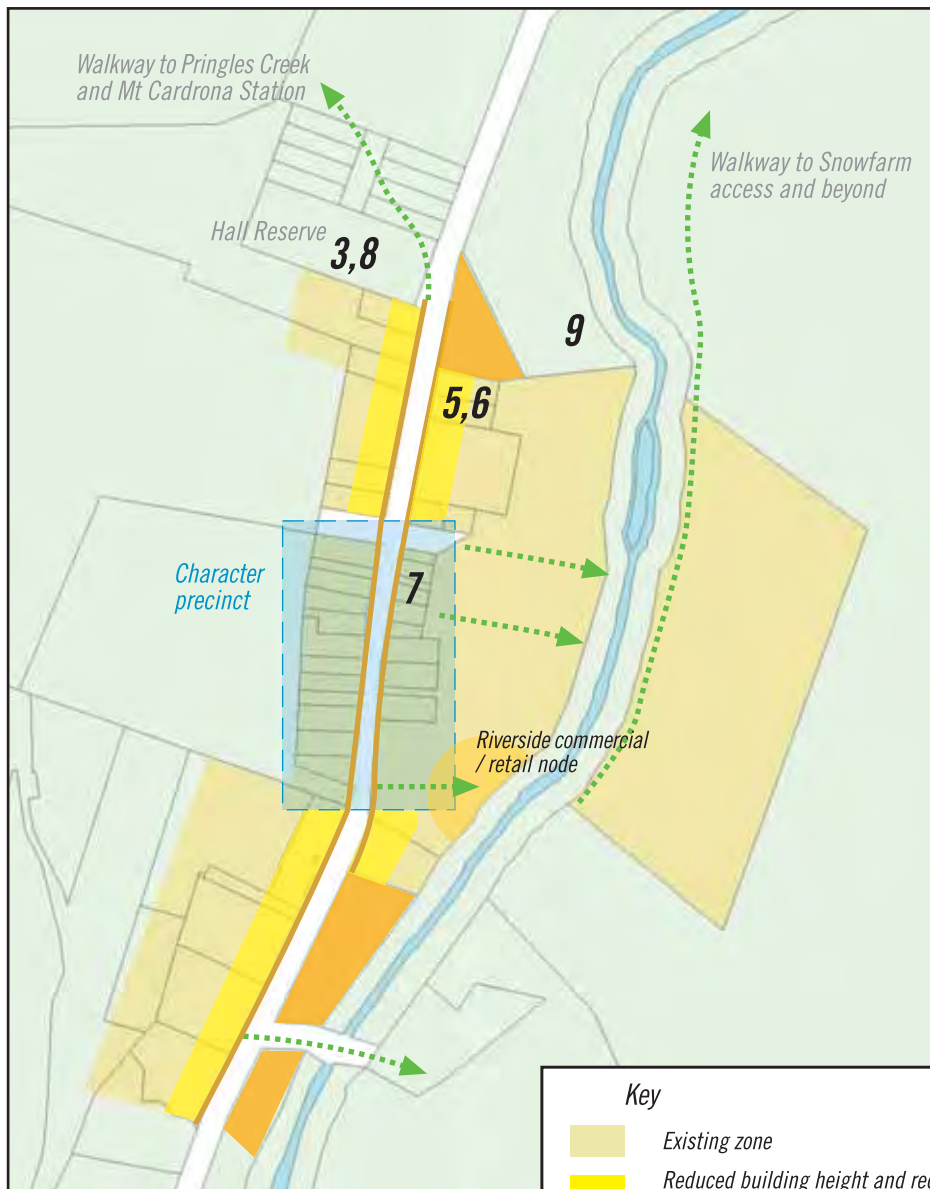
Other aspects of the structure plan will require funding through the Council Community Plan to be implemented. The prioritisation of these items will be dependant on the Council Community Plan process.

Beyond 2020

It is proposed that structure plan has a 20 year timeframe. Consequently the timeframe of the structure plan will extend beyond the current Cardrona 2020 Community Plan. However, it is recognised that to be adaptable the structure plan should be reviewed before this time. Consequently Council should monitor land take up and review the capacity of zones within the structure plan area on a 5 yearly basis to identify possible future amendments needed to the structure plan. A more detailed review should be considered following the expiry of the Cardrona 2020 plan.



Cardrona Valley Structure Plan



Key

- Existing zone
- Reduced building height and reduced front setbacks along Cardrona Valley Road to reflect historical character.
- Future rationalisation of zone boundaries.
- Character precinct
- Proposed trails
- Footpaths

Possible location of community facilities*

- 3** Camping area
- 5** Volunteer fire/ambulance
- 6** Recycling drop off point
- 7** Information centre
- 8** Playground
- 9** Domain area

* These represent possible future locations for facilities desired by the community though these may not have funding allocated at this time

Cardrona Valley Structure Plan

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Cardrona Village - character precinct

Less formal streetscape & footpaths continue beyond precinct to Cardrona Hall and trails beyond

Reduce carriageway width through character precinct

- Limited street side parking
- Streetscape improvements in precinct - lighting, footpaths

Create focal point around historic Cardrona Hotel and village green

Historic hotel

Cross section A

Concentrate ground floor retail and commercial activity in precinct

Village Green

Buildings define edges of open space

Soho Street

Along road front - reduce side yards to create more continuous building frontage (see cross section)

Cross section B

Bring buildings forward to create more active street frontage (see cross sections)

Along road front - reduce building height to reflect historical character

Create pedestrian links to Cardrona River and beyond

Higher buildings step back away from road to allow greater height

Rear lanes for service access and parking

Riverside commercial / retail node

Less formal streetscape & footpaths continue beyond precinct

-  Rear service lanes for access and parking
-  Footpaths
-  Pedestrian links
-  Indicative parking areas