

Cardrona Rural Visitor Zone

The extent of the Cardrona Rural Visitor zone is shown below.



Other Rural Visitor zones in the district are covered in a separate brochure. You can view all the rules for the Rural Visitor zone in Cardrona online at www.qldc.govt.nz/district_plan



Mayor Vanessa van Uden and Councillor Leigh Overton
(Chair of the Strategy Committee)

“A hotel built on the slopes of Cecil Peak?
A casino on Mount Iron?

Not every idea for development is a good one. That's why we have a District Plan. The District Plan helps us manage economic growth and development in a sensible way so that the unique nature and scenic values of the district are retained and protected and development happens in the places that are most appropriate.

This is your chance to help us improve the existing plan, so get involved and have your say.”

Cardrona Rural Visitor Zone Issues and Options

The Rural Visitor Zone sets out the objectives, policies and rules that manage new development and subdivision activity around the main village at Cardrona which is zoned Rural Visitor.

We're currently reviewing the District Plan and looking at what works well and what needs to be changed. Monitoring of the existing Cardrona Rural Visitor Zone provisions and feedback from applicants has helped us identify some areas we think can be improved.

We'd like to hear your opinions on these.

You can see the full monitoring report at www.qldc.govt.nz/monitoring.

District Plan Review

The current situation

Here's a general overview of the existing rules:

New buildings

All new buildings require consent from the Council before they can be built. The Council has some control over site coverage, location, external appearance, earthworks, access and landscaping.

Visitor Accommodation and Commercial Recreation

Visitor accommodation and commercial recreational activities are controlled in the Rural Visitor zones, meaning consent will be granted but the Council exercises control over certain matters.

Non-residential activities

Currently non-residential activities such as commercial and retail activities and airports all require consent.

What has happened since the Rural Visitor Zone at Cardrona was first created?

- The Cardrona Valley Structure Plan was published in 2009. This is like a 'master plan' for the area and one of the key implementation tools to achieve community outcomes.
- The Cardrona Village Character Guideline was published in 2012. It identifies Cardrona's distinctive characteristics and how these can be built upon and complemented as the village grows.
- A large amount of work has been undertaken in relation to the creation of the Mt Cardrona Station special zone. Some of this work is relevant to the Cardrona township.

Proposed changes

Monitoring revealed a number of problems with the objectives, policies and rules that can be addressed through the District Plan Review.



The proposed changes include:

- Requiring new development to be in accordance with the Cardrona Valley Structure Plan, including identification of a character precinct around the historic hotel.
- Incorporating the Cardrona Village Character Guideline into the District Plan so they have statutory weight.
- Addition of rules to ensure good design outcomes are achieved, including setting specific limits on matters such as site coverage, minimum site sizes, consistent setback from site boundary rules, and consistent height limits.
- Review the rules relating to set backs from roads for commercial activities.
- Addition of rules requiring managing the effects of natural hazards.
- Possible review of the extent of the Rural Visitor zone at Cardrona (as identified in the Structure Plan).

What do you think?

- Are there any other issues we should consider?
- Have we captured all the work that should be considered as part of the District Plan review of the Cardrona Rural Visitor zone?
- Should we consider reviewing the extent of the Rural Visitor zoning at Cardrona?



Please email services@qldc.govt.nz

Or send your comments to: Policy & Planning, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348

Comments should be received by 25 May 2012 although feedback on these issues will be welcome at any time during the review process.

For more information or to comment online visit www.qldc.govt.nz/district_plan_review



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