

MOUNT CARDRONA STATION SPECIAL ZONE

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Note: **Red** text (in **addition** and **deletion**) denotes changes suggested by the QLDC in 2012 as part of preparation for the District Plan review, and agreed to by Mount Cardrona Station Limited

Blue text (in **addition** and **deletion**) denotes new changes proposed by Mount Cardrona Station Limited.

Purple text (in **addition**) denotes new changes proposed as part of the section 42A report

Yellow Highlighted text (in **addition** and **deletion**) denotes new changes proposed following receipt and review of the s.42A Report.

Brown text (in **addition** and **deletion**) denotes new changes proposed following the hearing.

Turquoise highlighted text (in **addition** and **deletion**) denotes new changes proposed in the recommendations made by the Commission

12.21 Mount Cardrona Station Special Zone

12.21.1 Zone Purpose

The purpose of the Zone is to provide for an integrated community within a Village environment that provides a range of activities including residential, visitor accommodation, recreational, commercial, residential, educational and community activities. The Zone is located within the Cardrona Valley, 2km north of the existing Cardrona Village, and approximately 20km to the south of the Wanaka township.

The Zone is configured in a manner that creates a high quality sustainable environment. It provides significant benefits to the wider community through the provision of a range of housing options, recreational activities, protection of open space, commercial activities, visitor accommodation, educational and community facilities, a range of housing options, sustainable infrastructure design, and the creation of a distinctive destination.

12.21.2 Issues

Issue 1:

i Sustainability

In order to achieve the objective of sustainable management, there is a need to understand what the term means for the Zone.

ii Landscape

The Zone is located within an Outstanding Natural Landscape, and the visual amenity values of this and the surrounding landscape need to be recognised and provided for.

iii Integrated community

The potential for coordinated development to occur in a manner that provides for a sustainable and integrated community.

iv Spatial planning and design

Site planning and design controls are important in establishing coordinated development.

v Ecological values

Farming and gold mining activities have resulted in a reduction of the natural ecosystem values and endemic species within the environment of the Zone, and there is potential to improve this.

vi — Heritage values

~~A rich cultural heritage exists within the Cardrona Valley associated with gold mining and pastoral farming. This needs to be recognised and provided for.~~

vii — Infrastructure

~~Development of the Zone will require the provision of services including roading access, water supply, sewage disposal, stormwater, telecommunications and electricity supply. There is an opportunity to provide these services in a sustainable manner.~~

viii — Recreation

~~There are significant recreational activities already being undertaken within the Cardrona Valley. It is anticipated that these activities will grow in diversity as a result of an increase in the local population. Such growth could be complemented by the Zone.~~

12.21.32 Objectives and Policies**Objective 1 – Sustainable Management**

The Zone provides for a community that minimises its effects on the environment and provides for the social and economic wellbeing of the people living within.

Policies:

Sustainable management in the context of the Zone is made up of the following components:

1.1 **Ecological sustainability**
To encourage the planting of species that are suited to the climate and landscape, needing little maintenance. Where possible, encourage the planting of species that are indigenous to the area so that they attract indigenous flora and reflect the past ecological structure of the Valley.

1.2 **Social and economic sustainability**

To establish a Village that provides for the health and wellbeing of residents and visitors, with design that is conducive to social interaction and the establishment of a sense of place. Through providing a mix of uses, recreational and tourism opportunities and housing opportunities, to provide an environment that appeals to a range of people.

1.3 **Heritage (historic value) sustainability**

To build on the heritage values that exist in the Cardrona Valley, and use the heritage values to assist in providing an identity for the Zone.

1.4 **Energy sustainability**

To ensure that the Zone is energy efficient; and the following is achieved:

- buildings are aligned to achieve maximum solar gain;
- where possible renewable energy sources are used, particularly solar heating.

1.5 **Sustainable infrastructure provision**

To ensure that infrastructure supporting the Village has minimal impacts on the natural functioning of the environment through:

- Minimising water takes and disposal of waste;
- Designing infrastructure systems to have the capacity to meet changes in demand.

1.6 **Sustainable management of landscape values**

To achieve a built environment that has a limited footprint when viewed within the wider landscape context, and to encourage built form that harmonises with the landscape rather than competing with it.

1.7 **Sustainable growth management**

To create a Zone that provides for future growth of the Queenstown Lakes District in a contained location, avoiding inappropriate urban sprawl and providing a critical mass that enables effective infrastructure provision.

Implementation Methods

~~Objective 1 and associated policies will be implemented through a number of methods including:~~

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~~i. District Plan~~

~~(a) Inclusion of a Structure Plan incorporating Activity Areas~~

~~(b) Rules and Assessment Matters, including rules controlling subdivision design~~

~~ii. Other~~

~~(c) Design Guidelines that incorporate sustainable design~~

~~(d) Covenants on title~~

Objective 2 - Landscape

1. **Development recognises and responds to the values and character of the landscape.**
2. **Development areas within the Zone are contained and a defined urban edge is established in order to prevent 'urban sprawl'.**
3. **Landscaping within the Zone responds to the opportunities and constraints of the site and its surrounds and reinforces cultural landscape patterns in the wider Cardrona Valley.**

Policies:

- 2.1 Through the provision of a Structure Plan, to achieve:
 - an overarching design framework, facilitating the establishment of a coherent built environment that responds to the natural environment and existing landscape values of the site and its surrounds;
 - clear boundaries to the Zone that relate to topography and landscape features;
 - ~~areas of open space throughout the Zone that provide a relationship between built form and the surrounding open landscape, reinforce natural patterns in the landscape and~~

~~protect the areas of visual prominence such as the escarpment face.~~

- areas of open space throughout the Zone that:
 - provide a relationship between built form and the surrounding open landscape,
 - protect the areas of visual prominence such as the escarpment face **within Activity Area 7a.**
 - provide for golf course open space treatment on the lower part of the terrace landform.

2.2 To create a strong sense of place and a character that reflects the cultural and heritage values of Cardrona Valley.

2.3 ~~To maintain views of the night sky through ensuring that street lighting is low level and is directed away from Cardrona Valley Road. Avoid upward light spill on into the night sky through appropriate control of the design and type of street lighting and other lighting external to buildings.~~

2.4 To ensure that the colours and materials of buildings and structures complements the dominant colours in the landscape.

2.5 To provide landscaping within the Zone that complements the surrounding natural and cultural landscape values, and, where necessary, mitigates the effects of development.

2.6 To avoid buildings that break the skyline when viewed from the Cardrona Valley Road, and where possible to mitigate the effects of buildings when viewed from surrounding public places.

2.7 To ensure that the golf course follows where practical the natural contours of the land, and that associated planting and water features reflect the naturally occurring vegetation and ecological values of the wider Cardrona Valley.

Implementation Methods

~~Objective 2 and associated policies will be implemented through a number of methods including:~~

~~i. District Plan~~~~(a) Inclusion of a Structure Plan incorporating Activity Areas~~~~(b) Rules and Assessment Matters, including rules controlling bulk, location and density of buildings~~~~ii. Other~~~~(c) Design Guidelines~~**Explanation and Principal Reasons for Adoption**

~~The special amenities and the quality of the landscape are associated with the tawny gold characteristics of the tussock and grassland that cover much of the Cardrona Valley. It is important that development within the Zone recognises and complements the landscape characteristics of the Cardrona Valley through the adoption of clear boundaries to the development areas, building design controls, and appropriate landscaping.~~

Objective 3 - Integrated Community

To enable a complementary mix of uses within the Zone in order to create an integrated and sustainable community.

Policies:

- 3.1 To establish a mix of residential, visitor accommodation, educational, and commercial activities, and recreational and community activities including golf, open space and walkway linkages, throughout the Zone.
- 3.2 To establish a range of accommodation options and densities for residents, workers (including seasonal workers) and visitors that is integrated throughout the Zone.
- 3.3 To encourage the construction of secondary units within the Zone for the purpose of providing accommodation for permanent residents and/or long term rental accommodation for workers.

3.4 To encourage permanent residents through the provision of a range of densities and housing options, and where practical, through the provision of community, recreational and educational facilities.

3.5 To recognise the limitations for development of the site (defined by natural topographical boundaries, development form and style, and servicing constraints), while ensuring that the development yield provided is adequate to establish a sustainable and vibrant community.

Implementation Methods

~~Objective 3 and associated policies will be implemented through a number of methods including:~~

~~i. District Plan~~~~(a) Inclusion of a Structure Plan incorporating Activity Areas~~~~(b) Rules and assessment matters, including controls on location of activities and density provisions~~~~ii. Other~~~~(c) Stakeholders deed~~~~(d) Design Guidelines~~**Explanation and Principal Reasons for Adoption**

~~A significant factor in ensuring the vibrancy of the Village and long term success stems from its ability to provide for a range of uses and accommodation opportunities. Providing for permanent residents is important because it creates a sense of community. The ability to provide for a range of commercial and recreational facilities that are is important in creating a diverse village also relies on a critical mass of residents and visitors. The Zone provisions therefore encourage a range of uses, densities and housing types. Educational and community facilities are also encouraged. Secondary units are encouraged where they are for the purposes of providing long term~~

~~accommodation options either for the first home buyer as a stepping stone before building a larger house, or for workers. Given the purpose of secondary units, visitor accommodation within any secondary unit is a non-complying activity.~~

Objective 4 - Spatial Planning and Design

A coherent site layout that provides a heart to the Village, and creates a legible, safe, attractive and efficient environment with a strong character and identity that reflects its unique location.

Policies:

- 4.1 To provide a clear framework for locating activities, building volumes and densities that are appropriate to their location within the Village, and their function and form.
- 4.2 To ensure building and subdivision design occurs that:
- Contributes positively to the overall Village structure;
 - Creates an integrated network of safe and pleasant streets and walkways;
 - Is in harmony with the natural environment;
 - Recognises the character of the Cardrona Valley and the vision for the Zone;
 - Creates a vibrant and integrated community;
 - Enables the creation of a high quality living environment.
- 4.3 To design the bulk, form and mass of individual buildings to blend with the natural form and character of the landscape and to reflect the cultural and historical associations of the Cardrona Valley.
- 4.4 To achieve a public realm and built environment that contributes to the creation of a strong sense of place/identity.
- 4.5 To ensure that development occurs in accordance with the Structure Plan.
- 4.6 To ensure the location of open spaces and alignment of streets reinforces key views and vistas.
- 4.7 To design and locate buildings and structures in such a manner that they:
- Positively address the street and public places in order to contribute to neighbourhood amenity values including pedestrian accessibility and safety, and streetscape values such as diversity and attractiveness;
 - Optimise solar access;
 - Promote social interaction through placing buildings on site so that they front public open space [and the golf course](#);
 - Retain human scale;
 - Provide for efficient and comprehensive infrastructural servicing.
- 4.8 To promote higher density development and commercial activities within Activity Areas 1 and 2, and reduce density towards the perimeter of the Zone.
- 4.9 Within Activity Area 1:
- To encourage building design that can adapt to a range of activity mixes, and provide effectively for the provision of commercial activities at ground level;
 - To encourage ~~the area~~ [Activity Area 1a](#) to become the Village ~~focal point~~ [Centre](#), providing commercial [and visitor accommodation](#) activities that support the residential, visitor accommodation, worker accommodation, recreational and community activities within the Village;
 - To encourage buildings and activities to front onto ~~the a~~ [Village Green square or public open space](#);
 - To ensure that parking areas and garaging do not dominate the street, and, within the Village Centre, to encourage the provision of underground car parking where feasible;
 - To provide ~~larger scale for visitor accommodation activities and higher density residential activities~~ [in Activity Area 1b](#).
 - To provide for a single landmark building abutting ~~the a~~ [Village Green square or public open space](#) in Activity Area 1a.
 - [To integrate the golf course into the Zone by co-locating access, parking and commercial activities \(such as the pro-](#)

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shop) with the visitor accommodation and commercial activities within Activity Area 1a.

4.10 Within Activity Area 2:

- To provide for visitor accommodation and higher density residential development to reflect the proximity of the Activity Areas to the Village Centre;
- To ensure that development has strong links with the open space areas and golf course, and provides for clear viewshafts from individual allotments;
- To ensure that the densities are higher in closer proximity to the Village Precinct Centre.

4.11 Within Activity Area 3:

- To provide for medium density residential development and encourage permanent residents into the zone;
- To ensure that visibility from surrounding areas is properly avoided and or mitigated by restricting the height of buildings and ensuring adequate building separation from the eastern escarpment;
- ~~To provide an educational and community precinct which can cater for potential demand for educational or community facilities;~~
- To ensure that activities are in keeping with residential intensity and character, and do not create nuisance effects such as noise, odour or obtrusive lighting.

4.12 Within Activity Area 4:

- To provide a buffer between the higher density areas of the Village and the surrounding open space areas;
- To provide for lower density residential development with low building coverage and restricted height limits to reflect the location of the Activity Area and its relationship to the surrounding open space;

- To ensure that activities are in keeping with residential intensity and character, and do not create nuisance effects such as noise, odour or obtrusive lighting.

4.13 Within Activity Area 5:

- To provide for limited commercial and recreational development at specific sites within the Zone;
- To ensure that any future buildings within the woolshed site are at a similar scale and character to the existing woolshed (Activity Area 5a);
- To provide for commercial recreation activities and farming activities within the homestead site (Activity Area 5b).

4.14 Within Activity Area 6:

- To provide for formal and informal public recreation activities and pedestrian trails;
- To provide for communal open space areas through the Zone;
- To restrict buildings in the Activity Area 6a, other than those buildings associated with the functioning of the Village, the provision of access to the surrounding recreational activities, the provision of gas storage facilities, and a recycling station, and the provision of small scale buildings associated with potential sports fields located within the education precinct.
- To restrict buildings in Activity Area 6b, other than those buildings associated with the functioning of the Village and the provision of access to the surrounding recreational activities;
- To avoid buildings and motorised vehicle activity in Activity Area 6c;
- To ensure that activities do not create nuisance effects such as noise, odour or obtrusive lighting.

4.15 Within Activity Area 7:

- To provide for the protection of heritage features within the Zone, and the future protection of the open space surrounding the Village.

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- To enable public pedestrian access through the area while ensuring the safe operation of farming and other rural activities, providing for ecological enhancement, and protecting of the water races.
- To restrict buildings other than those associated with the provision of access to the surrounding recreational activities.
- To ensure that the natural values of the escarpment west of Cardrona Road are maintained and enhanced by suitable revegetation and by avoiding buildings in Activity Area 7a(a).

4.16 Within Activity Area 8:

- To maintain the existing activities and provide for future uses activities expected within the ski area access road including access, parking, road maintenance equipment storage, chain hire and ticketing.
- To provide for parking to co-ordinate with shuttle access to the Cardrona Ski Area, and to ensure that the visibility of parking when viewed from the Zone and the wider environs is avoided or adequately mitigated.
- To ensure that buildings, where necessary, are of a small scale.

4.17 Within Activity Area 9:

- To provide for a golf course and related activities and buildings including construction, operations and maintenance.

Implementation Method

Objective 4 and associated policies will be implemented through a number of methods including:

i. District Plan

(a) Inclusion of a Structure Plan incorporating Activity Areas

(b) Rules and assessment matters

ii. Other

(e) Design Guidelines

(d) Design Review Board

(e) Covenants on title.

Explanation and Principal Reasons for Adoption

Creation of a clear and co-ordinated structure and built environment with a cohesive character that creates a clear sense of place are important factors in establishing a sustainable, vibrant Village. The overall design of the Zone at the broad scale, through to the location and design of each individual building impacts on the overall legibility and quality of the Zone. These objectives can be achieved through the adoption of a Structure Plan, the use of Plan rules, development standards and assessment matters, as well as Design Guidelines.

The Design Review Board and Mount Cardrona Station Design Guidelines are methods that sit outside the District Plan and assist in achieving the objectives for the Zone through ensuring consistent design at the subdivision and building design stages.

When considering any subdivision consent or resource consent for any building the Council must take into account the Mount Cardrona Station Design Guidelines (2008) and the advice of the Design Review Board.

In order to ensure that all buildings are appropriately assessed there is a requirement that covenants are placed on every certificate of title requiring that all buildings are assessed by the Design Review Board. The Design Review Board is a design review panel agreed to by the Council and comprising a number of professionals including landscape architects, planners, urban designers and architects. When assessing any building or subdivision the Design Review Board will have regard to the Mount Cardrona Station Design Guidelines (2008).

The Mount Cardrona Station Special Zone provides the opportunity to create an integrated Village at the base of the Cardrona ski fields that is

~~complementary to the surrounding activities within the Valley, and integrated into the landscape, without imposing adverse effects on the qualities of that landscape.~~

~~Future development of the Zone will be managed in accordance with a Structure Plan, which forms part of the District Plan. This identifies 8 Activity Areas within the site which have been established as a result of comprehensive landscape and urban design analyses. Through the adoption of rules in the District Plan each Activity Area provides for a range of uses and densities, with lower and higher density enabled where this can be absorbed, and where it assists in creating a logical development including a golf course and related open spaces and amenities. The Structure Plan also provides for a greater diversity of activities within the Village Precinct, contributing to its vibrancy and role as a focal point.~~

~~The Activity Areas identified within the Structure Plan are described as follows:~~

Activity Area 1 – Village Centre

~~Activity Area 1 is located at the entrance to the Village, and is where the greatest scale and intensity of development is provided. Activity Area 1a will become the Village focal point, providing commercial activities that support the residential, visitor accommodation, worker accommodation, recreational and community activities within the Village. Buildings and activities are encouraged to front the Village Green, and are provided with views of Mount Cardrona to the northwest. Specifically, building within Activity Area 1a will facilitate a single landmark building abutting the village green, intended as a focal point within the village. Such building may be free-standing or form part of another building. The landmark building element is intended to define the Village Precinct and contribute to the identity of the village. Commercial activities are encouraged to locate in Activity Area 1a, which also provides for visitor and worker accommodation and residential activities. *The combined total gross floor area of specific activities in Activity Area 1a is restricted to ensure that the commercial function of the Village is appropriately proportional to the overall population capacity of the Zone, and to ensure that the Village complements the commercial potential of the Rural Visitor Zone at Cardrona Village.*~~

~~Activity Area 1b provides larger scale visitor accommodation activities and is located on the periphery of Activity Area 1a.~~

Activity Area 2 – Living Areas A and B

~~Activity Area 2 provides for visitor accommodation and residential development. The section sizes and density provisions reflects its proximity to the Village Centre, and its relationship to the open space areas, which provides for clear viewshafts from individual allotments and assists in retaining high amenity values.~~

~~Activity Area 2a (Living Area A) is largely located within the Village Precinct and provides compact living environment that fronts public open space. Activity Area 2b (Living Area B) is located further from the Village Centre, and has a slightly lower density than Area 2a.~~

Activity Area 3 – Living Areas B, C and D

~~Activity Area 3 (Living Area C) provides for residential development. It is located on the periphery of Area 2, and therefore is further from the Village Centre. Visitor accommodation is a discretionary activity within this area, reflecting the need to encourage permanent residents.~~

~~Activity Area 3a (Living Area D) is located on the eastern and southern boundaries of the Zone. In order to reduce visibility from surrounding areas the height of buildings within this Area is restricted, and buildings must be set back from the edge of the Zone.~~

~~Activity Area 3b is an educational and community precinct, providing for the potential demand for educational or community facilities. The associated rules ensure that this land is set aside for educational and/or community purposes indefinitely unless alternative land for these facilities is zoned or designated in the Cardrona Village or near the valley floor. If alternative land is provided elsewhere in Cardrona, Activity Area 3b is deemed to be zoned Activity Area 3a allowing for residential housing.~~

Activity Area 4 – Living Area E

~~Activity Area 4 (Living Area E) is located at the upper boundary of the Zone, and provides a buffer between the higher density areas of the Village and the surrounding open space areas. It requires larger sections, low building~~

coverage and limits buildings to 5.5m in height. These controls reflect the location of the Area and its relationship to the surrounding open space.

Activity Area 5 – Woolshed and Homestead Sites

Activity Area 5 provides for limited commercial and recreational development at the woolshed and homestead sites. The woolshed site (Area 5a) is visible from the Cardrona Valley Road, and is therefore considered the reference for the Village. Rules for this Area ensure that any future buildings are at a similar scale and character to the existing woolshed. Consequently, building heights are restricted to 6m.

The homestead site (Area 5b) is located within the Homestead Valley, and is located on the site that had previously contained the historic Cardrona Station homestead. Provisions for this area reflect its use for horse trekking and other commercial recreation operations or farming activities.

Activity Area 6 – Commonage

Activity Area 6 provides for both formal and informal recreation activities open to the public. This open space extends through the Village, providing an important recreational, visual and environmental resource for both residents within the Zone and the wider community. Buildings are strongly discouraged, other than those associated with the functioning of the Village. Buildings that may occur within this Activity Area are therefore restricted to those associated with the provision of access to the surrounding recreational activities, the provision of gas storage facilities, a recycling station, and the provision of small scale buildings associated with the golf course and potential sports fields located within the Indicative Education Precinct.

Activity Area 6a provides for some small scale buildings associated with commercial activities and community facilities. The Village Green is located within Activity Area 6a and provides an area of open space as a key focus and activity area for the Village Centre. Some built form is expected within the Village Green providing for activities such as farmers markets. However, its principle purpose is to provide communal open space.

Activity Area 7 – Heritage Area

Activity Area 7 provides for the protection of heritage features within the site, and the future protection of the open space surrounding the Village. Access easements ensure the public can walk throughout this area, however, unlike

the commonage; in some areas access is restricted to specific easements. This ensures the safe operation of farming activities, the horse trekking business, provision for ecological enhancement, and protection of the water races. This area is more natural in character than the commonage, reflecting the surrounding rural landscape. Similar to the Commonage, buildings are restricted, other than those associated with the provision of access to the surrounding recreational activities.

Activity Area 7a contains the steep escarpment immediately west of the Cardrona Road and east of the terrace. The escarpment is highly visible when viewed from the Cardrona Road and parts of the Cardrona Village, and is unsuitable for development. The policies seek to ensure that the natural values of the escarpment are maintained and enhanced through indigenous revegetation, and avoiding all buildings.

Activity Area 8a:

Activity Area 8a is located at the base of the Cardrona Ski Field Access Road. The provisions for Activity Area 8a acknowledge that the existing and future uses anticipated within the road primarily relate to provision of access, parking, road maintenance equipment storage, chain hire and ticketing. Given the functional use of the road and its prominent location adjacent to the Cardrona Valley Road, activities and buildings will be of a small scale, and control over external appearance and potential screening will be necessary.

Activity Area 8b

Activity Area 8b consists of the Cardrona Ski Field Access Road where it runs through the Zone. Previously zoned Rural General, this section of road provides access to the Cardrona Ski Field, and therefore no buildings or structures are anticipated.

Objective 5 – Ecological Values

To improve ecological values where possible within the Zone.

Policies:

- 5.1 To identify suitable areas for the protection and improvement of ecosystems, with a focus on the natural character and ecological values of the natural water courses within the Zone.
- 5.2 To encourage the integration of public and private open space areas with nature conservation values within the Zone.
- 5.3 To encourage riparian planting within the Homestead Gully and planting across the eastern escarpment face that enhances ecological and amenity values.
- 5.4 To encourage the use of endemic species in any landscaping plans, including golf course areas, where their use is practical and complementary to the enhancement of the ecological values of the site Zone and its surrounds.

Implementation Methods

~~Objective 5 and associated policies will be implemented through a number of methods including:~~

- ~~i. District Plan~~
 - ~~(a) Inclusion of a Structure Plan incorporating Activity Areas~~
- ~~ii. Other~~
 - ~~(b) Design Guidelines~~

Explanation and Principal Reasons for Adoption

~~There are opportunities to improve the ecological values of the Zone and its surrounds through planting endemic species, particularly in the Homestead Gully. Additionally, the use of appropriate landscaping within both private and public land can improve ecological values as well as providing amenity value. Care must be taken to ensure that enhancement programmes can be successful in the Cardrona Valley climate and do not require significant irrigation and maintenance.~~

Objective 6 – Heritage Values

To recognise the rich cultural history of the Cardrona Valley through promoting heritage awareness and protection of important heritage features within the Zone.

Policies:

- 6.1 To reflect the farming, mining and recreational heritage values of the Cardrona Valley in the Structure Plan, urban design, landscaping, trails network and building design of the Zone.
- 6.2 To establish a Heritage Activity Area, in order to protect the Walter Littles and Cardrona Water races, and draw attention to the important heritage features and values in the Zone.

Implementation Methods

~~Objective 6 and associated policies will be implemented through a number of methods including:~~

- ~~i. District Plan~~
 - ~~(a) Inclusion of a Structure Plan incorporating specific Activity Areas, particularly Areas 6 and 7~~
 - ~~(b) Rules and Assessment Matters controlling activities within Activity Areas 6 and 7~~
- ~~ii. Other~~
 - ~~(c) Design Guidelines~~

Explanation and Principal Reasons for Adoption

~~Remnants of the Cardrona Valley's goldmining and pastoral farming heritage are scattered throughout the Valley and are not well understood or protected.~~

~~Of significance, the Walter Littles and Cardrona Water Races run through the Zone. These were established in the 1860's, and have been used for goldmining and farming activities to the present day. Given their significance as a reminder of past activities, it is important that they are protected and made accessible to the local community and visitors. There are opportunities to provide linkages between the heritage values of the Zone and those found in the wider Cardrona Valley through provision of walkways and interpretive information.~~

Objective 7 - Infrastructure

Long term environmental sustainability of the Village and its surrounds.

Policies:

Roading

- 7.1 To provide safe and efficient road access to the Zone from the Cardrona Valley Road, and the Cardrona ~~s~~[Ski field Area](#) access road.
- 7.2 To establish a distinctly rural character for streets throughout the Zone that reflects the rural character of the surrounding environment. This includes the avoidance of kerb and channelling and obtrusive lighting.
- 7.3 To provide a high level of connectivity throughout the Zone by providing well connected vehicle, pedestrian, bridle and cycling networks.
- 7.4 To design local streets to ensure safe, low speed traffic environments.
- 7.5 To encourage the use of rear lane access to residential allotments and the provision of 'farm yard car parks' that provide access and car parking to a number of residential units.
- 7.6 [For carparking:](#)
- (a) To encourage the provision of a comprehensive underground car parking facility within the Village ~~Freeinet~~ [Centre](#).
 - (b) [To provide for an area for car parking adjacent to the Cardrona Ski Area Road access road where it can co-ordinate with shuttle](#)

[bus access to the Ski Area and where potential adverse effects on landscape values can be avoided or adequately mitigated.](#)

Water management

- 7.7 To encourage sustainable water use practices, including:
- the collection and use of roof water;
 - the recycling and use of grey water; and
 - the avoidance of using potable water for irrigation purposes.
- 7.8 As far as practicable, to retain and where possible enhance the natural water courses and wetlands within the Zone.
- 7.9 To incorporate stormwater and sediment management options that ensure that:
- (i) The rate of discharge remains equal to or less than that of pre-development
 - (ii) The quality of the water in that discharge remains equal to or better than that of pre-development.
- 7.10 To ensure that people living within the [MGS](#) Village are aware of the water supply system; its constraints and capacity so that they can manage their use of water more efficiently.

Energy

- 7.11 To encourage the use of energy efficient techniques in design and construction, and incorporate new renewable energy sources as they develop;
- 7.12 To encourage the use of solar energy.
- 7.13 To encourage the use of energy efficient solid fuel burners with low emissions in order to maintain the visual amenity values of the Cardrona Valley.

Implementation Methods

~~Objective 7 and associated policies will be implemented through a number of methods including:~~

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~~i. District Plan~~

~~(a) Subdivision rules and assessment matters~~

~~ii. Other~~

~~(b) Design Guidelines~~

Explanation and Principal Reasons for Adoption

~~Sustainability needs to be addressed comprehensively, from the broad scale subdivision design through to the individual dwelling. Part 15 of the District Plan contains objectives and policies, rules and assessment matters that address the subdivision process. The objectives and policies for the Zone build on the general subdivision provisions in the District Plan, reflecting the importance of sustainability objectives for the Zone.~~

Objective 8 - Recreation

To provide for and encourage recreational opportunities and activities within the Zone and their linkage with recreational activities throughout the Cardrona Valley and the surrounding area.

Policies:

- 8.1 *To provide a trail network throughout the Zone that has the ability to connect to existing and future trails within the Cardrona Valley and the surrounding area.*
- 8.2 *To provide open space for active and passive recreational activities throughout the Zone.*
- 8.3 *To integrate well managed open space areas with valuable amenity into the Zone and to maximise their use.*

8.4 *To ensure that activities, buildings and structures enhance passive and active recreation activities, and integrate with the surrounding public access linkages.*

8.5 *To restrict residential and commercial activities within the Heritage and Commonage Areas to ensure that they are available for passive and active recreation.*

8.6 *To provide for potential connections between the Village and the Cardrona Ski Area.*

8.7 *To provide a golf course for local and public use and to provide a high standard of recreational and visual amenity for residents and visitors to the Zone*

Implementation Methods

~~Objective 8 and associated policies will be implemented through a number of methods including:~~

~~i. District Plan~~

~~(a) Subdivision rules and assessment matters, which specifically require public access easements and the establishment of walkways.~~

~~ii. Other~~

~~(b) Design Guidelines~~

12.21.4 Environmental Results Anticipated

~~Implementation of the objectives, policies and methods for the Zone will result in:~~

~~Landscape Values~~

- ~~• A Village that complements the landscape of the Cardrona Valley through careful design and location of buildings.~~

Integrated Community

- A year-round destination with recreational activities provided in both summer and winter.
- A well-structured, vibrant, sustainable and integrated community that provides for permanent residents, visitors and seasonal workers.

Spatial Planning and Design

- The creation of a Village with a unique character, and a strong sense of place.

Ecological Values

- The improvement of ecological values within the site, particularly within water courses.

Heritage Values

- The protection of significant heritage values, and an increased understanding of the heritage of the Zone and the wider Cardrona Valley.

Infrastructure

- The Village incorporating sustainable design and management practices.

Recreation

- A well-connected Village with walkways, cycle ways, bridle trails and roading connections throughout with linkage to the surrounding area.