

Before the Queenstown Lakes District
Council

In the matter of The Resource Management Act 1991

And A requested change to the Mount Cardrona Station Special
Zone of the Queenstown Lakes District Council's Operative
District Plan – **Plan Change 52**

Requestor right of reply

Mt Cardrona Station Limited

Dated 13 October 2017

Solicitor:
Rosie Hill
Anderson Lloyd
Level 2, 13 Camp Street, Queenstown 9300
PO Box 201, Queenstown 9348
DX Box ZP95010 Queenstown
p + 64 3 450 0700 | f + 64 3 450 0799
rosie.hill@al.nz

Counsel:
Warwick Goldsmith
Barrister
PO Box 213, Queenstown 9365
m + 64 021 220 8824
warwickgoldsmith@gmail.com

Requestor right of reply

Introduction

- 1 This Right of Reply (**Reply**) is prepared on behalf of the Requestor, Mt Cardrona Station Limited (**Requestor**) in respect of Plan Change 52 (**PC 52**).
- 2 Information referenced in this Reply, and attached for the Hearings Panel, is as follows:
 - (a) **Appendix 1** - Track Change version of PC 52 Chapter 12, dated 13 October 2017;
 - (b) **Appendix 2** – Track Change version of PC 52 Chapter 15 amendments, dated 13 October 2017;
 - (c) **Appendix 3** – Final Mount Cardrona Station Design Guidelines 2017 (**Design Guidelines**), dated 13 October 2017;
 - (d) **Appendix 4** – Section 32AA analysis.
- 3 This Reply addresses the following matters:
 - (a) Response to Council's Right of Reply dated 06 October 2017 (**Council Reply**); and
 - (b) Overview of Requestor's final suggested amendments to PC 52 provisions following Council Hearing.

Response to Council Reply

- 4 Counsel notes there is substantial agreement on outstanding issues post-Hearing between Council and the Requestor. Matters confirmed in Council's Reply which summarise the process to date and agreements reached post-Hearing are not otherwise repeated here. For completeness, any matters not referred to in this Reply are not otherwise contested by the Requestor.

Amendments to address final road widths and dimensions

- (a) Page 8 of Council's Reply suggests amendments to the Design Guidelines at Part 2 as follows:

Importantly, however, the road widths and dimensions set out in the Guidelines are indicative only and will be subject to detailed design approval by Council at the time of subdivision.

The Requestor accepts the intent of this suggested amendment, however has refined the wording to reflect the need for Council engineering approval, and the fact the roads are the indicative widths, as follows:

These road widths and dimensions are the MCS intended road widths and dimensions but will be subject to Council engineering approval at time of Subdivision.¹

- (b) Page 8 of Council's Reply suggests an amendment to assessment matter 15.2.7.3(ix) to also address the indicative nature of road widths and dimensions. The Requestor accepts this amendment with minor wording changes as set out above.

Deletion of sports field

- (c) The Requestor refers to pages 8-9 of Council's Reply and the deletion of the sports field indicated in Activity Area 6. Consequential amendments to Rule 12.22.2.2(i) and Assessment Matter 12.22.5(i) suggested in Council's Reply are accepted by the Requestor and have been included in **Appendix 1** with minor wording amendments.

Requestor's final amendments to PC 52

- 5 A range of amendments have been made to the PC 52 provisions following the Hearing in response to matters raised by the Hearings Panel and Submitters over the course of the Hearing. Those amendments are identified in track changes as appended to this Reply.
- 6 For the assistance of the Commission, the below table sets out the issues raised in the Hearing as noted by Counsel, the response to each issue by the Requestor, and the reference to the associated PC52 provision.
- 7 Each of these amendments is also addressed in Mr Brown's section 32AA analysis, attached as **Appendix 4**.



Warwick Goldsmith / Rosie Hill

Counsel for Mt Cardrona Station Limited

¹ Page 2-5 of the Design Guidelines

Action item / issue	Requestor response	PC52 provision
Clarification that pol 2.1 relates to the protection of escarpment faces such as those in Activity Area 7a	Policy 2.1 has been modified to include this change to recognise that the escarpment is contained within AA7a.	Policy 2.1, Page 12-139c
Clarify how rules relating to earthworks and golf course construction give effect to Pol 2.7 re ensuring contours are retained	A new matter of control for earthworks Rule 12.22.2.2(iii) is included, and a new assessment criterion is included at Rule 12.22.5(xxii)(4)	Rule 12.22.2.2(iii), page 12-139o AS 12.22.5(xxii)(4), page 12-139ff
Ensure land use activities such as buildings, structures which precede subdivision are captured as discretionary	A new discretionary activity rule is added (Rule 12.22.2.3(viii)) to capture any buildings, permanent roading or permanent infrastructure that precedes subdivision, and the assessment criteria (Rule 12.22.5(xxv)) includes reference to geotechnical hazards	Rule 12.22.2.3(viii), page 12-139q AS 12.22.5(xxv), page 12-139gg
Further explain what is an 'ancillary activity' to clarify when Rule 12.22.2.3(vii) applies	"Ancillary" is qualified in the new note at Rule 12.22.2.3(vii)	Rule 12.22.2.3(vii), page 12-139q
Include consent notice requirement to prescribe design review process and include hazard assessment	Geotechnical hazard assessment now required at design review stage (AS 12.22.5(xxv)) Design Review compliance in AS 12.22.5(xxv) New Assessment matters requiring consent notice for geotechnical hazards	AS 12.22.5(xxv), page 12-139gg AS 15.2.7.3

Ensure commercial recreation activities in AA5 are covered in noise limits	Noise standards in Zone standard 12.22.4.2(v) clarified by adding Activity Area 5 into the standard	Zone standard 12.22.4.2(v), page 12-139x
Traffic safety and intersection design considerations	New Zone standard 12.22.4.2 and Rule 15.2.7.1 provide for movement of intersection locations and minimum separation distances	12.22.4.2(i) page 12-139w Rule 15.2.7.1
Consider further mitigation of water use in provisions	Additional section in Design Guidelines referring 3.8 Water Efficiency which includes the aim of ensuring Buildings throughout the Zone adopt design techniques to achieve water efficiency, thereby reducing long-term water use in an area where there are water supply constraints. This aim is considered through specific building design guidelines that encourages better design principles and appliances to mitigate water use. The Requestor notes this was not a specific requirement, however has taken the positive initiative to provide for this matter further.	Section 3.8 design Guidelines
Consider further energy efficiency options	Part 3.7 Energy Efficiency in Design Guidelines amended which will incorporate Homestar certification	Section 3.7 Design Guidelines

	methods into the Owners Sustainability Guide so that: <i>each landowner will receive:</i> <i>An MCS Owner's Sustainability Guide, which provides further detail on achieving sustainable building design.</i> <i>Advice in relation to Homestar certification, which helps achieve an energy efficient, warm and dry house.</i>	
Ensure there is no vehicle access through AA6c (adjacent to Pringles Creek) and no above ground structures apart from fencing – no storage of gas	Modifications to structure plans to name the area adjacent to Pringles Creek boundary “Activity Area 6c”, and restrictions on activities in permitted, controlled, discretionary and non-complying rules relating to AA6c	Rule 12.22.2.4(vii) and (viii), Page 12-139r
Ensure that controlled education activities include an additional matter of control relating to access to open space	Modification to Rule 12.22.2.2(i) – additional bullet point on the matters of control	Rule 12.22.2.2(i), Page 12-139o AS 12.22.5(i), Page 12-139z
Amend Design Guidelines to include protection of night sky and for locally sourced plants to be used	Amendments to Design Guidelines made	Design Guidelines

Clarify how rules govern Gondola activities regarding height limits for other buildings	A new exemption (c) is added to exempt gondola structures from the height standard 12.22.4.2(iii) to ensure maximum height does not apply to pylons and other structures associated with a gondola	Zone Standard 12.22.4.2(iii), Page 12-139x
Structure Plan C – ensure easement walkways are for cycling as well as pedestrian	modified structure plan C by changing the arrow notation label in the legend to “KEY PEDESTRIAN AND CYCLE LINKAGES”	Structure Plan C

Appendix 1 - Track Change version of PC 52 Chapter 12, dated 13 October 2017

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.

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:~~

- ~~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~~

- 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.

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:

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-

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, 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, a recycling station, and the provision of small scale buildings associated with potential sports fields located within the education precinct.

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.
- To enable public pedestrian access through the area while ensuring the safe operation of farming and other rural activities, provisiending for ecological enhancement, and protectiending 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

(c) 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 [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 [Precinct 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:~~

- ~~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.

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.

Green text (in **addition**) denotes new changes proposed in further submissions 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.

~~the provision of recreational activities protection of open space, educational and community facilities, a range of housing options, sustainable infrastructure design, and the creation of a distinctive destination.~~

~~The preparation of site and zone standards in the District Plan and Design Guidelines will ensure that the Village contributes to the social, economic and cultural wellbeing of the wider community; contributing to the integration of the built and natural environment.~~

Interpretation:

It is noted that Activity Areas 1, 2, ~~3~~, 5, ~~7~~ and ~~6~~ ~~8~~ all contain sub-areas. Except where 'a' or 'b' ~~or 'c'~~ is specifically listed, the rules of the Activity Area shall apply. For example, Activity Area ~~3~~1 contains two sub-activity areas ~~3~~1a and ~~3~~1b. Where a rule refers to Activity Area ~~3~~1, it applies to both Activity Areas ~~3~~1a and ~~3~~1b.

12.22.21 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone rules. The provisions of the Mount Cardrona Station Special Zone will take precedence over the District Wide Rules in any situation where the rules differ. Otherwise the provisions of the District Wide Rules shall continue to apply.

- | | | |
|-------|--|-----------------|
| (i) | Heritage Protection | - Refer Part 13 |
| (ii) | Transport | - Refer Part 14 |
| (iii) | Subdivision | - Refer Part 15 |
| (iv) | Hazardous Substances | - Refer Part 16 |
| (v) | Utilities | - Refer Part 17 |
| (vi) | Signs | - Refer Part 18 |
| (vii) | Relocated Buildings and Temporary Activities | - Refer Part 19 |

12.22.32 Activities

12.22.32.1 Permitted Activities

12.22 Mount Cardrona Station Special Zone Rules

12.22.1 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 visitor accommodation 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~~

Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.

12.22.32.2 Controlled Activities

The following shall be **Controlled Activities** provided they are not listed as a **Prohibited, Non-Complying or Discretionary** Activity and they comply with all the relevant **Site** and **Zone** Standards.

The matters in respect of which the Council has reserved control are listed with each controlled activity.

i. Educational facilities and community activities, including health and day care facilities, in Activity Areas 1, 2 and 3~~b~~ and commercial recreation activities in Activity Area 5

Matters over which control is reserved:

- Site layout
- External appearance of buildings
- Parking, loading and access
- Location of outdoor activities
- Access to open space areas for educational facilities

ii. Visitor Accommodation in Activity Areas 1~~b~~ and 2

Matters over which control is reserved:

- Parking and access, including bus and pedestrian access
- Noise
- Hours of operation of premises licensed for the sale of liquor associated with visitor accommodation.

iii. Earthworks that are for the purposes of:

- Access roads
- Underground car parks
- Walkways
- Construction and maintenance of the golf course and related ground works including access and irrigation storage and reticulation
- Farm tracks and bridle paths

- Utilities
- Mitigatory earthworks as shown on Structure Plan D
- Construction of buildings

And that:

- exceed a volume of **200m³** per site (within a 12 month period); or
- expose an area of bare soil greater than **400m²** in area within that site (within a 12 month period) where the average depth is greater than 0.5m; or
- are undertaken within 7m of a water body.

Shall be a controlled activity.

Matters over which control is reserved:

- Sediment control
- Dust control
- Site rehabilitation and landscaping
- Effects of golf course construction on natural landform

iv. Buildings within Activity Areas 1 and 5~~a~~

Matters over which control is reserved:

- External appearance including colours and materials;
- Site configuration and building orientation;
- Signage;
- Lighting;
- Landscaping;
- Consistency with the Mount Cardrona Station Design Guidelines (~~2008~~ 2017);
- Advice of the Design Review Board;
- Design and height of a landmark building in Activity Area 1a in terms of the building's relationship to ~~the a~~ Village Green square or public open space and surrounding buildings.
- Provision for parking.

v. Earthworks and planting required by Structure Plan D: Mitigation Earthworks and Planting Plan

Matters over which control is reserved:

- Proposed plant species and bunding

- Consistency with Structure Plan D: ~~Mitigation Earthworks and Planting Plan~~
- ~~The use of plant species that are proven to grow locally.~~

vi. **Buildings within Activity Area 9 (for the purpose of golf course and driving range operations and maintenance) and Activity Area 8a**

Matters over which control is reserved:

- External appearance
- Landscaping
- Access and parking

vii. **Premises Licensed for the Sale of Liquor within Activity Area 1**

Premises licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 11pm and 7am with respect to the scale of the activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor:

- To any person who is residing on the premises (temporarily or permanently)
- To any person who is present on the premises for the purpose of dining.

~~viii. **Buildings and Structures associated with the erection and maintenance of a gondola within Activity Areas 6 and 7b that provides access from the Zone to the Cardrona Ski Area.**~~

~~Matters over which control is reserved:~~

- ~~Location including the extent to which the passenger lift system breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.~~
- ~~External appearance, including materials, colours and light reflectance, including consistency with existing landscape features of which the gondola will form a part.~~
- ~~Access and parking~~
- ~~Sediment and erosion control; and~~
- ~~Protection of the historic water races~~

12.22.32.3 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as a **Prohibited or Non-Complying** Activity and they comply with all the relevant **Zone** Standards. Any activity that does not comply with ~~the any~~ site standards shall be a restricted discretionary activity with the Council's discretion limited to the activity subject to the site standard.

- Commercial activities** (excluding service stations) in Activity Areas 1b, 2, 3, and 5 and **Commercial Recreational Activities** in Activity Areas 2 and 3
- Visitor Accommodation** in Activity Areas 3 and 4
- Educational facilities and community activities** in Activity Areas 3 (except 3b), 4 and 5.
- Access Roads and Carparking** in Activity Areas 6a and 7, except:
 - Roads identified within ~~the~~ Structure Plan A.
 - Underground car parks
 - Road access and parking associated with a gondola.
- Buildings and Structures associated with the erection and maintenance of a gondola within** Activity Areas 6 and 7 that provides access from the Village Precinct to the surrounding recreational activities.
- Take off and landing of aircraft (except for emergencies)** within Activity Area 5a.
- Buildings and structures within Activity Area 6a** that are for the following purposes:
 - ~~R~~ One recycling Station
 - ~~G~~ One gas storage facilities
 - ~~Buildings located within 25 metres of the southern boundary of Activity Area 3, and that are less than 50m² in size.~~ Tennis courts.

MOUNT CARDRONA STATION SPECIAL ZONE

12

- vii. Within Activity Area 8c: carparking; earthworks for carparking formation and avoidance or mitigation of visual effects; and buildings that are for shuttle / ski area ticketing, bus shelters, ablution facilities and complementary ancillary commercial uses (limited to such as chain fitting services and coffee carts) and associated buildings.

The Council's discretion is restricted to the following matters:

- (a) Effects of carparking, associated buildings and mitigation earthworks and landscaping on landscape and visual amenity values when viewed from Activity Areas 1, 2, 3, 4, 5 and 6 within the Zone, or from the existing dwelling on Lot 6 LT 344432, or from the Cardrona Valley Road;
- (b) In relation to earthworks: sediment control, dust control, site rehabilitation, the sealing of the carpark, and landscaping.
- (c) Nature and scale of the complementary commercial uses and associated buildings

Note: "ancillary commercial uses" includes activities such as chain fitting, coffee carts and other small scale activities that provide services to people utilising the transport-related purpose of the Activity Area.

viii. Any:

- building (and associated roading, parking and other related and ancillary activities) for any purpose,
- permanent road,
- permanent infrastructure

proposed to be constructed prior to the subdivision to create the site(s) for that activity.

12.22.32.4 Non-complying Activities

The following shall be ~~Non-Complying~~ **Non-Complying** Activities provided that they are not listed as a ~~Prohibited~~ **Prohibited** Activity. Any activity which is not listed as a Prohibited Activity and which does not comply with one or more of the relevant zone standards shall be a Non-Complying Activity.

- i. **Buildings in Activity Areas 6a, 6b, 7, and 8 and 9**
Except:
 - Buildings in Activity Area 6a approved pursuant to Rule 12.22.2.3(vi)
 - Historic equipment
 - Bus shelters within Activity Area 6a ~~(permitted pursuant to Site Standard 12.22.5.1(viii))~~
 - Buildings within Activity Areas 8a and 9 approved pursuant to Controlled Activity Rule 12.22.32.2(vi).
 - One recycling station within Activity Area 6 approved pursuant to Rule 12.22.32.3(vi)(a)
 - One gas storage facility within Activity Area 6 approved pursuant to Rule 12.22.32.3(vii)(b)
 - Two buildings within the Indicative Education Precinct within Activity Area 6, approved pursuant to Rule 12.22.3.3(vii)(c).
 - Buildings and structures associated with the erection and maintenance of a gondola approved pursuant to Rule 12.22.32.2(viii).
 - Buildings within Activity Area 8c approved pursuant to Rule 12.22.2.23(vii).
 - fencing in Activity Area 6b
- ii. **Commercial activities, including commercial recreational activities,** in Activity Area 4.
- iii. ~~Visitor Accommodation:~~
 - Located within Activity Area 4
 - Located within a secondary unit.
- iv. **Service Stations**
- iv. **The construction of any building within the Zone** (except within Activity Area 8a or Activity Area 9 approved pursuant to Rule 12.22.2.2(vi)) prior to approval of subdivision consent that establishes

Comment [AL1]: Check with Jeff – should this be AA6c?

public access easements throughout Activity Areas 6 and 7 that are in general accordance with [the Mount Cardrona Station Walkways Plan](#) (Structure Plan C).

- vi. **Take off and landing of aircraft; except for**
 - Emergencies
 - Take off and landing within Activity Area 5a approved pursuant to Rule 12.22.32.3(vi)
- vii. **Secondary Units in Activity Area 2(a) on sections lots less than 230m2**
- viii. **Any motorised vehicle activity on, or use of, the legal road at the south-east corner of the Zone in Activity Area 6c, linking to Pringles Creek Road**
- ix. **Tennis courts, parking, or buildings and structures for recycling station or gas storage facilities in Activity Area 6c**

12.22.32.5 Prohibited Activities

The following shall be **Prohibited Activities**

- i. **Except** for a recycling station approved pursuant to Rule 12.22.32.3(vi): Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or fish or meat processing or any activity requiring an Offensive Trade Licence under the Health Act 1956.
- ii. **Planting of the following tree species:**
 - ~~Pinus radiata~~
 - ~~Pinus muricata~~
 - ~~Pinus contorta~~
 - ~~Pinus ponderosa~~
 - ~~Pinus sylvestris~~
 - ~~Pinus nigra~~
 - ~~Douglas Fir~~

- ~~All Eucalyptus varieties~~
- ~~Pine (Pinus radiata)~~
- ~~Bishops Pine (Pinus muricata)~~
- ~~Contorta or lodgepole pine (Pinus contorta)~~
- ~~Ponderosa Pine (Pinus ponderosa)~~
- ~~Scots pine (Pinus sylvestris)~~
- ~~Corsican Pine (Pinus nigra)~~
- ~~Douglas Fir (Pseudotsuga menziesii)~~
- ~~Mountain Pine / Dwarf Mountain Pine (Pinus mugo)~~
- ~~Maritime Pine (Pinus pinaster)~~
- ~~European larch (Larix decidua)~~
- ~~Sycamore~~
- ~~Hawthorn~~
- ~~Boxthorn~~
- iii. **Factory farming, Forestry activities and Mining**
- iv. **Industrial Activities**
- v. **The installation of any domestic heating appliance that is designed to have the ability to burn coal**
- vi. **Residential Flats**
There shall be no residential flats constructed within the Mount Cardrona Station Special Zone. [This rule does not apply to secondary units.](#)
- vii. **Buildings in Activity Area 7a**
- viii. **Residential Activities and Visitor Accommodation Activities in Activity Areas 5, 6, 7, ~~and 8~~ and ~~9~~**
- ix. **Activity Area 7**
(a) Buildings, except:
 - Buildings and structures associated with the erection and maintenance of a gondola approved pursuant to rule [12.22.3.3\(v\) 12.22.2.2\(viii\)](#);

MOUNT CARDRONA STATION SPECIAL ZONE

12

- Necessary farm buildings approved (location and materials) by the Design Review Board
- ~~(b) Motorised vehicles;~~
- ~~(eb) Bikes, except on marked and surveyed tracks;~~
- ~~(dc) Public access during periods that the area is closed for grazing.~~

- x **Parking** of vehicles and machinery in Activity Areas 6 and 7 ~~during and/or after construction in these areas except parking associated with a gondola.~~

12.22.43 Non-notification of Applications

~~Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Act, unless the Council considers special circumstances exist in relation to any such application:~~

Any application for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited notified:

- (i) All applications for **Controlled** Activities;
- (ii) Applications for the exercise of Council's discretion in respect of the following site standards:
 - Earthworks
 - Outdoor Living Space
 - Village Green square / public open space area in Activity Area 1a
 - Bus shelters
 - Minimum Gross Floor Area
 - Service Areas and Access

12.22.54 Standards

12.22.54.1 Site Standards

- i. **Village Green square / public open space area in Activity Area 1a**

- (a) Within Activity Area 1(a), ~~every building with road frontage adjacent to the Village Green (Activity Area 6a) shall be built up to the street boundary along the full frontage of the site, except:~~
- ~~— where a pedestrian linkage is provided with a maximum width of 6.2m; and~~
 - ~~— the building may be set back up to 2m from the front boundary within 8m of any building corner.~~

~~This rule shall not preclude the provision of recessed entrances within any façade to a depth of 0.75m. a village square / public open space area shall be provided as a focal point to the Village. The village square / public open space area shall adjoin:~~

- Activity Area 6 to the north
- Commercial activities (including food and beverage) at ground floor level and/or road to the east, south and west.

The location, area, and design of the village square / public open space area shall be determined and assessed at the time the building(s) within Activity Area 1a are consented pursuant to Rule 12.22.2.2(iv).

ii. Setbacks from Roads and Secondary Rear Access Lanes

- (a) Within Activity Area 1a all buildings shall be set back a minimum of 1m from the main access ~~through route B (as road depicted on the Mount Cardrona Station Special Zone Structure Plan A).~~
- (b) Within Activity Areas 1b and 2a all buildings shall be set back a minimum of 1m and a maximum of 3m from the road boundary.

Except:

- ~~— The minimum setback from the main access/through route B (as depicted on the Mount Cardrona Station Special~~

~~Zone Structure Plan A) for buildings within Activity Area 1b and 2a shall be 1 metre.~~

- (c) Within Activity Areas 2b and 3 all buildings shall be set back a minimum of 2m and a maximum of 4m from the road boundary.
- (d) Within Activity Area 4 the minimum setback from road boundaries of any building shall be 4.5m.
- (e) Within Activity Areas 2, 3 and 4 all garages and carports must be set back at least 1 metre from the front façade of the residential unit (i.e. the façade that faces the road).
- (f) Setbacks from secondary rear access lanes:
Where the site has access to a secondary rear access lane, all residential units and secondary units shall be set back at least 2 metres from the rear lane boundary. There shall be no setback requirements from this rear lane for garages and accessory buildings.
- (g) Setback from Cardrona Valley Road
Within Activity Area 8a all buildings shall be set back at least 10m from the boundary of the Cardrona Valley Road.

iii. Setbacks from Internal Boundaries- Activity Areas 1, 2, 3, 4

- (a) There shall be no internal setback requirements within Activity Areas 1 and 2a.
- (b) Within Activity Area 2b there shall be one internal setback of 1m.
- (c) Within Activity Area 3, all buildings shall be set back at least 3.5m from the rear boundary, and at least 2m from all other internal boundaries.
- (d) Within Activity Area 4 all buildings shall be set back at least 4m from all internal boundaries.

- (e) Accessory buildings for residential activities (other than those used for the housing of animals) may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2m of an internal boundary.
- (f) Within Activity Areas 1, 2 and 3 no setback is required from an internal boundary where buildings share a common wall on that internal boundary.
- (g) Setbacks from Farm Yard Car Parks:
Where the site has access to a farm yard car park, all residential units and secondary units shall be set back at least 2 metres from the boundary of the farm yard car park. There shall be no setback requirements from the farm yard car park for garages and accessory buildings.

iv.

Outdoor Living Space

The following provision shall be made for outdoor living space [\[note: the requirements below do not apply to hotel guest units\]](#)

- (a) The minimum provision of outdoor living space for each residential unit and secondary unit contained within the net area of the site shall be:
 - (i) Activity Area 1
5m² contained in one area with a minimum dimension of 2m.
 - (ii) Activity Area 2a
 - Residential unit: 20m² contained in one area with a minimum dimension of 3.5m.
 - Secondary unit: 5m² contained in one area with a minimum dimension of 2m.

MOUNT CARDRONA STATION SPECIAL ZONE

12

- Above ground residential unit: 8m² balcony with minimum dimension of 2m.

(iii) Activity Area 2b

- Residential unit: 36m² contained in one area with a minimum dimension of 3.5m.
- Secondary unit: 5m² contained in one area with a minimum dimension of 2m.

(iv) Activity Area 3

- Residential unit: 36m² contained in one area at the ground floor level, with a minimum dimension of 6m.
- Secondary unit: 5m² contained in one area with a minimum dimension of 3.5m.

- (b) The outdoor living space shall be readily accessible from a living area.

- (c) No outdoor living space shall be occupied by any building.

v. Building Height

The maximum building height within each Activity Area shall be:

Activity Area	Maximum Height
1	12m*
2	8m

* Except for the single landmark building in Activity Area 1a, provided for by [Rule 12.22.5.4.1\(xiv xiii\)](#), which shall have a maximum height of 24m

vi. Stud Height

Within that area of Activity Area 1a that fronts the Village [Green square / public open space area](#), any building or part of a building within 6 metres of the front façade shall have a minimum ground floor stud height of 3.9 metres measured from floor to floor.

vii. Boundary Fencing

The maximum height of any [Boundary Fencing](#) shall be:

- (i) Road [Boundary](#): 1.2m in height;
- (ii) Side yard boundaries: Between the road boundary and a point 1 metre behind the front façade of the dwelling: 1.2m in height;
- (iii) All other boundaries: 1.8m in height.

Except:

Boundary fencing located between a private allotment and Activity Area 6 or 7 shall have a maximum height of 1.2m.

viii. Bus Shelters within Activity Area 6

Bus [Shelters](#) shall have dimensions no greater than 7.2m x1.8m.

ix. Minimum Gross Floor Area – Residential Units (excluding secondary units) within Activity Areas 1, 2, 3 and 4 [\[note: the requirements below do not apply to hotel guest units\]](#)

Number of bedrooms	Minimum Gross Floor Area (square metres) (including above ground outdoor decking)
Studio units	40
1 (including studio units)	50
2	75 65
3+	90
4	115

x. Service Areas and Access – Activity Area 1

- (a) Any storage or servicing areas shall be contained within the building or accessed from a service lane at the rear of the property.

xi. Earthworks

The following limitations apply to all earthworks (as defined in this Plan), except for:

- earthworks associated with a subdivision that has both resource consent and engineering approval, and
- earthworks for the purposes of activities listed in [Controlled Activity Rule 12.22.32.2\(iii\)](#)

1. Earthworks

- (a) The total volume of earthworks does not exceed **200m³** per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
- (b) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed **400m²** in area within that site (within a 12 month period).
- (c) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).
- (d) No earthworks shall:
 - (i) expose any groundwater aquifer;
 - (ii) cause artificial drainage of any groundwater aquifer;
 - (iii) cause temporary ponding of any surface water.

2. Height of cut and fill and slope

- (a) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
- (b) The maximum height of any cut shall not exceed 2.4 metres.
- (c) The maximum height of any fill shall not exceed 2 metres.

3. Environmental Protection Measures

- (a) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
- (b) Any person carrying out earthworks shall:
 - (i) Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
 - (ii) Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.
- (c) Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

xii. Buildings within Activity Area 8a

No building within Activity Area 8a shall have a gross floor area of greater than 80m².

~~xiii. Commercial Activities in Activity Area 1b~~

~~No commercial activities shall occur in Activity Area 1b until such time as at least 65% of the ground level of Activity Area 1a is built and occupied by commercial activities.~~

xiv. ~~vi~~. Landmark Building in Activity Area 1a

In Activity Area 1a, one building only may comprise, among one or more design components, a landmark design component. The landmark design component shall not exceed the following dimensions:

MOUNT CARDRONA STATION SPECIAL ZONE

12

- Maximum dimension of width or length: 8metres
- Maximum width x length: 50m²

The building containing the landmark design component shall abut or be adjacent to the Village Green square / public open space area.

12.22.54.2 Zone Standards

- i. All subdivision, use and development shall be undertaken in general accordance with the Mount Cardrona Station Special Zone Structure Plans A – D, except that:

- The intersection of Cardrona Valley Road and the Access Road, and the intersection of the Cardrona Ski Field Access Road and the Ski Field Link Road, may be moved up to 25 metres in any direction in order to enable safe and efficient functioning of those intersections.
- The roading design shall show a minimum separation distance of 25m between the Access Road / Cardrona Valley Road intersection and the Tuohy's Gully Road / Cardrona Valley Road intersection.

ii. Building Restriction Line

- No building shall be located between the Building Restriction Line and the Zone boundary (as depicted on Structure Plan A).
- No building shall be located between the Building Restriction Line- Maximum height 4.5m (as depicted on Structure Plan B) and the Zone boundary (as depicted on Structure Plan A).
- No building shall be located within the Mitigation Bund- No Build as depicted on Structure Plans A and B.

iii. Building Height

Activity Area	Maximum Height
1a, 1b	15m
2a, 2b	10m
3	7m
3a and 3b	5.5m
4	5.5m
5a (woolshed)	6m
5b (homestead)	8m
6a	4m
8a, 9	7m
8c	4.5m

Except:

- Within Activity Area 1a a maximum building height of 24m for the single landmark building element that abuts or is adjacent to the Village Green square / public open space area.
- Within Activity Area 1b maximum building heights shall be in accordance with the Mount Cardrona Station Structure Plan B "Village Height Building Restriction Lines", such that:
 - Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 4.5m' and the 'Building Restriction Line- Maximum Height 6.5m (as depicted on Structure Plan B) shall have a maximum height of 4.5m.
 - Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 5m' and the 'Building Restriction Line- Maximum Height 6m' (as depicted on Structure Plan B) shall have a maximum height of 5m.
 - Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 6m' and

MOUNT CARDRONA STATION SPECIAL ZONE

12

the 'Building Restriction Line- Maximum Height ~~87m~~' (as depicted on Structure Plan B) shall have a maximum height of 6m.

(iv) Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 7m' and the 'Building Restriction Line- Maximum Height 8m' (as depicted on Structure Plan B) shall have a maximum height of 7m.

(iii)(v) Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 8m' and the 'Building Restriction Line- Maximum Height ~~109m~~' (as depicted on Structure Plan B) shall have a maximum height of 8m.

(vi) Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 9m' and the 'Building Restriction Line- Maximum Height 10m' (as depicted on Structure Plan B) shall have a maximum height of 9m.

(iv)(vii) Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 10m' and the 'Building Restriction Line- Maximum Height ~~1112m~~' (as depicted on Structure Plan B) shall have a maximum height of 10m.

(viii) Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 11m' and the 'Building Restriction Line- Maximum Height 12m' (as depicted on Structure Plan B) shall have a maximum height of 11m.

(c) Within Activity Area 3a

(i) Any building or part of a building located within a site adjacent to the 'Building Restriction Line- Maximum Height 4.5m' (as depicted on the Mount Cardrona Station

~~Special Zone Structure Plan) shall have a maximum height of 4.5m.~~

(c) The maximum height for Activity Area 6 does not apply to pylons and other structures associated with a gondola.

iv. Building Coverage – all buildings

The maximum building coverage for all activities on any site shall be:

Activity Area	% site coverage	% site coverage - dwelling and secondary unit
1a	95%	N/A
1b	80% 95%	N/A
2a	65% 75%	75%
2b	80%	
3	45%	55%
4	35% 40% except that where the site is greater than 1000m² 800m ² in size, the maximum site coverage shall be 35% 40% or 400m ² , whichever is the lesser.	N/A
5a (woolshed)	40%	N/A
5b (homestead)	30%	N/A

v. Noise Limits

- (a) Activity Area 1
Activities located within Activity Area 1 shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within Activity Area 1:
- daytime (0800 - 2200 hrs) 60dBA L10
 - night time (2200 - 0800 hrs) 50dBA L10 and 70dBA Lmax

- (b) Activity Areas 2, 3, ~~and 4~~ **and 5**
Activities located within Activity Areas 2, 3, ~~and 4~~ **and 5** shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within Activity Areas 2, 3, ~~and 4~~ **and 5**

Daytime 0800- 2000 hours 50dBA L₁₀
Night-time 2000- 0800 hours 40dBA L₁₀ and 70dBAL_{max}

~~(c) Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS6082:1991.~~

(c) Activities conducted in adjoining Activity Areas shall not exceed Activity Areas 2, 3, ~~and 4~~ **and 5** noise limits at any point within the boundary of any site within Activity Areas 2, 3, ~~and 4~~ **and 5**.

(d) Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS6082:1991.

vi. Educational and Community Precinct

- ~~(i) Buildings constructed within Activity Area 3b shall be for the purpose of educational facilities or community activities only.~~
- ~~(ii) If alternative land for these facilities is zoned or designated in the existing Cardrona Village or on the valley floor, clause (i) shall expire, and Activity Area 3b shall be deemed to be zoned Activity Area 3a.~~

vii. Walkways

~~Until such time as the walkway along the eastern boundary of Activity Areas 1, 3a, 3b has been constructed, no buildings shall be erected within Activity Area 3a.~~

viii. Mitigation Earthworks and Planting

No building shall be erected within Activity Areas 1b, ~~3a and 3b~~ or in the Southern Neighbourhood (as shown on Structure Plan A) prior to the Mitigation Earthworks and Planting Plan (MEPP) (Structure Plan D) being approved ~~and implemented~~ pursuant to ~~Controlled Activity Rule 12.22.32.2(v) and implemented~~. Mitigation planting area M4 (as shown on Structure Plan D) shall be planted at commencement of development occurring on-site. For the areas of M4 at higher elevations (adjacent to Activity Area 4) the mitigation shall comprise earth mounding with native grasses, low tussocks and shrub species.

Prior to the commencement of development occurring on-site, the pines species in mitigation planting area M5 (as shown on Structure Plan D) shall be removed and the area replanted in accordance with the Mount Cardrona Station Design Guidelines 2017.

Upon approval of the MEPP under Rule 12.22. ~~32.2(v)~~ implementation shall commence within the first available planting season.

ix ~~vii~~ Commercial Activities in Activity Area 1a

Within Activity Area 1a the maximum combined total gross floor area of the following activities is restricted to 3000m²:

- Bars
- Licensed Premises
- Restaurants
- Retail sales / Retail / Retailing
- Taverns

Provided that:

- (a) this rule does not apply to any of the activities listed above if those activities are ancillary to and located in the same premises as any visitor accommodation operation;

- (b) this rule does not apply to any temporary activity as defined in this District Plan;
- (c) this rule shall cease to have effect on the date 15 years following the date that the Mount Cardrona Station Special Zone becomes operative 8 December 2026.
- (d) For the purpose of this rule gross floor area excludes any areas for access, car parking and loading.

xviii Maximum number of units within the MCSSZ Zone

The number of residential units (excluding secondary units) and visitor accommodation units within the MCSSZ Zone shall not exceed 1000.

For the purposes of this rule a residential or visitor accommodation unit shall have a GFA greater than 50m². In respect of buildings with multiple units of less than 50m², the number of units will be calculated as the sum total GFA of all units with an individual GFA of less than 50m², divided by 50.

ix Protection of stream bed and riparian margins in Homestead Gully – Activity Area 7b

No development shall occur in the zone until the a Homestead Gully Management Plan for the M6 Homestead Gully (as shown on Structure Plan D) Management Plan has been adopted prepared by the landowner and approved by the Council and complied with. The purpose, features and implementation of the Homestead Gully Management Plan are set out in Appendix A to this Zone.

xii Protection of water races in Activity 7b and Chaff Storage Platform in Activity Area 9

Prior to the commencement of development occurring on-site, the landowner shall be responsible for preparing and submitting to the Council for its approval a Management Plan for the water races and their margins and the chaff storage platform. The Management Plan will set out the on-going care and protection of the water races and

their margins, including fencing and the planting of the downhill side of the water races in Chionochloa ecosystem species, and having regard to the management recommendations set out in the report Mount Cardrona Station Addendum November 2016 (Arch Hill Heritage Report No. 165).

The landowner shall also fill in any breaches in the water races except for drainage to the open space areas in Activity Area 6.

The management plan will also set out the on-going care and protection of the chaff storage platform, and how this feature will be incorporated into the golf course as a feature of historical interest.

The Management Plan shall be complied with on an ongoing basis.

xi Buildings within Activity Area 8c

The total combined gross floor area of all buildings within Activity Area 8c shall not exceed 400m².

12.22.65 Assessment Matters

i. Controlled and Discretionary Activities - Educational Facilities, Community Activities, Visitor Accommodation in Activity Areas 3 and 4, Health and Day Care Facilities, Commercial Recreation Activities in Activity Area 5

The extent to which:

- (a) The activity is compatible with the amenity values of the surrounding environment, considering:
 - The visual amenity of the street, neighbouring properties and open space;
 - Hours of operation;
 - The proximity of outdoor facilities to neighbours and potential noise effects;
 - Access to open space areas for education facilities;

- The ability to landscape and or mitigate adverse visual effects.

- (b) The location and design of vehicle access and loading areas is such that it ensures safe and efficient movement of pedestrians and vehicles;
- (c) Outdoor storage areas do not have an adverse effect on the visual amenity of the surrounding area, and are screened from public view.

ii. Controlled Activity- Buildings within Activity Areas ~~1a, 1b~~ and 5a

In considering applications for buildings within Activity Areas 1 and ~~5a~~, the Council shall take into account the Mount Cardrona Station Design Guidelines (~~2008~~2017), advice of the Design Review Board, and the extent to which:

- (a) The building has been considered as part of the wider environment in terms of how it reflects its location within the Village and the location of the open spaces it may face;
- (b) Views to the surrounding mountains have been considered in the design of the building;
- (c) The building design provides visual interest through articulation and variation;
- (d) The ground and first floor facades of the building establish a strong relationship to pedestrians, and the first floor appears accessible;
- (e) The building design is sympathetic to the character of the Village; having regard to:
 - materials
 - glazing treatment
 - vertical and horizontal emphasis
 - Colours

- (f) Proposed landscaping is consistent with the Mount Cardrona Station Design Guidelines (~~2008~~2017), utilising plant species that reflect the surrounding environment, are drought tolerant and reflect the character of the Zone.

- (g) Car parking is unobtrusive and is consistent with the Mount Cardrona Station Design Guidelines (~~2008~~2017)

- (h) The design of the single landmark building reflects its function as a central point within the wider MCS Village and a key node within the village ~~precinct~~.

(i) In Activity Area 1a:

- Buildings are designed to maximise outlook towards nearby tees and greens within Activity Area 9;
- Buildings adjacent to the village square / public open space area are designed to address and provide an active interface with the village square / public open space area, taking into account the matters in 12.22.5(xii) below.

iii. Controlled Activity- Mitigation Earthworks and Planting Plan

In relation to Structure Plan D, ~~the~~ the extent to which:

- (a) The earthworks are consistent with Structure Plan D.
- (b) The proposed planting is consistent with the planting list provided within Schedule 1a of the Mount Cardrona Station Design Guidelines (~~2008~~2017).
- (c) The planting and earthworks reduce the effect of buildings within Activity Areas ~~1b, 3a and 3b~~, particularly when viewed from dwellings accessed from the paper road on the eastern side of the Cardrona River.
- (d) The proposed planting uses plant species that are proven to grow locally.

iv. **Controlled activity- buildings within Activity [Areas 8a and 9](#)**

The extent to which:

- (a) The building and associated activities:
 - [In Activity Area 8a, ~~Are~~](#) are consistent with the maintenance of Activity Area 8a as the access to the Cardrona Ski ~~Field Area and do not adversely affect the functioning of the Cardrona Valley Road.~~
 - Are compatible with the amenity values of the surrounding environment;
 - ~~Do not adversely affect the functioning and amenity of the Cardrona Valley Road.~~
- (b) Landscaping, [materials and colours](#) ~~is~~ [are](#) used to soften the visual appearance of any buildings.

v. **Controlled Activity- Visitor Accommodation within Activity Areas [1b](#) and 2**

The extent to which:

- (a) The activity is compatible with the amenity values of the surrounding environment, considering:
 - Hours of operation associated with any premises licensed for the sale of liquor
 - The proximity of outdoor facilities to neighbours and potential noise effects
- (b) The location and design of vehicle access and loading areas is such that it ensures safe and efficient movement of pedestrians and vehicles;
- (c) Outdoor storage areas do not have an adverse effect on the visual amenity of the surrounding area, and are screened from public view.

vi. **Controlled Activity- Premises Licensed for the Sale of Liquor in Activity Area 1.**

The extent to which:

- (a) The activity is compatible with the amenity values of the surrounding environment, considering:
 - Hours of operation
 - The proximity of outdoor facilities to neighbours and potential noise effects
 - The adequacy of screening between the activity and any surrounding visitor accommodation or residential activities
 - The character and scale of the activity.

vii. **Discretionary Activity- Commercial Activities [in Activity Areas 1b, 2, 3 and 5](#), and Commercial Recreational Activities in Activity Areas 2 and 3**

- (a) The extent to which the activities are compatible with surrounding residential activities, by taking into account:
 - Potential effects on the amenity of the street, neighbouring properties and open space;
 - Hours of operation;
 - The proximity of outdoor facilities to neighbours and potential noise effects;
 - The ability to landscape and or mitigate adverse visual effects.

[\(b\) In Activity Area 1b:](#)

- [The extent to which the commercial activity does not detract from the vibrancy and cohesion of Activity Area 1a;](#)
- [The extent to which the commercial activity contributes to the mix of activities already established within Activity Area 1a;](#)
- [The extent to which the commercial activity is required to locate in Activity Area 1b in terms of functional operating or servicing requirements.](#)

viii. Discretionary Activity- Car parking and access within Activity Areas 6 and 7

The extent to which:

- (a) The car parking and access is necessary in order to enable public access to the open space areas;
- (b) The effects from hard surfaces can be avoided through use of permeable material;
- (c) The car park and access areas are rural in character;
- (d) Landscaping is used to mitigate adverse effects;
- (e) Earthworks are minimised through appropriate site location and design.

ix. Discretionary ~~Controlled~~ Activity- Buildings and Structures associated with the erection and maintenance of a gondola

~~Consideration includes, but will not be limited to,~~ the extent to which:

- (a) Adverse visual effects can be mitigated through the use of appropriate colour, design and location;
- (b) The activity provides direct access from the Village ~~Precinct~~ to ~~surrounding recreational activities~~ the Cardrona Ski Area, and reduces the need for private vehicle use on the ski ~~field~~ area access road;
- (c) Comprehensive car parking facilities are provided that
 - are located where they are easily accessible from the Village ~~Precinct Centre to surrounding recreational activities~~;
 - are effectively landscaped with species appropriate to the site so that adverse visual effects are minimised;
 - Provide significant permeable surfaces in order to reduce potential stormwater run-off.
- (d) The provision of linkage bus services from surrounding areas have been incorporated into the proposal;

- (e) As far as practicable the integrity of the open space area through which the gondola extends is retained;
- (f) The path of the gondola is sensitively located to reduce its visual effect (with regard to skyline, ridgeline and prominent slope);
- (g) The path of the gondola has an effect on the ecological functioning of natural stream/ native ecosystems;
- (h) Safety has been incorporated into the design;
- (i) The structures and associated facilities are designed so that earthworks are minimised and do not adversely affect the historic water races.

x. Discretionary Activity- Take off and landing of aircraft within Activity Area 5a

- (a) The extent to which noise from aircraft would:
 - (i) Be compatible with the character of the surrounding area;
 - (ii) Adversely affect the pleasant use and enjoyment of the surrounding environment by residents and visitors;
 - (iii) Adversely affect the quality of the experience of people partaking in recreational and other activities.
- (b) The cumulative effect of a dispersed number of take off and landing sites;
- (c) Convenience to and efficient operation of existing airports.
- (d) The visual effect of the take off and landing of aircraft and associated activities;
- (e) The frequency and type of aircraft activities;

xi. Discretionary activity- buildings within Activity Area 6

With respect to gas storage facilities and a recycling station, the extent to which:

- (a) The built form and structures and associated landscaping have been designed to avoid or mitigate any adverse effects on the visual amenity of public places or open space;
- (b) The building and structures are necessary for the functioning of the Zone;
- (c) The building and structures have been located where they can be absorbed into the landscape.

~~With respect to buildings located within the Indicative Education Precinct, the extent to which~~

- ~~(a) The building is necessary for the functioning of sports fields~~
- ~~(b) The building can not be accommodated within the neighbouring Activity Area 3b~~
- ~~(c) A significant buffer is retained between the edge of the development and the southern boundary of the Special Zone.~~
- ~~(d) The building is designed and located such that adverse effects on landscape values are avoided.~~

xii. **Site Standard- ~~Commercial Activity in Activity Area 1b~~ Village square / public open space in Activity Area 1a**

- ~~(a) The extent to which the commercial activity does not detract from the vibrancy and cohesion of Activity Area 1a;~~
- ~~(b) The extent to which the commercial activity contributes to the mix of activities already established within Activity Area 1a;~~
- ~~(c) The extent to which the commercial activity is required to locate in Activity Area 1b in terms of functional operating or servicing requirements.~~

Whether and the extent to which:

- (a) the location, size and design of the village square / public open space area will allow it to:
 - be easily accessible to pedestrians;
 - act as the focal point for the Village;
- (b) the eastern, southern and western edges are or can be activated by commercial activities or food and beverage activities (including outdoor seating);
- (c) the design incorporates soft and/or hard landscaping, sculpture, and furniture to encourage interest, usability and vitality.
- (d) the outlook to the north across Activity Areas 6 and 9 is promoted;

xiii. **Site Standard- ~~Village Green and~~ Road Setbacks and Secondary Rear Access Lanes**

- (a) The extent to which the intrusion into the front yard is necessary to enable more efficient, practical use of the remainder of the site and a layout that responds to the surrounding context;
- (b) The extent to which the building will detract from the coherence, openness and attractiveness of the site as viewed from the street and adjoining sites;
- (c) The ability to provide adequate opportunities for landscaping that can help mitigate the effects of the intrusion into the setback;
- (d) The ability to provide adequate on-site parking and manoeuvring for vehicles.

xiv. **Site Standard- Internal Setbacks**

- (a) The extent to which the intrusion into the internal boundary is necessary to enable more efficient, practical use of the remainder of the site and a layout that responds to the surrounding context;
- (b) The extent of any potential adverse effects on adjoining sites from the proximity of the building, including reduced privacy, visual dominance and loss of access to sunlight;
- (c) The ability to provide adequate landscaping around the building.

xv. Site Standard- Outdoor Living Space

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site;
- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents;
- (c) The extent to which the reduction in outdoor living space or the lack of access to sunlight is compensated for by alternative space within buildings with access to reasonable sunlight and fresh air.

xvi. Site Standard- Building Height

- (a) The extent to which the increased building height may:
 - be incompatible with the scale of the surrounding buildings and local character;
 - adversely affect properties within the vicinity;
 - overshadow adjoining sites and result in reduced sunlight.

- (b) Whether the effects of the increased height could be mitigated through site layout and increased setback distances;
- (c) Within Activity Area 1, whether the height intrusion
 - Helps define and give character to open spaces, squares, streets, paths and parks;
 - Helps provide variation in building height that contributes to the legibility, visual interest and character of the neighbourhood;
 - Is used in combination with other design considerations such as street and open space layout, site configuration, building form, façade articulation and roof form design;
 - Has taken into account the importance in framing important vistas or views.

xvii. Site Standard- Stud height in Activity Area 1

- (a) The ability of the building to provide for a range of uses at the ground floor.

xviii. Site Standard- Boundary Fencing

- (a) The extent to which the fence is consistent with the overall character of the Mount Cardrona Station Special Zone, and retains the relationship between the private and public realm.

xix. Site Standard- Bus Shelters in Activity Area 6

The extent to which:

- (a) The materials, colour and landscaping of the bus shelter is consistent with the character of the Zone;
- (b) Coach parking and turning areas are provided that are safe and efficient and are easily accessed from Cardrona Valley Road.

xx. Site Standard- Minimum Gross Floor Area

- (a) The compatibility of the proposed buildings with the scale of other buildings in the surrounding area;
- (b) The ability to provide adequate on-site amenity [having regard to the proposed use of the building](#).

xxi. Site Standard- Servicing and Access in Activity Area 1

- (a) The extent to which the pedestrian focus at the building frontage is retained;
- (b) The ability to minimize adverse effects of loading and access on the coherence and character of the street.

xxii. Controlled Activity and Site Standard – Earthworks

1. Environmental Protection Measures

- (a) Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.
- (e) Whether appropriate measures to control dust emissions are proposed.
- (f) Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects.

NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

2. Effects on landscape and visual amenity values

- (a) Whether the scale and location of any cut and fill will adversely affect:
 - the visual quality and amenity values of the landscape;
 - the natural landform of any ridgeline or visually prominent areas;
 - the visual amenity values of surrounding sites
- (b) Whether the earthworks will take into account the sensitivity of the landscape.
- (c) The potential for cumulative effects on the natural form of existing landscapes.
- (d) The proposed rehabilitation of the site.

3. Effects on adjacent sites:

- (a) Whether the earthworks will adversely affect the stability of neighbouring sites.
- (b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
- (c) Whether cut, fill and retaining are done in accordance with engineering standards.

4. General amenity values

- (a) Whether the removal of soil to or from the site will affect the surrounding roads, and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.

- (b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.

- (c) Whether natural ground levels will be altered.

(d) Whether the golf course construction will generally maintain the natural contours of the land

5. Impacts on sites of cultural heritage value:

- (a) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

xxiii. Restricted Discretionary Activity – in Activity Area 8c: carparking; earthworks for carparking formation and visual avoidance or mitigation; and buildings that are for shuttle / ski area ticketing, bus shelters, ablution facilities and complementary commercial uses (limited to such as chain fitting services and coffee carts) and associated buildings.

- (a) Whether the carparking, associated buildings and activities are screened from view by mitigation earthworks and planting when viewed from:
- Activity Areas 1, 2, 3, 4, 5 and 6 of the Zone;
 - the dwelling on Lot 6 DP 344432;
 - the Cardrona Valley Road;
- (b) In relation to the earthworks required, the extent to which the matters in 12.22.5(xxii) above are satisfied.

- (c) Sealing of the carpark to an acceptable standard;

(d) The nature and scale of the complementary commercial uses and associated buildings.

(d) The extent to which the proposed uses and buildings are ancillary to and complementary with the primary car parking activity.

xxiv. Discretionary activity – tennis courts in Activity Area 6:

- (a) Proximity of the courts to neighbouring properties and any adverse effects of noise and lighting on residential amenity;
- (b) Whether the location of the tennis courts adversely affects stormwater flow paths and stormwater management

xxv. Discretionary activity – Rule 12.22.3.2(viii) – activities prior to subdivision of the site to accommodate that activity:

- (a) Future efficient subdivision and development is not compromised by inappropriately located development.
- (b) The proposal is supported by a geotechnical hazards assessment prepared by a suitably qualified professional engineer
- (c) Compliance with the Mount Cardrona Station Design Guidelines (2017)

MOUNT CARDRONA STATION SPECIAL ZONE

12

APPENDIX A – MITIGATION PLANTING AREA 6 (M6) HOMESTEAD GULLY – PREPARATION, APPROVAL AND IMPLEMENTATION OF THE HOMESTEAD GULLY MANAGEMENT PLAN (HGMP)

The HGMP applies to all of the land within Activity Area 7b located south of Read A (the Skifield Area access road), north of Read B the ski area link road, and north of Activity Areas 1, 2, 3, and 4 and 9, as shown on Structure Plan A and Structure Plan D.

The landowner shall be responsible for preparing and submitting the HGMP to the Council for its approval. The HGMP will set out the plans and methods to achieve:

- (i) The long term protection and enhancement of the natural values of the Homestead Gully area including all wetland and stream areas, riparian margins and the gully walls;
- (ii) The progressive removal of all weed species;
- (iii) The control of animal pest species;
- (iv) Complete fencing of the gully from the grassy slope to the northeast, to prevent intrusion by farm stock;
- (v) The inclusion of pedestrian trails, including (but not limited to) a 2-2.5m wide trail along the northern side of Homestead Creek as shown on Structure Plan A;
- (vi) In the floor of the Gully, the planting of indigenous species and at a density in general accordance with the following table:

Indigenous Plants for Ecological Plant Communities	Grid planting density – 1 plant per:
<i>Coprosma rugosa</i>	3.0m
<i>Halocarpus bidwillii</i> (bog pine)	4.0m
<i>Hebe salicifolia</i> (koromiko)	3.0m
<i>Olearia bullata</i> (tree daisy)	3.0m

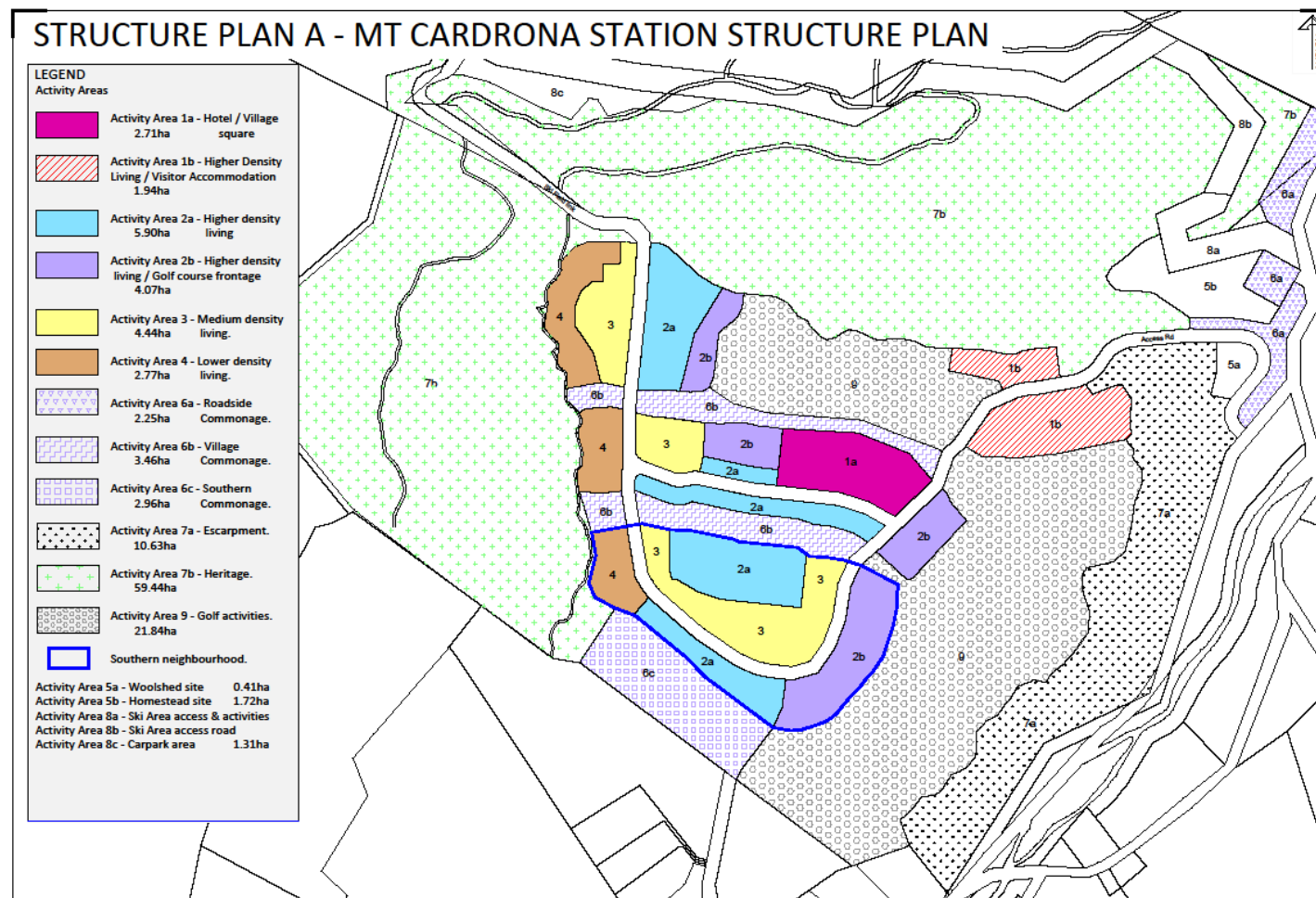
<i>Olearia hectorii</i> (tree daisy)	4.0m
<i>Carex secta</i> (oio, nigger head)	1.5m
<i>Chionochloa conspicua</i> (bush tussock)	1.5m
<i>Phormium tenax</i> (swamp flax)	2.0m

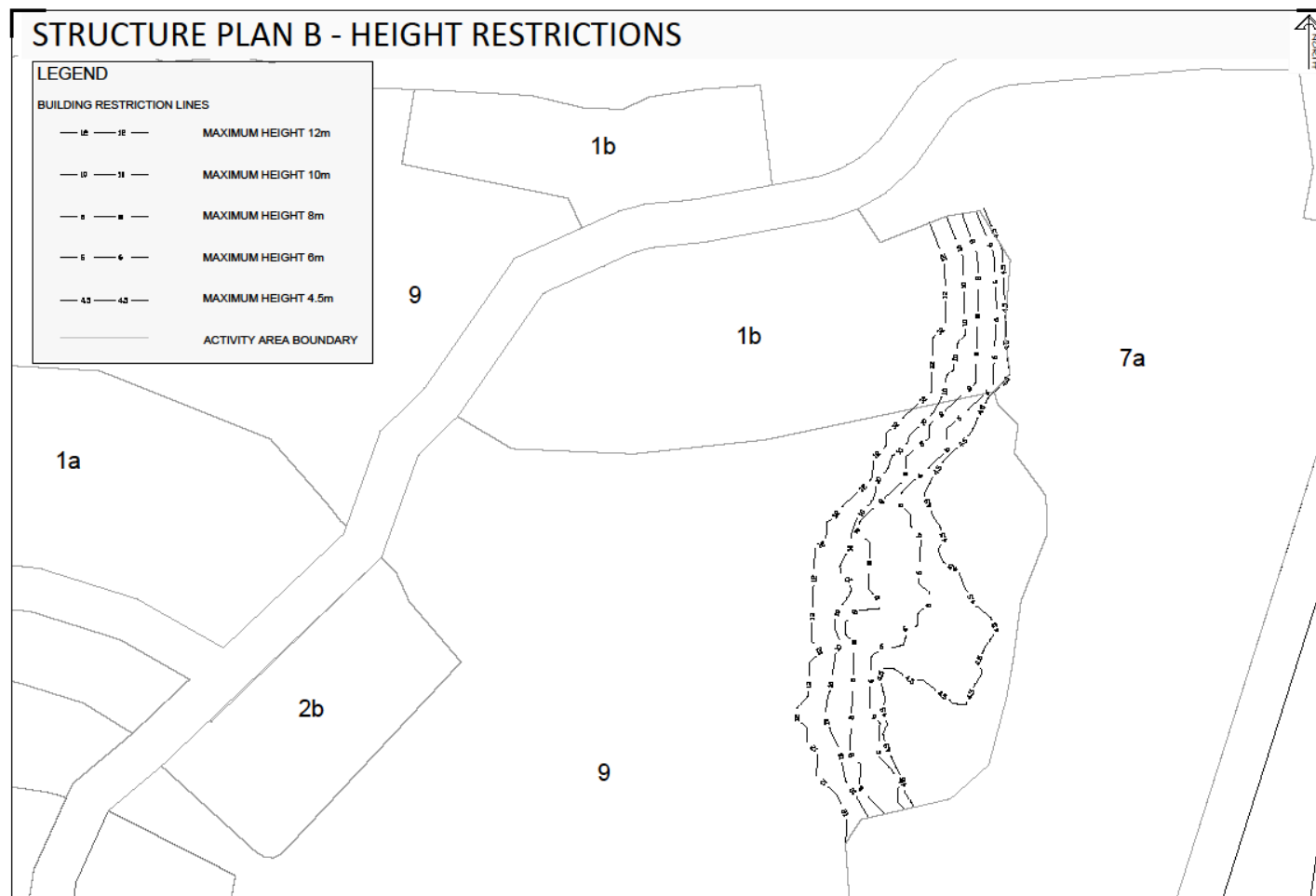
- (vii) On the northern face of the Gully, the planting of indigenous beech-hardwood species in pockets around the existing shrubland areas, and pockets of indigenous grey shrublands on the upper part of the face..
- (viii) On the southern face of the Gully, the planting of small groups of indigenous grey shrubland species particularly in the shallow depressions/gullies.
- (ix) The ongoing maintenance of the indigenous planting in (vi), (vii) and (viii) above;
- (x) In the area above the groundwater seepage line on the higher slopes of the south side of the gully, to maintain an extended Matagouri/grey shrubland mix of species;
- (xi) Careful design of the edge of the gully area including of any retaining walls necessary at the boundary with Activity Area 1b, in respect of the visibility from other parts of the gully and the Skifield Area access road.

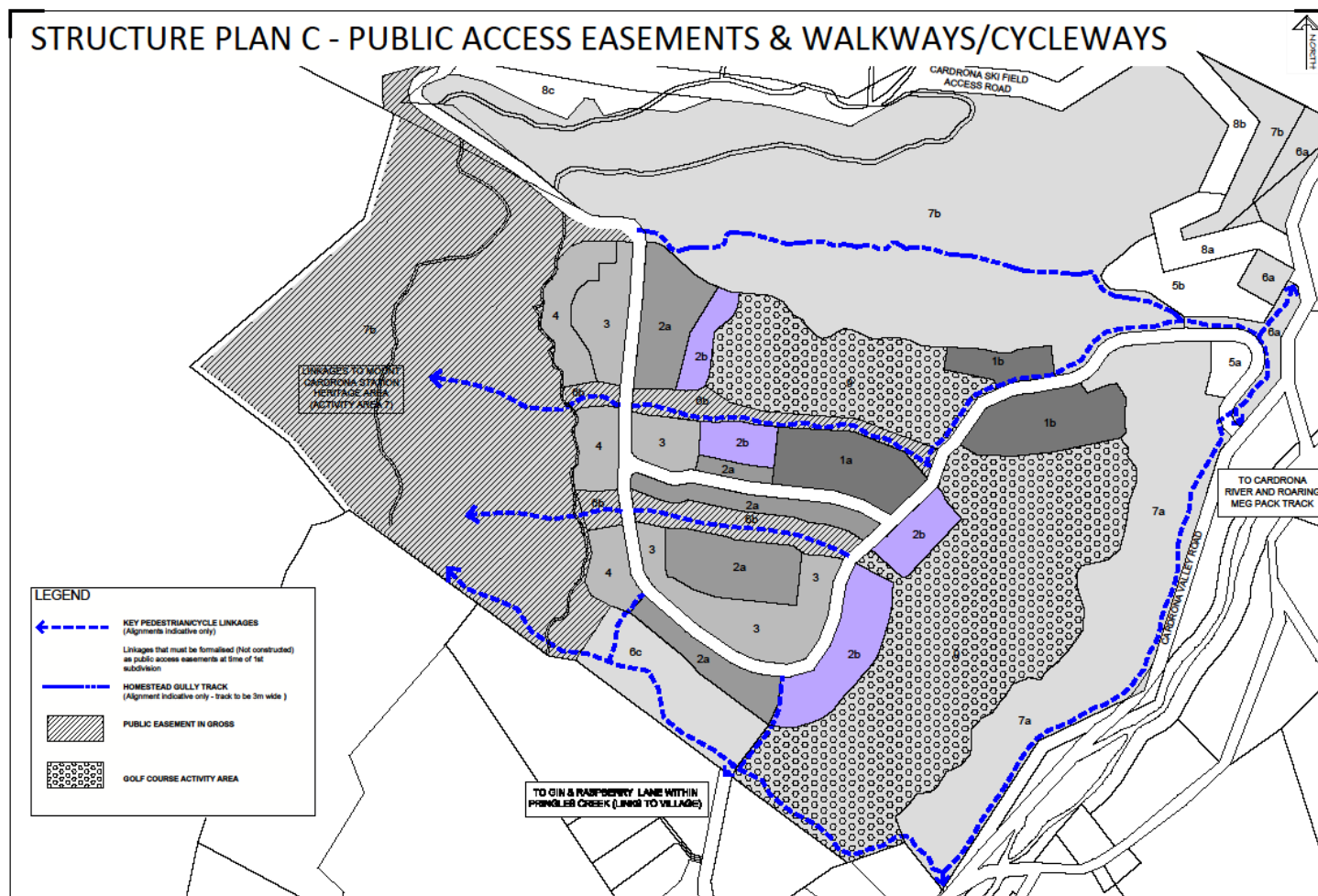
The HGMP shall set out the methods for implementation to achieve the goals in (i) – (xi) above, including any staging proposed as development through the zone proceeds, and shall specify the various responsibilities for the implementation and ongoing maintenance of the works required.

Once approved, the HGMP shall be complied with on an ongoing basis.

NOTE: Operative versions of Structure Plans A – D have been deleted. Proposed versions have been inserted as follows







STRUCTURE PLAN D - MITIGATION, EARTHWORKS AND PLANTING PLAN

LEGEND

ACTIVITY AREAS:

- 1a - Hotel / Village Green
- 1b - High Density Living / Visitor Accommodation
- 2a - Higher density living
- 2b - Higher density living / Golf Course frontage
- 3 - Medium density living
- 4 - Lower density living
- 5a - Woolshed Site
- 5b - Homestead Site
- 6a - Roadside Commonage
- 6b - Village Commonage
- 6c - Southern Commonage
- 7a - Eastern Escarpment
- 7b - Heritage Area
- 8a - Cardrona Ski Field Road (Activities & Access)
- 8b - Cardrona Ski Field Road (Access)
- 8c - Carpark Area
- 9 - Golf Course Activities

MITIGATION PLANTING & EARTHWORKS:

- M1 - Broadleaf / Gully Planting:
- M2 - Screening Earthworks:
- M4 - Pringles Bdy Planting:
- M5 - Existing Pines:
- M6 - Homestead Gully

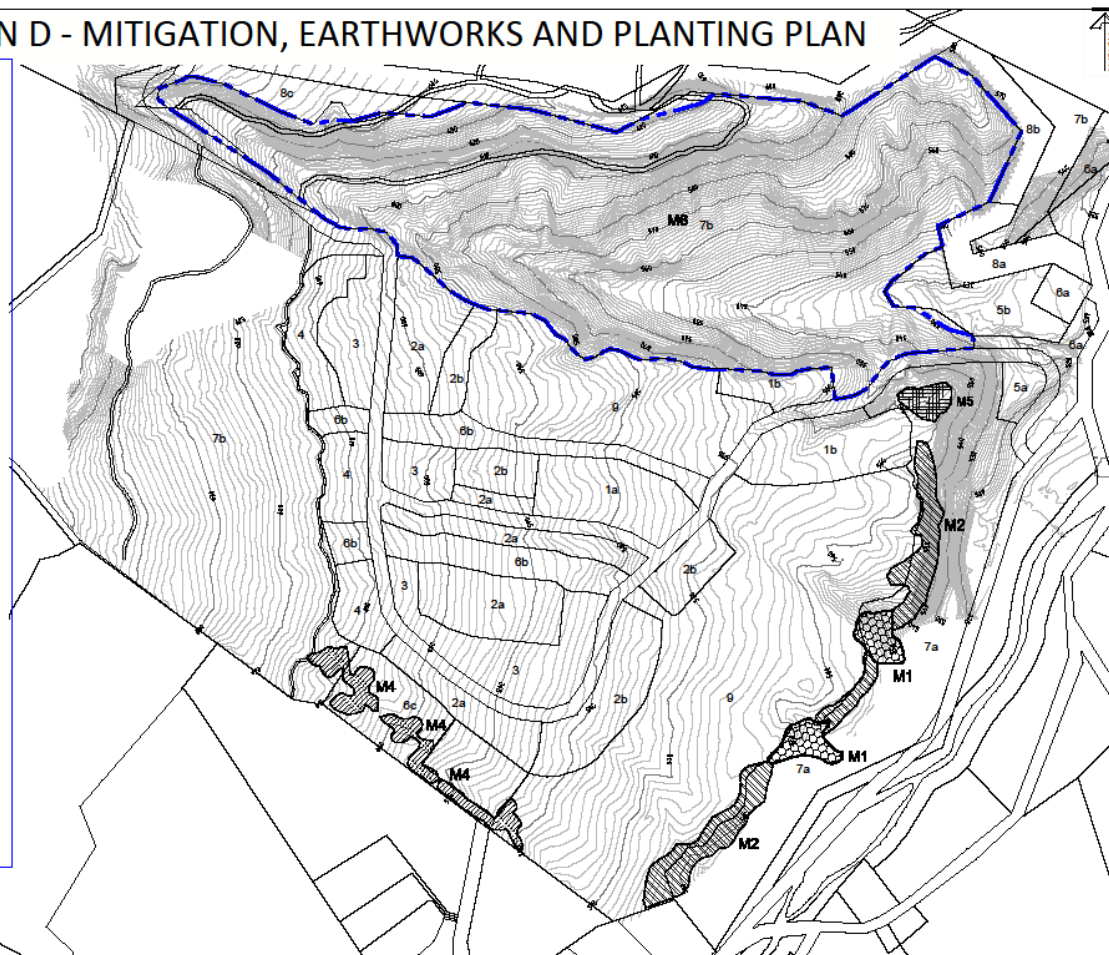
CONTOURS

Major Interval: 10m

Minor Interval: 1m

Note: M1, M4 & M5 planting is to occur as a priority and at the same time.

Height Datum: Mean Sea Level
Origin: A3LB



Appendix 2 – Track Change version of PC 52 Chapter 15 amendments,
dated 13 October 2017

Mount Cardrona Station Limited

Requested Plan Change – November 2016

Requested amendments to the Operative Queenstown-Lakes District Plan – Chapter 15 (Subdivision and Development)

Requested amendments are shown in ~~strikeout~~ and underline as follows:

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

Yellow highlight text (in addition and ~~deletion~~) denotes further changes proposed following receipt and review of the s42A report

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

Part 15.2 Subdivision, Development and Financial Contributions Rules

...

15.2.6.3 Zone Subdivision Standards – Lot Sizes and Dimensions

Any subdivision of land that does not comply with any one or more of the following Zone standards shall be a **Non-Complying Subdivision Activity**.

i Lot Sizes ...

- (a) No lots to be created by subdivision, including balance lots, shall have a net area less than the minimum specified for each zone in the Table below ...

Zone	Minimum Lot Area
Mount Cardrona Station Special Zone	Activity Area 1 – No minimum
	Activity Area 2a – 200m ²
	Activity Area 2b – 250m ²
	Activity Area 3 – 500m² <u>300m² (minimum average 350m²)</u>
	Activity Area 4 – 1000m² <u>800m²</u>
	Activity Area 5a and 5b – No minimum
	Activity Area 6 – No minimum
	Activity Area 7 – No minimum

Except:

In the Mount Cardrona Station Special Zone:

- (i) No minimum allotment size shall apply in Activity Area 2a and 2b where each allotment to be created and the original allotment all contain at least one residential unit. This exclusion shall not apply where any of the lots to be created contains only a secondary unit.

NB: for the purposes of this Rule, the term residential unit does not include secondary unit.

- ~~(ii) Activity Area 3, 3a and 3b shall have a minimum allotment size of 500m², except where a comprehensive subdivision plan creating more than 5 allotments is lodged, in which case the average allotment size shall be 500m², with a minimum of 400m².~~

...

(h) Mount Cardrona Station Special Zone

- (i) A covenant shall be registered on the title of each allotment within the Zone in favour of the Council that requires that any building shall be assessed by the Mount Cardrona Station Design Review Board, and that the building shall be constructed in accordance with the terms of the Design Review Board's approval for that building.

Note:

The Design Review Board shall comprise of at least four members agreed by the Council and the developer and shall include persons qualified in the following professions:

- landscape architect
- architect
- resource management planner

When assessing the design of any building the Design Review Board shall be guided by the Mount Cardrona Station Design Guidelines dated ~~September 2008~~ [2017](#).

- (ii) No allotments shall be created that transect the boundary between Activity Areas [1a](#), [1ab](#), 1b, 2a, 2b, 3, ~~3a, 3b~~, 4, 5a or 5b and the adjacent Activity Area 6, ~~6a~~, [7a](#) or [7ab](#) except those allotments created for the purposes of roads, access lots including driveways and walkways, reserves and or utilities.
- (iii) All subdivision shall be in general accordance with Structure Plan A - Mount Cardrona Station Structure Plan.
- (iv) Any subdivision consent creating an allotment or allotments within the MCSSZ shall include a condition or conditions providing for the following:
- (a) All land shall be cleared of exotic weed species and animal pests, and maintained in that state. This shall require the submission of a Weed Management Plan.
- (b) Clause (a) above shall be complied with on a continuing basis by the subdividing owner and subsequent owners and shall be the subject of consent notices to be registered under the Land Transfer Act 1952.
- (c) This clause may be applied in stages as subdivision through the Zone proceeds.

~~(v) Prior to certification under section 224(c) of the Act in respect of the 200th residential lot within the MCSSZ, at least 350m² of gross floor area suitable for use for commercial purposes shall be constructed within Activity Area 1a.~~

(v) Any subdivision consent creating an allotment or allotments with a boundary adjoining the 1m buffer separation from the Walter Little's water race (archaeological site F41/590) shall include a condition or conditions requiring that prior to certification under section 224(c) of the Act a post and wire or post and rail fence shall be constructed along the western boundary of those allotment(s) and any open spaces between the lots.

...

15.2.7 Subdivision Design

15.2.7.1 Controlled Subdivision Activities - Subdivision Design

...

Within the Mount Cardrona Station Special Zone, the Council reserves control over the following matters:

- Whether the subdivision design is in general accordance with Structure Plan A - Mount Cardrona Station Structure Plan, except that:
 - a) The intersection of Cardrona Valley Road and the Access Road, and the intersection of the Cardrona Ski Field Access Road and the Ski Field Link Road, may be moved up to 25 metres in any direction in order to enable safe and efficient functioning of those intersections.
 - b) The roading design shall show a minimum separation distance of 25m between the Access Road / Cardrona Valley Road intersection and the Tuohy's Gully Road / Cardrona Valley Road intersection.
- Whether the subdivision has been approved by the Design Review Board and is consistent with the Mount Cardrona Station Design Guidelines (~~2008~~ 2017).
- Location and form of pedestrian access.
- Provision for stormwater management.
- Orientation of lots to maximise solar gain.
- The scale and nature of earthworks and the disposal of excess material.
- Design of roads to provide a rural character and pedestrian friendly environment, including street lighting design and whether this avoids upward light spill on into the night sky.
- The allotment created can be adequately accessed and serviced (including for bulk reticulation) to provide for the maximum capacity of that allotment for subdivision and/or land use.
- Geotechnical hazards

...

15.2.7.3 Assessment matters for resource consents

...

- (ix) In addition to the above, within the Mount Cardrona Station Special Zone the extent to which:
- (a) The subdivision design is in general accordance with Structure Plan A - Mount Cardrona Station Structure Plan.
 - (b) The subdivision is consistent with the Mount Cardrona Station Design Guidelines (~~2008~~ 2017) and the recommendations of the Design Review Board.
 - (c) The objectives and principles of SNZ: HB 44:2001 have been achieved.
 - (d) The development is staged in a logical manner, ensuring that adverse effects on amenity values of the site and its surrounds are as far as possible retained throughout the construction phase.
 - (e) Roads widths identified in are designed in accordance with the Roding Schedule contained in the Mount Cardrona Station Design Guidelines (~~2008~~ 2017) are indicative only. These road widths are the MCS intended road widths but will be subject to Council engineering approval at time of Subdivision. All road designs are to contribute to a 'rural' character, avoiding kerb and channelling and wide road widths, and creating a pedestrian friendly environment.
 - (f) Road widths and other traffic calming measures are utilised within the Village ~~Precinct~~ Centre to enable the creation of a pedestrian friendly environment.
 - (g) Ford crossings within Activity Area 6 are encouraged in order to maintain a rural

character.

- (h) Pedestrian footpaths and trails ~~to be~~ are in accordance with the Mount Cardrona Station Design Guidelines ((~~2008~~ 2017)) and any relevant engineering standards.
- (i) Street lighting is designed to avoid upward light spill ~~on~~ into the night sky.

**Appendix 3 – Final Mount Cardrona Station Design Guidelines 2017
(Design Guidelines), dated 13 October 2017**

Appendix 4 – Section 32AA analysis.

Plan Change 52 – Section 32AA Evaluation in respect of amendments addressed in the Applicant's Right of Reply

1. Rule 12.22.2.2(iii) and Assessment Matter 12.22.5 (xxii)(4)

These provisions state (additions underlined):

[Matters over which control is reserved]:

- *Sediment control*
- *Dust control*
- *Site rehabilitation and landscaping*
- *Effects of golf course construction on natural landform*

(d) Whether the golf course construction will generally maintain the natural contours of the land

Efficiency and Effectiveness:

The additions give effect to Policy 2.7 by ensuring that natural contours are generally maintained in the golf course construction.

As notified the earthworks provisions were reflective of the standard earthworks provisions over all zones, the changes reflected by the applicant ensure that the importance of the natural landscape are maintained and assessed at the time of development relative to the uniqueness of this zone.

The additions are efficient (in terms of District Plan administration) as they address the importance of the natural environment in the golf course design and discourage potential works that could have adverse effects on the naturalness of the land form.

Benefits:

Ensures that significance is given to the natural environment in the consenting of earthworks.

Costs:

The rule may require additional design constraints in terms of the design of the golf course.

2. Rule 12.22.2.3(viii) and Assessment Matters 12.22.5 (xxv) and 15.2.6.3

These provisions state (additions underlined):

viii. Any:

- *building (and associated roading, parking and other related and ancillary activities) for any purpose,*
- *permanent road,*
- *permanent infrastructure*

proposed to be constructed prior to the subdivision to create the site(s) for that activity.

xxv Discretionary activity – Rule 12.22.3.2(viii) – activities prior to subdivision of the site to accommodate that activity:

(a) Future efficient subdivision and development is not compromised by inappropriately located development.

(b) The proposal is supported by a geotechnical hazards assessment prepared by a suitably qualified professional engineer

(c) Compliance with the Mount Cardrona Station Design Guidelines (2017)

Efficiency and Effectiveness

The proposed amendments ensure that activities such as buildings, structures which precede subdivision are captured as discretionary activity activities.

The amendments are efficient in that they provide clear direction that development should be preceded by subdivision, but provide an avenue for consents to be applied for and granted in the case that it is appropriate for any development prior to sites being created. The assessment matters reinforce this and ensure that there are “checks and balances” to capture the important elements at development stage that would have been assessed at subdivision stage. These are efficient in that subdivision and development in the future consider geotechnical hazards and compliance with the Mount Cardrona Station Guidelines. It also links the reader to the consent notices that apply to each property.

Within the Subdivision chapter the assessment matters include the need to prescribe design review process and include hazard assessment as a matter of control in subdivision.

This is an effective way of administering the District Plan in order for development to occur in an appropriate manner, whether or not subdivision has taken place.

Benefits

Allows the commencement of development if necessary prior to subdivision but ensure that the comprehensive nature of the development including the adherence to the Guidelines is not lost. Allows flexibility in design and timing of development.

Costs

Discretionary consent can be un-certain and a sufficient level of detail in any application will be required.

3. Rule 12.22.2.3 (vii)

This rule states (additions underlined):

Note: “ancillary commercial uses” includes activities such as chain fitting, coffee carts and other small scale activities that provide services to people utilising the transport-related purpose of the Activity Area.

Efficiency and Effectiveness

It is important that plans are clear and direct to plan users, and this aids plan administration. The proposed new “note” sets clear parameters as to the extent of any ancillary commercial uses. The proposed note is effective and efficient in that it provides clarity for plan users.

Benefits

The “note” will assist plan users in the future definition of appropriate ancillary commercial uses.

Costs

May limit appropriate uses which were not included in the list and require discussions and/or resource consent applications.

4. Rule 12.22.4.2 (v)

This rule states (additions underlined, deletions in strikeout):

Activity Areas 2,3, and 4 and 5

Activities located within Activity Areas 2, 3, and 4 and 5 shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within Activity Areas 2, 3, and 4 and 5

Daytime 0800- 2000 hours 50dBA L10

Night-time 2000- 0800 hours 40dBA L10 and 70dBALmax

~~(c) Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS6082:1991.~~

(c) Activities conducted in adjoining Activity Areas shall not exceed Activity Areas 2, 3, and 4 and 5 noise limits at any point within the boundary of any site within Activity Areas 2, 3, and 4 and 5

(d) Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS6082:1991.

Efficiency and Effectiveness

Activity Area 5 contains the Woolshed and Homestead sites and under the operative provisions was not subject to noise limits. The proposed change remedies this.

The proposed rule will be effective in ensuring that activities in the activity area are subject to noise limit to protect the amenity of the zone. The noise limits of the residential zones are an appropriate threshold for such development, and the method is therefore efficient.

Benefits

Provides an appropriate measure of noise.

Costs

There are no costs to this option.

5. New Rule 12.22.4.2(i)

These provisions state (additions underlined):

All subdivision, use and development shall be undertaken in general accordance with ~~the Mount Cardrona Station Special Zone Structure Plans A – D~~. except that:

- a) The intersection of Cardrona Valley Road and the Access Road, and the intersection of the Cardrona Ski Field Access Road and the Ski Field Link Road, may be moved up to 25 metres in any direction in order to enable safe and efficient functioning of those intersections.*
- b) The roading design shall show a minimum separation distance of 25m between the Access Road / Cardrona Valley Road intersection and the Tuohy's Gully Road / Cardrona Valley Road intersection.*

Efficiency and Effectiveness

During the promotion and assessment of the Plan Change request significant preliminary design work was undertaken, and further design work will be undertaken at the time of subdivision and development. A new zone standard with specific parameters for some flexibility while retaining the overall intent of the roading locations, is appropriate. The proposed rule is effective as it “fixes” the point of the access road to +/- 25m for the intersection of Cardrona Valley Road and the Access Road to the plan change area, and the intersection of the Cardrona Ski Field Access Road and the Ski Field Link Road.

As consenting of subdivision and development in the zone occurs, those administering the plan are then aware of the anticipated flexibility and potential variance in applying the location of the roads vs-a-vis the Structure Plan.

Benefits

Efficient administration of the plan and the potential to move the road if required as intersection design is undertaken.

Costs

There are no costs associated with this option.

6. Rule 12.22.2.2.2 (i) and Assessment Matters 12.22.5(i)

These provisions state (additions underlined):

Educational facilities and community activities, including health and day care facilities, in Activity Areas 1, 2 and 3**b** and commercial recreation activities in Activity Area 5

Matters over which control is reserved:

- **Site layout***
- **External appearance of buildings***
- **Parking, loading and access***
- **Location of outdoor activities***
- **Access to open space areas for educational facilities***

Efficiency and Effectiveness

It is important for education facilities to have access to open space and this is efficient to include it as a matter of control when assessment the suitability of such facilities within an activity area.

The option is effective as it is a focused opportunity for this matter to be considered.

Benefits

Allows for consideration at the time of building to ensure that access to open space is available.

Costs

There are no costs to this option.

7. Rule 12.22.4.2 (iii)

This rule states (additions underlined):

(c) The maximum height for Activity Area 6 does not apply to pylons and other structures associated with a gondola.

Efficiency and Effectiveness

This rule exempts gondola structures from the height standard, and is effective in ensuring that the maximum height for other buildings in the zone does not apply to pylons and other structures associated with the gondola. This will ensure efficient administration of the plan and avoid debates around interpretation at the time of consent.

Benefits

Enables clear and efficient of the District Plan at time of consent processing.

Costs

There are no costs to this option.