



ISSUES AND OPTIONS FOR PLAN CHANGE 17

---

**Name** *Anderson, Mary*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Option 3 only one that gives residents input on the future village.  
All things mentioned are long overdue. Water and sewage top of list.  
Water, sewage, power, noise, landscape rules.

---

**Name** *Andrew Developments*

---

**Company** *Andrew Developments*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

The development of a structure plan allows agreement on the parameter for developments with a common theme for the village.

---

**Name** *Boyce, Chris*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Will give residents best opportunity to be involved with development. Could be premier alpine village.

More consideration for reducing road traffic, provide parking, walkways, reducing traffic speed. Gondola linking village to ski field, public transport.

Encourage other activities in village and surrounding areas eg golf, mt biking, hiking, fishing, gold panning, kayaking

---

**Name** *Boyce, Emma Jane*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Structure plan will enable Cardrona to:  
develop to its full potential in cohesive manner  
encourage year round tourism activities  
attract outside investment hence boost economy  
sympathetic to environment and heritage of area

Traffic on road an issue. Consider traffic ie public transport to area and a total pedestrian environment in village

---

**Name** *Cardrona Alpine Developments ltd*

---

**Company** *Cardrona Alpine Develo*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Structure plan would enable all issues identified to be considered by independent Council consultants and feedback from landowners and community. Also valley wide water & sewage infrastructure solution can be fully explored.

The structure plan concept provided not prepared by independent consultants and does not reflect plans of currently zoned properties. It also seems contrary to the urban design assessment by R Skidmore regarding the development of a commercial hub around the Cardona Hotel and height limit along the Cardrona Road.

Other issues for consideration include flooding issues from river and ensuring the NZHPT are involved in protecting areas of historic gold mining activity.

---

**Name** *Cardrona Limited*

**Company** *Cardrona Limited*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Favour developing a structure plan because the effective functioning of the village will largely depend on the appropriate clustering of the like activities, such as retail and restaurants, as well as roading and carparking.

The district plan do not currently achieve this and allow all activities throughout the zone to require on site carparking. A better clustering of these will achieve a better result for Cardrona.

More work is needed on:

identifying activity areas, roads and carpark areas,

the proposed height to setback rules.

more detail on what can be established already

---

**Name** *Cardrona Valley Residents and Ratepayers Association*

**Company** *Cardrona Valley Reside*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

structure plan provides opportunity to address and resolve issues & provide more certainty to layout and character. May provide chance to address infrastructure services issues.

Discussion document a starting point. However, lacks streetscape concept which has been commissioned by the CVRRS. Would like streetscape concept included in structure plan.

The Cardrona Valley Residents and Ratepayers Assoc would like to be activity involved in consultation to ensure a well balanced structure plan for Cardrona.

---

**Name** *Edney, Tim*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

We consider it not unreasonable to be provided with a detailed overall plan that incorporates the Mount Cardrona Station changes.

---

**Name** *Eglinton, Lee*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Structure plan will give us more say on investment and enable feedback from people with a vested interest.

---

**Name** *Franklin, Dean*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Structure plan to ensure Cardrona develops in a way that is: A. sympathetic and complementary to the local surrounds B. managed to provide a variety of amenities and services for the community and visitors C. managed to ensure that Developers time their projects to meet demand D. modelled on other successful village developments E. environmentally sensitive and forward-thinking. Cardrona unique environment, wonderful and world class if developed properly.

I believe that this draft structure plan addresses the correct issues and is an excellent starting document for this process.

Key concern at this early stage of development is safety of pedestrians moving between the Cardrona hotel and various accommodation providers located nearby. Traffic speeds are too fast and I have on occasion seen cars doing in excess of 100km/h through the township. Footpaths are an urgent requirement as is the slowing of traffic at both ends of Cardrona.

---

**Name** *Franklin, Tristan*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Structure plan to ensure Cardrona develops in a way that is: A. sympathetic and complementary to the local surrounds B. managed to provide a variety of amenities and services for the community and visitors C. managed to ensure that Developers time their projects to meet demand D. modelled on other successful village developments E. environmentally sensitive and forward-thinking. Cardrona unique environment, wonderful and world class if developed properly.

I believe that this draft structure plan addresses the correct issues and is an excellent starting document for this process.

Key concern at this early stage of development is safety of pedestrians moving between the Cardrona hotel and various accommodation providers located nearby. Traffic speeds are too fast and I have on occasion seen cars doing in excess of 100km/h through the township. Footpaths are an urgent requirement as is the slowing of traffic at both ends of Cardrona.

---

**Name** *Friedlander P B, Fregley P & S*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

The community review of the draft structure plan is most likely to result in a cohesive plan allowing for coordinated development fostering a common agreed theme for the village.

---

**Name** *Goldrush Holdings/Goldrush 2 Ltd*

**Company** *Goldrush Holdings/Gold*

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Support concept of a structure plan. However have issues with discussion document:

The "two zone " structure is opposed due to loss of development rights for those outside mixed use areas. Village small enough that centralisation unnecessary.

Upgrade of Cardrona Rd is required for the full length of the existing rural visitor zone frontage include walkway and cycling

The structure plan could add depth to the village ie at the southern end of Benbrae development.

A plan change will be required to give structure plan regulatory effect. The appropriateness of zone boundary positions should be considered, including

including the Brown residence opposite the Hughes & Prassinos property to the southern end of the town could create a more coherent exit to the southern end of the town.

Development could occur up the gully above Gold Rush Holdings land adjacent to the hall and church. This could be linked to the Mt Cardrona Plan Change

The 12 m height limit is appropriate in many locations in the village particularly those of the submitter. Many of buildings shown in discussion document show multistoried buildings.

Support the concept of a retail commercial frontage to Cardrona Valley Road but this appears inconsistent with Structure Plan shown in discussion document focusing mixed use zoning away from the road.

Concern that the process will result in a restrictive regulatory regime as a reaction to recent unsatisfactory developments.

Need to ensure inflexible approach not taken.

---

**Name** *Kirkland, Mitchell*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Structure plan essential to ensure development:

complements local surroundings and provides a variety of services and amenities for locals and visitors alike

ensures developers model projects on successful examples and time projects to meet demand

should ensure development in the township is environmentally sustainable

---

**Name** *Lee, John*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

A structure plan provides ability to address specific concerns for future developments in the village.

Main concerns include traffic speed, water, waste, provision of public areas ie playgrounds.

As speed reductions not likely other methods for traffic calming important for village.

---

**Name** *Lee, Mary*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Provides for future development

Issues are traffic, waste water effluent, open space, play areas and picnic areas.

Community consultation needed

---

**Name** *McLean, Patricia*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

building designs and heights

---

**Name** *Norris, Richard, Ralph and Pam*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Developing a structure plan will give Cardrona opportunity to grow in a controlled manner and retain natural beauty.

Discussion plan a great start, need footpath, slow traffic zone

---

**Name** *Phoenix 47 ltd*

**Company** *Phoenix 47 ltd*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

This approach will ensure integrated comprehensive development of the Cardrona Township while protecting amenity and recreation values of the valley.

Our input and comments have not been taken on board and implemented in the Draft, particularly in relation to the treatment and extent of the southern boundary of the Township. (Map provided)

Want logical geographical boundaries to determine limit of town development.

Development to south extends beyond zone boundary. Would like scale and extent of development to mirror this on eastern side or road and to extend the zone or new provisions to acknowledge approved development. This will create logical entrance to the town and contain further sprawl.

This is consistent with recent Environment Court proceedings for Miners Rise.

Essential all landowners and stakeholders have equal input into discussions and development of plan change and structure plan

---

**Name** *Roberts, Jenny*

---

Favoured Option **Retain existing district plan provisions**

Should Delay  Feedback

Let the market determine how the village develops. QLDC encouraging subdivision size of cromwell. No demand for further development.

The north will have plentiful supply of residential, retail and commercial activities etc.

The discussion document does not refer to Greenwood Associates streetscape development plan.

Draft concept photos not representative - Cardrona is not usa or europe

Should try to trace descendants of original owners of absentee titles.

---

**Name** *Robertson, J P*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

---

**Name** *Scurr, Cathy*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Structure plan needed so community has more input and forward planning. Existing option 1 has been abused with some of the developments not keeping with what Cardrona used to stand for.

Need traffic calming, sewage, infrastructure, building codes - eg historic rooflines, not enough land designated for buildings, spread development out not up to 12 m.

Link up village to Mt Cardrona Station

---

**Name** *Scurr, T.M.*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Concerned, not all Cardrona community aware of process.

Knowledge from earlier workshops appears to have been lost or ignored. Should summarise feedback from all workshops in one place - would provide clear direction of how community want Cardrona to develop.

Wastewater disposal very important as is parking, pedestrian crossings, traffic speed, recreation areas. Concerned about Council taking over Benbrae system as not confident this system is sustainable in the long term as land slip prone and close to water scheme.

Council should consider locations for bus parking, pedestrian crossings on main road, lowering traffic speed through village and providing parks and recreation areas. A specific commercial area for light industry is also worth considering.

Boundaries of RVZ should be reconsidered. They are not clearly based on topography or landscape or land tenure.

Need wider strategic planning to link with PC 18.

Would like member of Cardrona Valley Residents & Ratepayers Society on hearings panels for Cardrona Plan Changes and on committees investigating infrastructure.

---

**Name** *Scurr, Willy*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Would like more rural visitor ie lifestyle blocks in the valley - no more than 10 acres in size  
would like sewage outside village

---

**Name** *Stapper Hil, Kiesow Mario*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Structure plan is best method to address specific issues for Cardrona and to get clear vision of how this area will look in the future. Also could resolve infrastructure issues at same time.

Draft good but missing reference from Cardrona Streetscape Concept commissioned by Cardrona Valley Residents and Ratepayers Society. Would like reference to streetscape concept in structure plan. Consider an open consultative process involving Cardrona residents and ratepayers as crucial for successful development of a structure plan.

---

**Name** *Stodart, G*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

---

**Name** *Sumich, Charlotte and Lawrence*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

It is important that the area retains its historical character. Without a structure plan there is a risk that feeling of 'cardrona village' is destroyed.

---

**Name** *Vickers, Mr and Mrs*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Structure plan could help develop a cardrona village community

Need further discussion and artist impression.

Parking to be looked at so as not to be an eyesore eg on river or road or dangerous.

Resident vs visitor numbers need to be looked at - Cardrona should be primarily a village not a resort. Our house is in Soho St. We are not happy it may be used for parking coaches and camper vans.

---

**Name** *Williams, Bruce*

---

Favoured Option **Develop a structure plan as part of the Plan Change process**

Should Delay  Feedback

Don't like what has happened already in Cardrona  
Locals left in the dark regarding development  
Developers given free reign  
Nice to have influence  
Feel Council has failed community to date.