

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL  
PLAN CHANGE HEARINGS COMMITTEE**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of a requested change to the Mount  
Cardrona Station Special Zone of the  
Queenstown Lakes District Council's  
operative District Plan - **Plan Change 52**

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**STATEMENT OF EVIDENCE OF JEFFREY ANDREW BROWN  
ON BEHALF OF MOUNT CARDRONA STATION LIMITED**

**26 June 2017**

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## 1 Introduction

- 1.1 My name is Jeffrey Andrew Brown. I have the qualifications of Bachelor of Science with Honours and Master of Regional and Resource Planning, both from the University of Otago. I am a full member of the New Zealand Planning Institute. I am also a member of the New Zealand Resource Management Law Association. I was employed by the Queenstown Lakes District Council (**QLDC**) from 1992 – 1996, the latter half of that time as the District Planner. Since 1996 I have practiced as an independent resource management planning consultant, and I am currently a director of Brown & Company Planning Group Ltd, a consultancy with offices in Auckland and Queenstown. I have resided in Auckland since 2001.
- 1.2 **Attachment A** contains a more detailed description of my work and experience.
- 1.3 I have complied with the Code of Conduct for Expert Witnesses contained in the Environment Court Consolidated Practice Note 2014. This evidence is within my area of expertise, except where I state that I am relying on another person, and I have not omitted to consider any material facts known to me that might alter or detract from the opinions I express.
- 1.4 I assisted with the preparation of Mount Cardrona Station Limited (**MCSL**) request to change the Mount Cardrona Station Special Zone (MCSSZ) of the operative District Plan, including the section 32 evaluation, the assessment of the effects on the environment, the proposed changes to the provisions, and the request document. I assisted also with MCSL's submission and further submissions to PC52.
- 1.5 I am familiar with the Cardrona area, having been involved in Plan Change 18 (which created the MCSSZ) and (while I lived in Queenstown) a regular skier at Cardrona. I have read the submissions and further submissions, the s42a report prepared by Mr Bryce for this hearing, and the accompanying information.
- 1.6 At the outset I can state that I broadly agree with Mr Bryce's analysis and recommendations, and I do not need to restate any part of the s32 evaluation or the effects assessment. Rather, I confine my evidence to:
- (a) a brief summary of the background to the change;
  - (b) a brief summary of the proposed changes;
  - (c) a comment on the higher order objectives and policies;

- (d) a brief discussion of the *National Policy Statement on Urban Development Capacity 2016*; and
- (e) a discussion of Part 2 of the Act.

## **2 Brief background to and reasons for the plan change**

- 2.1 The MCSSZ has been operative for 6 years. Development has not commenced and there is doubt about whether the operative zone provides for the right mix of activities and standards to enable and encourage its development. The wider region has trended towards a broad 4-season destination for domestic and international visitors, rather than a 2-season (summer and winter) destination, and this has sustained the continued steady growth of the District's main townships. Cardrona has remained relatively static, however, despite the zoning and development opportunities, including the MCSSZ. One of the reasons for this is that Cardrona is often regarded as a 1-season (winter) destination given the major winter sport attractions of the Cardrona Ski Area and Snowpark, with very few summer and equinox activities which are generally limited to walking and mountain biking.
- 2.2 This plan change seeks to address this, by enabling the MCSSZ to better serve the market and attract to Cardrona the developmental growth being experienced elsewhere in the District. Golf tourism destinations have helped growth especially in the Wakatipu, and there is potential to double the value of the golf tourism market over the next three years. To facilitate this, development and improvement in the diversity of location and style of golf, along with associated short stay accommodation, is necessary and will add to the reputation and distinctiveness of Queenstown-Lakes as a golf destination. Greg Turner has promoted a unique alpine golf experience – to complement the existing golf offering in the District – without compromising the MCSSZ's core purpose of promoting a village for permanent residents, seasonal residents, and visitors.
- 2.3 This has in turn generated operator interest in hotel development in the MCSSZ. The employment opportunities generated by golf and hotel operations would likely stimulate wider development in the MCSSZ.
- 2.4 The Change represents an opportunity to remedy two other apparent problems of the operative MCSSZ:
  - (a) The comparatively prescriptive MCSSZ provisions (for example the manner that the commercial core (Activity Areas 1a (retail/visitor accommodation and 6a (Village Green)) should be developed) limits design responses to market needs;

- (b) Housing needs and typologies have evolved, in particular larger residential sections are giving away to smaller sections and smaller residential units especially where a development as a whole can offer plenty of shared amenity including outlook and public open space and strong pedestrian links. Greater density within the same area is also more efficient for roading and infrastructure.

### **3 The PC52 changes**

#### **3.1 The main changes are as follows:**

- (a) It introduces a new activity area, Activity Area 9, to contain the golf course, while retaining the Zone's underlying urban framework of a village core surrounded by a gradation of residential densities; and retaining the open space and walkways network and the heritage and landscape protection areas;
- (b) It shifts the village core (Activity Area 1a) so that it is more centrally located and so that it can better enable co-location and co-ordination of multiple purposes including the Zone's commercial centre and focal core; the main hotel; and the commercial hub for the golf course (clubhouse, pro shop) and to enable shared facilities for these including food and beverage, access and parking;
- (c) It expands Activity Area 4 to the west to (in part) compensate for residential development area lost by the inclusion of the golf course;
- (d) It introduces a new activity area, Activity Area 8c, to enable the co-ordination of car parking and shuttle bus access to the Cardrona Ski Area;
- (e) It deletes Activity Area 3b which contains the "education and community precinct" in the southern part of the Zone, to remove over-prescription in the location of these activities, (and noting that education and community activities are provided for as discretionary activities elsewhere in the Zone and therefore the opportunity for these activities, if there is market demand for them, is not foreclosed);
- (f) It expands Activity Area 5b adjacent to the Cardrona Ski Area access road, to enable appropriate activities adjacent to and which could benefit from proximity to the base of the access road.

- (g) It re-orientes the main access road into the Zone from Cardrona Valley Road, to reflect the conclusions of the traffic engineers about the most appropriate location for the intersection;
- (h) It modifies the status of buildings and structures associated with a gondola facility (for access from the MCSSZ to the Cardrona Ski Area base) from discretionary activity to controlled activity, to match the status being sought in the Ski Area Sub Zones and the Rural Zone through submissions to the Proposed District Plan;
- (i) It modifies the provisions to reflect the above.

3.2 The submissions have been comprehensively addressed by Mr Bryce and I will not repeat that assessment as I broadly agree with his findings and the changes he has promoted in response to the submissions.

3.3 Attached in Schedule B is a tracked change version of the provisions which sets out Mr Bryce's proposed changes (his Appendix A) and some further changes I consider are necessary, including some re-wordings and tidy-ups. These are in yellow highlight. They are not matters of substance, and I will explain them further to the Panel at the hearing. I also attach in Schedule C a clean version of the provisions.

#### **4 Higher order planning provisions**

4.1 PC52 did not require any changes to the objectives of the MCSSZ; the modifications to the Structure Plan and the consequential changes to some of the policies, and rules, all fit within the existing MCSSZ objectives.

4.2 Accordingly, PC52, in my view, achieves the higher order objectives, and I broadly agree with Mr Bryce's analysis (his Section 7.0 and Appendix F) of PC52 when evaluated against these provisions and the Regional Policy Statement.

#### **5 The *National Policy Statement on Urban Development Capacity 2016* (NPS)**

5.1 This NPS came into force on 1 December 2016. It requires councils to provide in their plans enough development capacity to ensure that demand can be met, including both the total aggregate demand for housing and business land, and also the demand for different typologies, sizes and locations. It also requires that development capacity is serviced with

development infrastructure. Further, councils are to prepare a housing and business development capacity assessment and to regularly monitor market indicators.

5.2 The QLDC is fulfilling its obligations under the NPS, as advised in recent evidence to the Proposed District Plan Independent Hearings Panel <sup>1, 2</sup>.

5.3 The MCSSZ contributes to the District's fulfilment of the NPS obligations, and PC52 does not affect that, because the overall yield of residential and business land is largely unaffected by the change.

5.4 Key relevant objectives and policies of the NPS relevant to PC52 are:

**OA1: Effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing.**

**OA2: Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses. ...**

**OC2: Local authorities adapt and respond to evidence about urban development, market activity and the social, economic, cultural and environmental wellbeing of people and communities and future generations, in a timely way. ...**

**PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:**

- a) **Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;**
- b) **Promoting the efficient use of urban land and development infrastructure and other infrastructure; and**
- c) **Limiting as much as possible adverse impacts on the competitive operation of land and development markets.**

**PA4: When considering the effects of urban development, decision-makers shall take into account:**

- a) **The benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; and**
- b) **The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as the local effects.**

5.5 My view is that:

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<sup>1</sup> Supplementary statement of evidence of Kim Banks on behalf of the QLDC on Dwelling Capacity (Queenstown), dated 19 June 2017

<sup>2</sup> Supplementary statement of evidence of Craig Barr on behalf of the QLDC on Dwelling Capacity (Upper Clutha), dated 2 May 2017

- (a) On Objective OA1, through PC52, MCSSZ will better enable an effective and efficient urban environment for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing, by promoting a more rounded, 4-season mix of activities for Cardrona;
- (b) On Objective OA2, PC52 will provide an increased range of opportunities for housing and business land to create and meet demand while providing choices in the range of dwelling types and the District's spatial range of working environments and businesses;
- (c) On Objective OC2, there is evidence (in particular from Greg Turner and Fraser Colgrave) about the benefits of the change and how the MCSSZ can be adapted to these market trends to better provide for wellbeing. The owners have responded to this evidence by promoting PC52, and the Council has responded in a timely way by allowing this to be dealt with as a private plan change rather than through the District Plan Review;
- (d) On Policy PA03, PC52 provides additional choices that will assist in meeting needs for a range of dwelling types and locations, working environments and places to locate businesses, and PC52 enhances this by providing the amenities of, and economic benefits of, the golf course. PC52 increases the chances of efficient use of the resources and the efficient servicing with infrastructure that will also service a much wider area, including the Cardrona Ski Area and the Cardrona village;
- (e) On Policy PA4, PC52 will benefit the area as it is likely to catalyse growth, and its benefits outweigh its costs, as discussed in detail in the s32 evaluation prepared for the change.

5.6 PC52 is therefore consistent with the key relevant objectives and policies of the NPS, in my view.

## **6 Part 2 of the Act**

6.1 The purpose and principles of the Act are achieved by the outcomes promoted in this change to the MCSSZ, as discussed below.

### ***Sections 6 and 7***

6.2 The key section 6 matters (matters of national importance) for this change are:

- (b) **The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:**
- (f) **The protection of historic heritage from inappropriate subdivision, use, and development:**

6.3 The MCSSZ is consistent with the key landscape objectives for the *Outstanding Natural Landscape-District Wide* classification of Outstanding Natural Landscape – District-Wide that applies to the wider Cardrona Valley. The Change does not materially affect the landscape values of the immediate or the wider environs of the MCSSZ, as addressed by Mr Espie and Mr Compton-Moen, and the development enabled by the Change is appropriate.

6.4 The MCSSZ provisions achieve the protection of historic heritage including the water race and the chaff storage platform, and I agree with the additional provisions promoted by Mr Bryce. These will achieve section 6(f) of the Act.

6.5 The key section 7 matters (matters to which regard must be given) are:

- (b) **The efficient use and development of natural and physical resources:**
- (c) **The maintenance and enhancement of amenity values:**
- (f) **The maintenance and enhancement of the quality of the environment:**
- (g) **Any finite characteristics of natural and physical resources:**

6.6 Regarding **efficiency**:

- (a) It is efficient to co-locate new urban development with more year-round recreational pursuits, to complement the existing winter sports activities and limited non-winter outdoor recreational offerings at Cardrona, to:
  - enable existing and future permanent Cardrona residents with easy access to year-round employment opportunities and recreational activities; and
  - best utilise and maximise the efficiencies from shared visitor accommodation and associated activities such as food and beverage and retail;
- (b) It is efficient to expand the mix of activities within Cardrona, and in the MCSSZ, for walkability and the reduction of vehicle trips;
- (c) Efficiencies, and appropriate environmental outcomes, are gained from accelerating the potential growth of Cardrona and the critical mass of settlement to achieve the QLDC's goals for reticulated infrastructural services for the wider Cardrona Valley.

6.7 Regarding **amenity values** and **quality of the environment**, the settlement promoted by the MCSSZ serves to achieve, maintain and enhance amenity values and the quality of the

environment, and this will not change from the introduction of the golf course and resulting modifications to the Structure Plan.

- 6.8 Regarding **finite characteristics**, land that provides the opportunity to co-locate a zoned settlement area with new recreational infrastructure, to complement existing popular recreational activities in the area, is rare and a finite resource which the District Plan should recognise.
- 6.9 PC52 therefore achieve the principles in sections 6 and 7 of the Act.

### **Section 5**

PC 52 achieves the purpose of the Act, as follows:

- (a) It enables well-being by appropriately adapting the MCSSZ provisions to facilitate the expansion of outdoor recreation opportunities for residents in and visitors to the Zone and the wider Cardrona Valley, while maintaining the Zone's capacity to accommodate population growth at Cardrona, taking into account diverse accommodation types (permanent residential, second homes, worker, and visitor accommodation; in the high, mid and budget sectors, including affordable housing);
  - (b) It enables improved market attraction and viability for the MCSSZ by creating the opportunity to reduce the seasonality of the area and increase the range of businesses and accommodation products and associated facilities and services, ensuring a wider cross-section of residents, workers and visitors;
  - (c) It enables a reduction of resident, visitor and commuter trips to and from Wanaka or Queenstown by providing for more year-round stability and less seasonal fluctuation in visitor numbers;
  - (d) It will contribute to enabling faster achievement of the critical mass of development necessary to ensure the economic provision of infrastructural services for the Cardrona Valley.
- 6.10 While enabling these outcomes, the MCSSZ also achieves the regulatory matters in section 5(2)(a)-(c), as follows:
- (a) The Change better enables the MCSSZ to sustain the potential of the Cardrona resources to meet the reasonably foreseeable needs of future generations, by catalysing the growth of the MCSSZ; not foreclosing the capacity of the MCSSZ to

accommodate growth; and playing a critical role in the viability of the future planned infrastructure upgrades for the Cardrona Valley;

- (b) The intrinsic values of the air, water, soil and ecosystems will continue to be safeguarded by the protection of the ecological values of Homestead Creek, the protection of the fingers of open space containing ecological / overland flow paths, and the protection of water and soil by the reticulation and disposal of wastewater to a comprehensive system.
- (d) The MCSSZ was originally designed to avoid, remedy or mitigate potential adverse effects on the environment, and the changes will continue to allow the Zone to meet this imperative.

6.11 In summary, by enhancing market viability for residential and visitor accommodation and businesses, PC52 will likely accelerate Cardrona's growth and potential to be more self-sustaining, while sustaining the potential of the resources, safeguarding the intrinsic values of natural resources, and avoiding, remedying and mitigating adverse effects on the environment.

6.12 PC52 therefore achieves the sustainable management purpose of the Act.

**J A Brown**

**26 June 2017**

## A

## Curriculum vitae – Jeffrey Brown

### Professional Qualifications

1986: Bachelor of Science with Honours (Geography), University of Otago

1988: Master of Regional and Resource Planning, University of Otago

1996: Full Member of the New Zealand Planning Institute

### Employment Profile

- May 05 – present: Director, Brown & Company Planning Group Ltd – resource management planning consultancy based in Queenstown and Auckland. Consultants in resource management/statutory planning, strategic planning, environmental impact assessment, and public liaison and consultation. Involved in numerous resource consent, plan preparation, changes, variations and designations on behalf of property development companies, Councils and other authorities throughout New Zealand.
- 1998 – May 2005: Director, Baxter Brown Limited – planning and design consultancy (Auckland and Queenstown, New Zealand). Consultants in resource management statutory planning, landscape architecture, urban design, strategic planning, land development, environmental impact assessment, public liaison and consultation.
- 1996-1998: Director, JBA, Queenstown – resource management consultant.
- 1989 – 1996: Resource management planner in several local government roles, including Planner (1992 – 1994) and District Planner (1994 – 96), Queenstown-Lakes District Council. Held responsibility for all policy formulation and consent administration.

### Other

- New Zealand Planning Institute – presenter at *The Art of Presenting Good Planning Evidence* workshops for young planners (2016 –)
- Judge, New Zealand Planning Institute Best Practice Awards (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.

## 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~~

## Objective 2 - Landscape

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

### Policies:

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

- provide for golf course open space treatment on the lower part of the terrace landform.

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

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

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

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

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

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

### Implementation Methods

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

~~i. District Plan~~

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

~~(b) Rules and Assessment Matters, including rules controlling bulk, location and density of buildings~~

~~ii. — Other~~

~~(c) — Design Guidelines~~

## Explanation and Principal Reasons for Adoption

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

## Objective 3 - Integrated Community

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

### Policies:

- 3.1 *To establish a mix of residential, visitor accommodation, educational, and commercial activities, and recreational and community activities including golf, open space and walkway linkages, throughout the Zone.*
- 3.2 *To establish a range of accommodation options and densities for residents, workers (including seasonal workers) and visitors that is integrated throughout the Zone.*
- 3.3 *To encourage the construction of secondary units within the Zone for the purpose of providing accommodation for permanent residents and/or long term rental accommodation for workers.*
- 3.4 *To encourage permanent residents through the provision of a range of densities and housing options, and where practical, through the provision of community, recreational and educational facilities.*
- 3.5 *To recognise the limitations for development of the site (defined by natural topographical boundaries, development form and style, and*

*servicing constraints), while ensuring that the development yield provided is adequate to establish a sustainable and vibrant community.*

## Implementation Methods

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

~~i. — District Plan~~

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

~~(b) — Rules and assessment matters, including controls on location of activities and density provisions~~

~~ii. — Other~~

~~(c) — Stakeholders deed~~

~~(d) — Design Guidelines~~

## Explanation and Principal Reasons for Adoption

~~A significant factor in ensuring the vibrancy of the Village and long term success stems from its ability to provide for a range of uses and accommodation opportunities. Providing for permanent residents is important because it creates a sense of community. The ability to provide for a range of commercial and recreational facilities that are is important in creating a diverse village also relies on a critical mass of residents and visitors. The Zone provisions therefore encourage a range of uses, densities and housing types. Educational and community facilities are also encouraged. Secondary units are encouraged where they are for the purposes of providing long term accommodation options either for the first home buyer as a stepping stone before building a larger house, or for workers. Given the purpose of secondary units, visitor accommodation within any secondary unit is a non-complying activity.~~

## Objective 4 - Spatial Planning and Design

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

**Policies:**

- 4.1 To provide a clear framework for locating activities, building volumes and densities that are appropriate to their location within the Village, and their function and form.
- 4.2 To ensure building and subdivision design occurs that:
  - Contributes positively to the overall Village structure;
  - Creates an integrated network of safe and pleasant streets and walkways;
  - Is in harmony with the natural environment;
  - Recognises the character of the Cardrona Valley and the vision for the Zone;
  - Creates a vibrant and integrated community;
  - Enables the creation of a high quality living environment.
- 4.3 To design the bulk, form and mass of individual buildings to blend with the natural form and character of the landscape and to reflect the cultural and historical associations of the Cardrona Valley.
- 4.4 To achieve a public realm and built environment that contributes to the creation of a strong sense of place/identity.
- 4.5 To ensure that development occurs in accordance with the Structure Plan.
- 4.6 To ensure the location of open spaces and alignment of streets reinforces key views and vistas.
- 4.7 To design and locate buildings and structures in such a manner that they:
  - Positively address the street and public places in order to contribute to neighbourhood amenity values including pedestrian accessibility and safety, and streetscape values such as diversity and attractiveness;

- Optimise solar access;
- Promote social interaction through placing buildings on site so that they front public open space and the golf course;
- Retain human scale;
- Provide for efficient and comprehensive infrastructural servicing.

- 4.8. To promote higher density development and commercial activities within Activity Areas 1 and 2, and reduce density towards the perimeter of the Zone.

4.9 Within Activity Area 1:

- To encourage building design that can adapt to a range of activity mixes, and provide effectively for the provision of commercial activities at ground level;
- To encourage ~~the area~~ Activity Area 1a to become the Village ~~focus 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~~ [providing](#) for ecological enhancement, and ~~protectiending of~~ [protecting](#) 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 Read 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 [MCS](#) 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.

## 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 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.~~2~~1 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.~~3~~2 Activities

#### 12.22.~~3~~2.1 Permitted Activities

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.~~3~~2.2 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

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 **200m<sup>3</sup>** per site (within a 12 month period); or
- expose an area of bare soil greater than **400m<sup>2</sup>** 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.

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.

i. **Commercial activities** (excluding service stations) in Activity Areas 1b, 2, 3, and 5 and **Commercial Recreational Activities** in Activity Areas 2 and 3

ii. **Visitor Accommodation** in Activity Areas 3 and 4

iii. **Educational facilities and community activities** in Activity Areas 3 (except 3b), 4 and 5.

iv. **Access Roads and Carparking** in Activity Areas 6 and 7, except:

- Roads identified within ~~the~~ Structure Plan A.
- Underground car parks
- Road access and parking associated with a gondola.

~~v. 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.~~

vi. **Take off and landing of aircraft (except for emergencies)** within Activity Area 5a.

vii. **Buildings and structures within Activity Area 6 that are for the following purposes:**

- (a) R One recycling Station
- (b) G One gas storage facilities
- (c) Buildings located within 25 metres of the southern boundary of Activity Area 3, and that are less than 50m<sup>2</sup> in size. Tennis courts.

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 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

## 12.22.32.4 Non-complying Activities

The following shall be **Non-Complying Activities** provided that they are not listed as a **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 6, 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 6 ~~(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).

- 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 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 230m<sup>2</sup>

## 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(vii):  
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);
- Necessary farm buildings approved (location and materials) by the Design Review Board

(b) Motorised vehicles;

(c) Bikes, except on marked and surveyed tracks;

(d) 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

5m<sup>2</sup> contained in one area with a minimum dimension of 2m.

#### (ii) Activity Area 2a

- Residential unit: 20m<sup>2</sup> contained in one area with a minimum dimension of 3.5m.
- Secondary unit: 5m<sup>2</sup> contained in one area with a minimum dimension of 2m.
- Above ground residential unit: 8m<sup>2</sup> balcony with minimum dimension of 2m.

#### (iii) Activity Area 2b

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

#### (iv) Activity Area 3

- Residential unit: 36m<sup>2</sup> contained in one area at the ground floor level, with a minimum dimension of 6m.
- Secondary unit: 5m<sup>2</sup> 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 [B](#)oundary [F](#)encing shall be:

- (i) Road [B](#)oundary: 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 [S](#)helters 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)
<a href="#">Studio units</a>	<a href="#">40</a>
<a href="#">1 (including studio units)</a>	50
2	<a href="#">75</a> <a href="#">65</a>
<a href="#">3+</a>	90
4	<a href="#">115</a>

## 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 **200m<sup>3</sup>** 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 **400m<sup>2</sup>** 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 **20m<sup>3</sup>** (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 80m<sup>2</sup>.

### ~~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. ~~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:

- Maximum dimension of width or length: 8metres
- Maximum width x length: 50m<sup>2</sup>

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](#).

### ii. Building Restriction Line

- (a) ~~No building shall be located between the Building Restriction Line and the Zone boundary (as depicted on Structure Plan A).~~

- (b) 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).

- (c) No building shall be located within the Mitigation [Planting and Earthworks areas](#) ~~Bund- No Build as depicted on Structure Plan s A and B D.~~

### iii. Building Height

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

**Except:**

- (a) 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~~.
- (b) 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:
  - (i) 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.
  - (ii) ~~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.~~
  - (ii) ~~(iii)~~ Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 6m' and the 'Building Restriction Line- Maximum Height ~~8.7m~~ (~~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 ~~10.9m~~ (~~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 ~~11.2m~~ (~~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.~~

## 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	<del>80%</del> 95%	N/A
2a	<del>65%</del> 75%	75%
2b	80%	80%
3	45%	55%
4	<del>35%</del> 40% except that where the site is greater than <del>1000m<sup>2</sup></del> 800m <sup>2</sup> in size, the maximum site coverage shall be <del>35%</del> 40% or 400m <sup>2</sup> , 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  
Activities located within Activity Areas 2, 3 and 4 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

Daytime 0800- 2000 hours 50dBA L10

Night-time 2000- 0800 hours 40dBA L10 and 70dBAL<sub>max</sub>

~~(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 noise limits at any point within the boundary of any site within Activity Areas 2, 3 and 4.

(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 3000m<sup>2</sup>:

- 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 50m<sup>2</sup>. In respect of buildings with multiple units of less than 50m<sup>2</sup>, the number of units will be calculated as the sum total GFA of all units with an individual GFA of less than 50m<sup>2</sup>, 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 400m<sup>2</sup>.](#)

## 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;
  - 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 ([20082017](#)), 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 ([20082017](#)), 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 ([20082017](#))
- (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 ([20082017](#)).
- (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, ~~A~~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.

## 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, ablation 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

## 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 [Road A](#) (the Skifield Area access road), north of [Road 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.

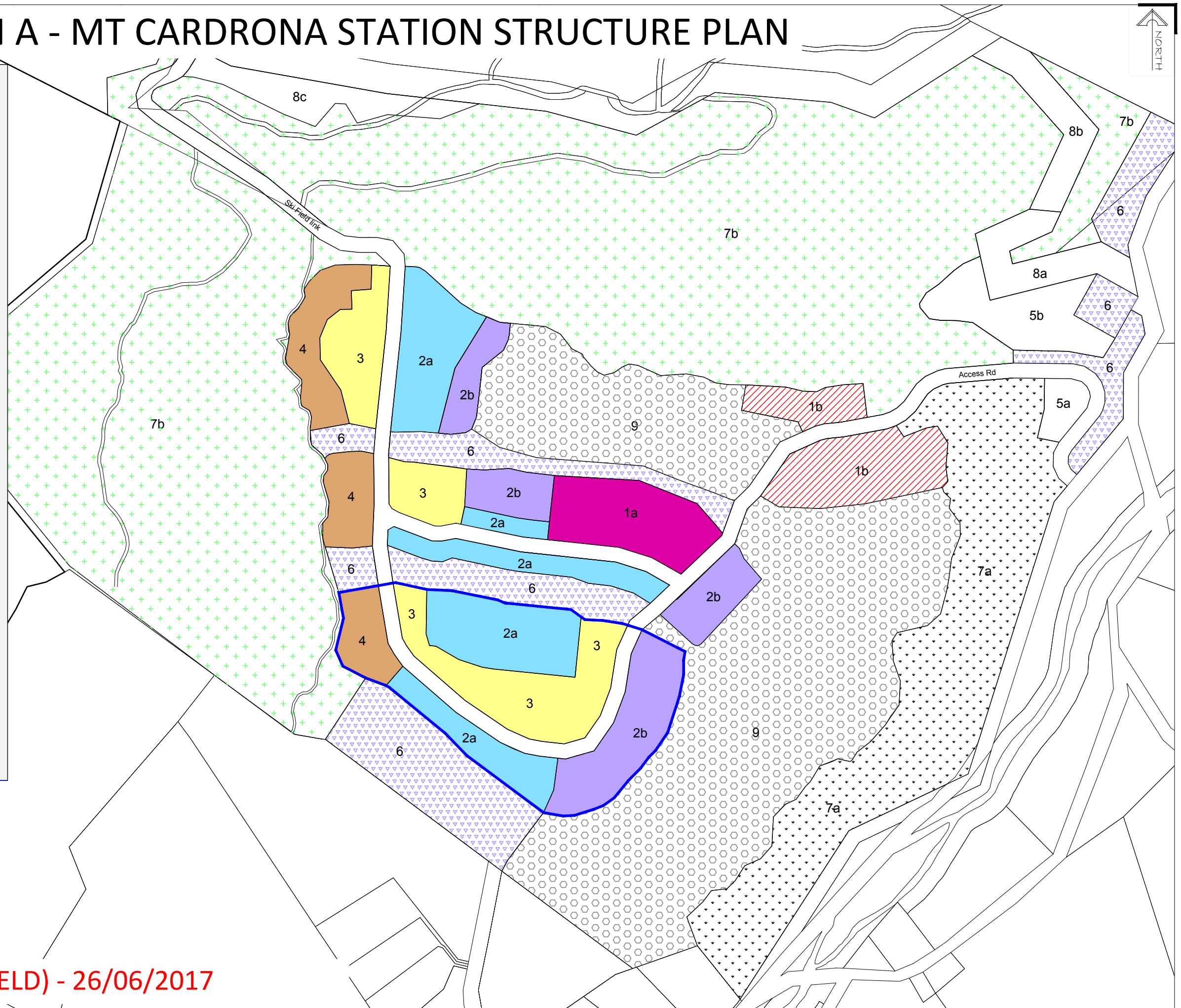
The HGMP shall set out the methods for implementation to achieve the goals in (i) – (xi) above, including any staging proposed as development through the zone proceeds, and shall specify the various responsibilities for the implementation and ongoing maintenance of the works required.

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**

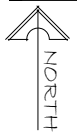


Activity Area 5a - Woolshed site	0.41ha
Activity Area 5b - Homestead site	1.72ha
Activity Area 8a - Ski Area access & activities	
Activity Area 8b - Ski Area access road	
Activity Area 8c - Carpark area	1.31ha



## OPTION 1 (NO SPORTS FIELD) - 26/06/2017

# STRUCTURE PLAN B - HEIGHT RESTRICTIONS



LEGEND

BUILDING RESTRICTION LINES

12

12

MAXIMUM HEIGHT 12m

10

10

MAXIMUM HEIGHT 10m

8

8

MAXIMUM HEIGHT 8m

6

6

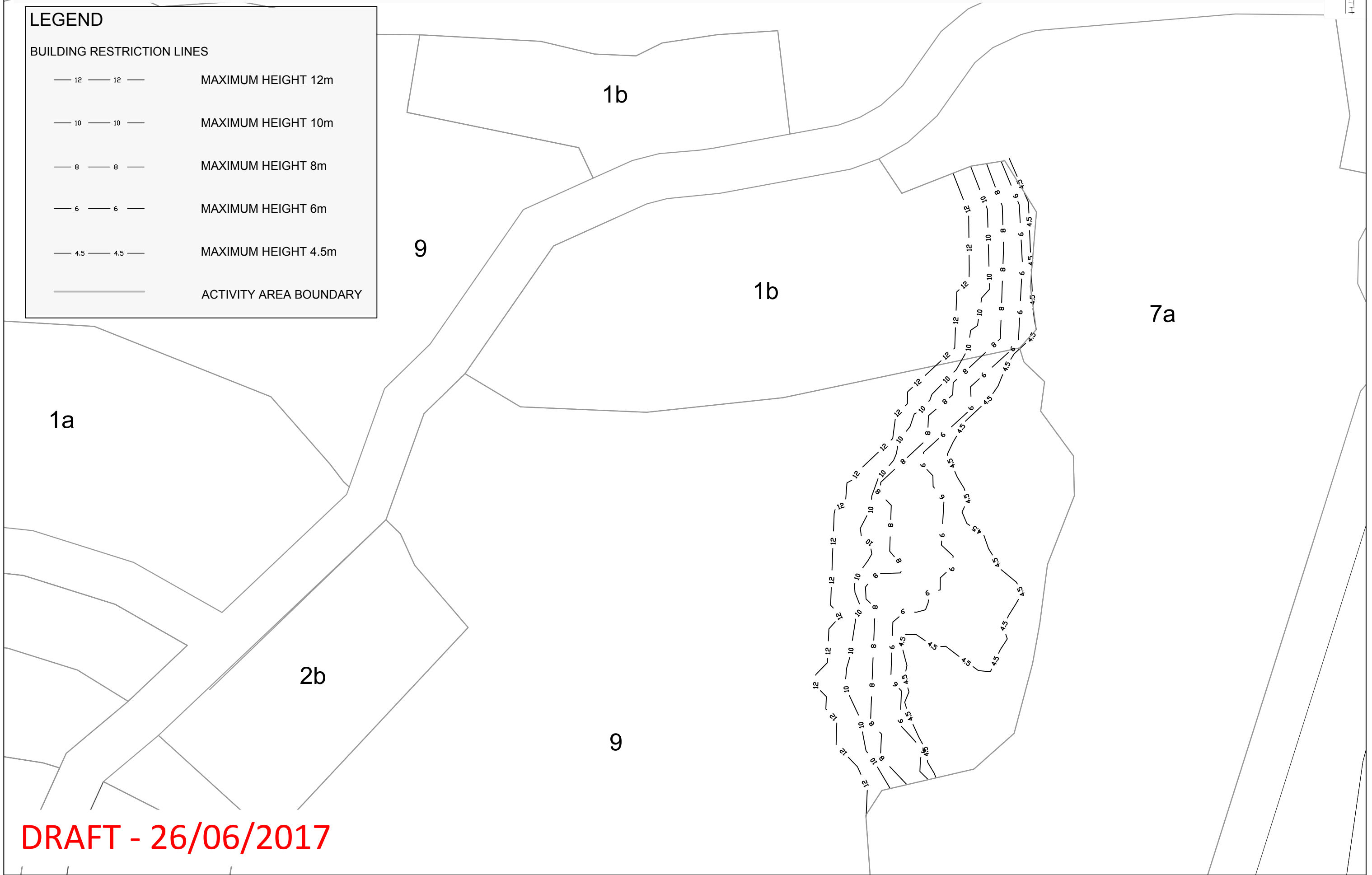
MAXIMUM HEIGHT 6m

4.5

4.5

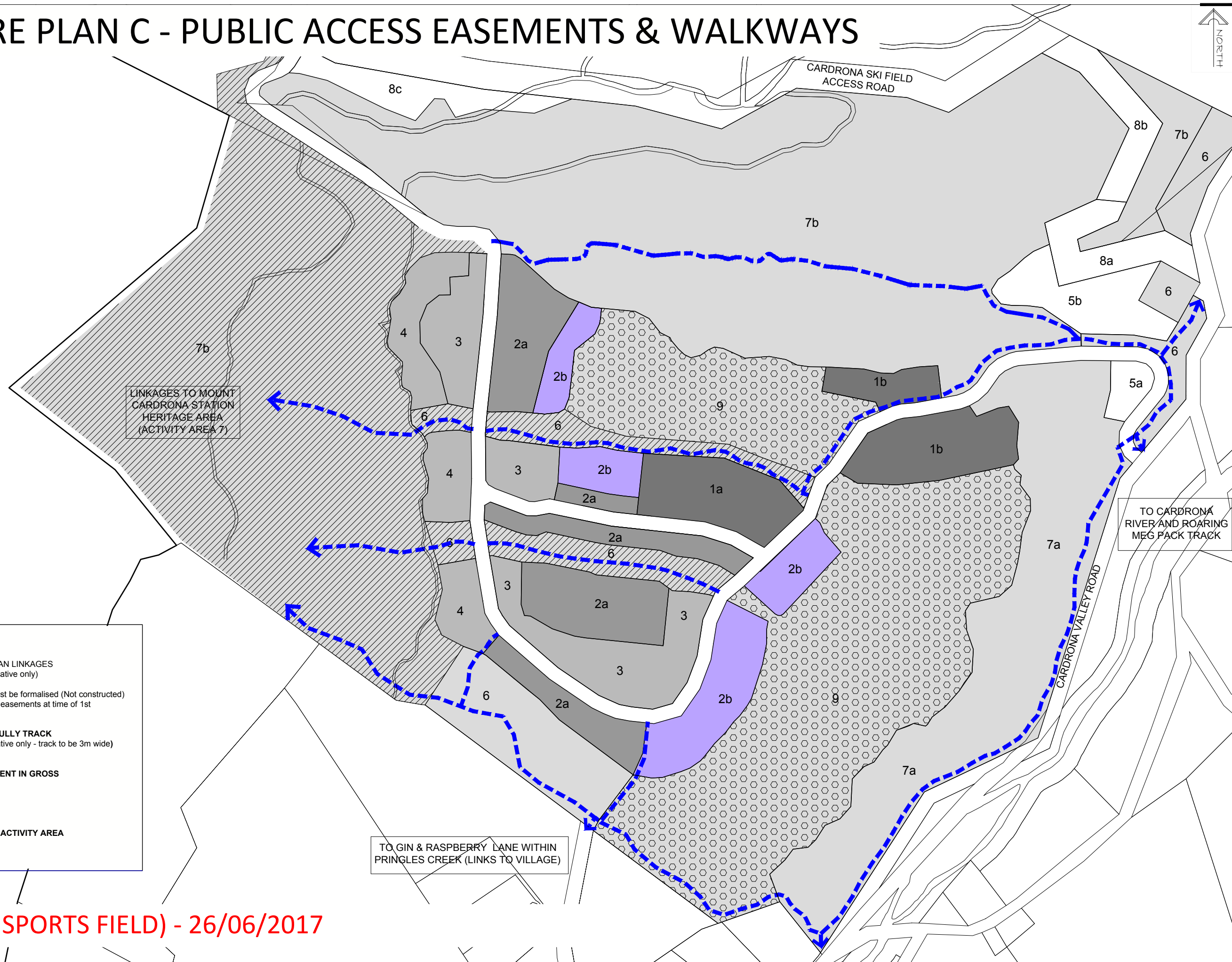
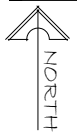
MAXIMUM HEIGHT 4.5m

ACTIVITY AREA BOUNDARY



DRAFT - 26/06/2017

# STRUCTURE PLAN C - PUBLIC ACCESS EASEMENTS & WALKWAYS



LEGEND

KEY PEDESTRIAN LINKAGES  
(Alignments indicative only)  
  
Linkages that must be formalised (Not constructed)  
as public access easements at time of 1st  
subdivision

HOMESTEAD GULLY TRACK  
(Alignment indicative only - track to be 3m wide)

PUBLIC EASEMENT IN GROSS

GOLF COURSE ACTIVITY AREA

OPTION 1 (NO SPORTS FIELD) - 26/06/2017

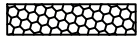




# STRUCTURE PLAN D - MITIGATION EARTHWORKS AND PLANTING PLAN

## LEGEND

### ACTIVITY AREAS:

- 1a - Hotel / Village Green
- 1b - High Density Living / Visitor Accomodation
- 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
- 6 - 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 

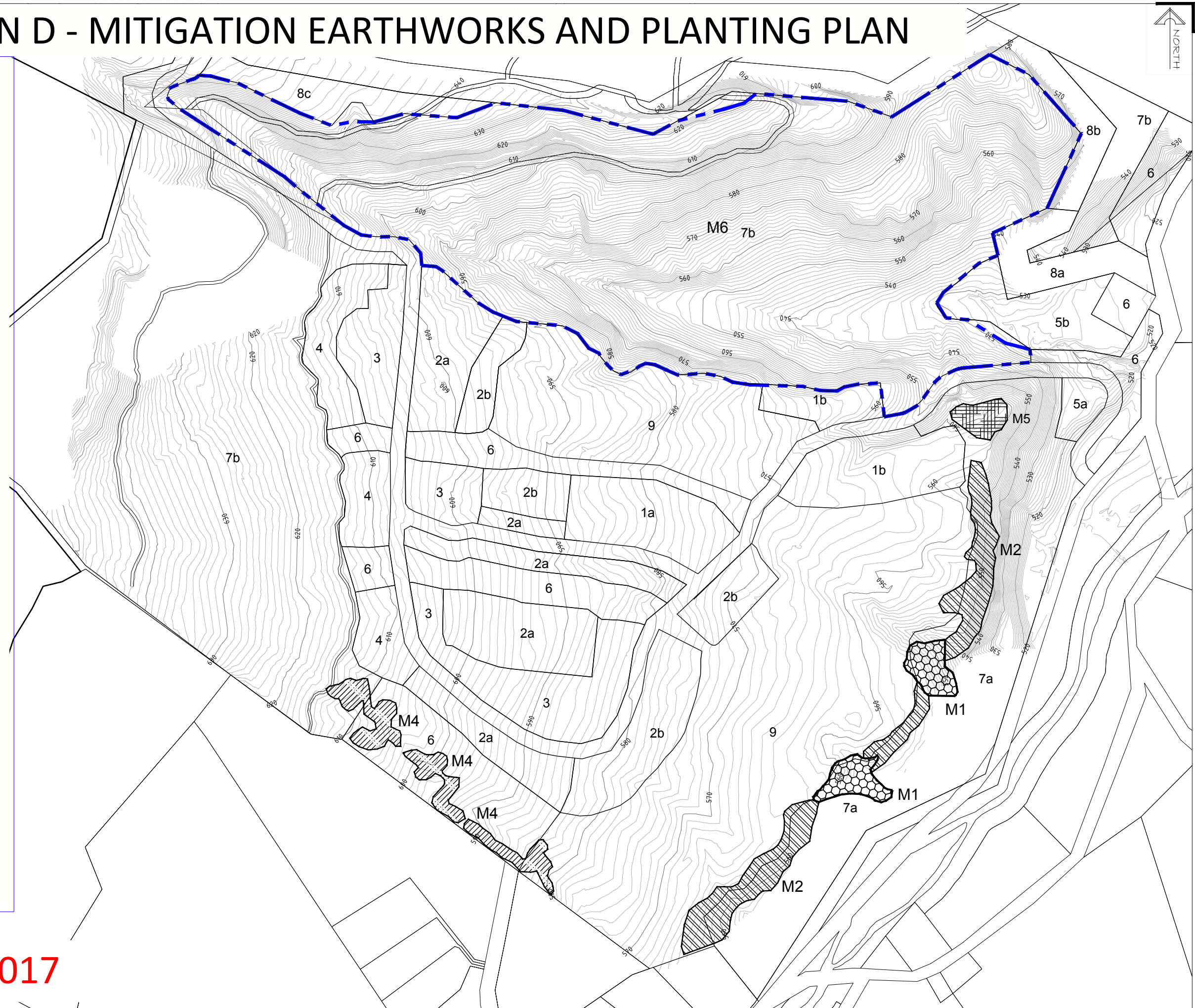
### CONTOURS

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



**DRAFT - 26/06/2017**

## 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

## 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 <sup>2</sup>
	Activity Area 2b – 250m <sup>2</sup>
	Activity Area 3 – <del>500m<sup>2</sup></del> <u>300m<sup>2</sup> (minimum average 350m<sup>2</sup>)</u>
	Activity Area 4 – <del>4000m<sup>2</sup></del> <u>800m<sup>2</sup></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 500m<sup>2</sup>, except where a comprehensive subdivision plan creating more than 5 allotments is lodged, in which case the average allotment size shall be 500m<sup>2</sup>, with a minimum of 400m<sup>2</sup>.~~

...

#### (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 200<sup>th</sup> residential lot within the MCSSZ, at least 350m<sup>2</sup> 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.
- 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.

...

### 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 are designed in accordance with the Roding Schedule contained in the Mount Cardrona Station Design Guidelines (~~2008~~ 2017) and 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.



## 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, 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, sustainable infrastructure design, and the creation of a distinctive destination.

### 12.21.2 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.*

## 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,*
    - *protect the areas of visual prominence such as the escarpment face,*
    - *provide for golf course open space treatment on the lower part of the terrace landform.*
- 2.2 *To create a strong sense of place and a character that reflects the cultural and heritage values of Cardrona Valley.*
- 2.3 *Avoid upward light spill 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 complement 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.*

## 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.*

## 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 Activity Area 1a to become the Village 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 a Village 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 for visitor accommodation activities and higher density residential activities in Activity Area 1b;*
  - *To provide for a single landmark building abutting a Village 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 Area 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 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 or mitigated by restricting the height of buildings and ensuring adequate building separation from the eastern escarpment;
- 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.

## 4.15 Within Activity Area 7:

- To provide for the protection of heritage features within the Zone, and the 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, providing for ecological enhancement, and protecting the water race;
- 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.

## 4.16 Within Activity Area 8:

- To maintain the existing activities and provide for future 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 mitigate;
- 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.

## 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 Zone and its surrounds.

## 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.

## 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 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 Centre.
- (b) To provide for an area for car parking adjacent to the Cardrona Ski Area 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 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.

## **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

## 12.22 Mount Cardrona Station Special Zone Rules

### Interpretation:

It is noted that Activity Areas 1, 2, 5, 7 and 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 1 contains two sub-activity areas 1a and 1b. Where a rule refers to Activity Area 1, it applies to both Activity Areas 1a and 1b.

### 12.22.1 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 |

### 12.22.2 Activities

#### 12.22.2.1 Permitted Activities

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**.

#### 12.22.2.2 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 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

#### ii. Visitor Accommodation in Activity Areas 1b 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 **200m<sup>3</sup>** per site (within a 12 month period); or
- expose an area of bare soil greater than **400m<sup>2</sup>** 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.

Matters over which control is reserved:

- Sediment control
- Dust control
- Site rehabilitation and landscaping.

#### iv. **Buildings within Activity Areas 1 and 5a**

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 (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 a Village 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
- 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

### 12.22.2.3 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 any site standards shall be a restricted discretionary activity with the Council's discretion limited to the activity subject to the site standard.

- i. **Commercial activities** (excluding service stations) in Activity Areas 1b, 2, 3, and 5 and **Commercial Recreational Activities** in Activity Areas 2 and 3
- ii. **Visitor Accommodation** in Activity Areas 3 and 4
- iii. **Educational facilities and community activities** in Activity Areas 4 and 5.
- iv. **Access Roads and Carparking** in Activity Areas 6 and 7, except:
  - Roads identified within Structure Plan A.
  - Underground car parks
  - Road access and parking associated with a gondola.
- v. **Take off and landing of aircraft (except for emergencies)** within Activity Area 5.
- vi. **Buildings and structures within Activity Area 6 that are for the following purposes:**
  - (a) One recycling Station
  - (b) One gas storage facility
  - (c) Tennis courts.
- 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 commercial uses (such as chain fitting services and coffee carts).**

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

## 12.22.2.4 Non-complying Activities

The following shall be Non-Complying Activities provided that they are not listed as a 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 6, 7, 8 and 9**  
Except:
  - Buildings in Activity Area 6 approved pursuant to Rule 12.22.2.3(vi)
  - Historic equipment
  - Bus shelters within Activity Area 6
  - Buildings within Activity Areas 8a and 9 approved pursuant to Rule 12.22.2.2(vi).
  - Buildings and structures associated with the erection and maintenance of a gondola approved pursuant to Rule 12.22.2.2(viii).
  - Buildings within Activity Area 8c approved pursuant to Rule 12.22.2.3(vii).
- ii. **Commercial activities, including commercial recreational activities,** in Activity Area 4.
- iii. **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 public access easements throughout Activity Areas 6 and 7 that are in general accordance with Structure Plan C.
- v. **Take off and landing of aircraft; except for**

- Emergencies
- Take off and landing within Activity Area 5 approved pursuant to Rule 12.22.2.3(v).

vi **Secondary Units in Activity Area 2a** on lots less than 230m2.

## 12.22.2.5 Prohibited Activities

The following shall be **Prohibited Activities**

i. **Except** for a recycling station approved pursuant to Rule 12.22.2.3(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:**

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

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

## 12.22.3 Non-notification of Applications

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 square / public open space area in Activity Area 1a
  - Bus shelters
  - Minimum Gross Floor Area

- Service Areas and Access.

## 12.22.4 Standards

### 12.22.4.1 Site Standards

#### i. Village square / public open space area in Activity Area 1a

- (a) Within Activity Area 1a 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 road depicted on 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.
- (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  
  
5m<sup>2</sup> contained in one area with a minimum dimension of 2m.
  - (ii) Activity Area 2a
    - Residential unit: 20m<sup>2</sup> contained in one area with a minimum dimension of 3.5m.
    - Secondary unit: 5m<sup>2</sup> contained in one area with a minimum dimension of 2m.
    - Above ground residential unit: 8m<sup>2</sup> balcony with minimum dimension of 2m.
  - (iii) Activity Area 2b

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

## (iv) Activity Area 3

- Residential unit: 36m<sup>2</sup> contained in one area at the ground floor level, with a minimum dimension of 6m.
- Secondary unit: 5m<sup>2</sup> 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. 4.1(xiii), which shall have a maximum height of 24m.

## vi. Stud Height

Within that area of Activity Area 1a that fronts the Village 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 x 1.8m.

**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	50
2	65
3+	90

**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 Rule 12.22.2.2(iii)

**1. Earthworks**

- (a) The total volume of earthworks does not exceed **200m<sup>3</sup>** 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 **400m<sup>2</sup>** 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 **20m<sup>3</sup>** (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 80m<sup>2</sup>.

## xiii. 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:

- Maximum dimension of width or length: 8metres
- Maximum width x length: 50m<sup>2</sup>

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

## 12.22.4.2 Zone Standards

- i. **All subdivision, use and development** shall be undertaken in general accordance with Structure Plans A – D.

## ii. Building Restriction Line

- (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).
- (b) **No building** shall be located within the Mitigation Planting and Earthworks areas depicted on Structure Plan D.

## iii. Building Height

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

## Except:

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

- (ii) Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 6m' and the 'Building Restriction Line- Maximum Height 8m' shall have a maximum height of 6m.
- (iii) Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 8m' and the 'Building Restriction Line- Maximum Height 10m' shall have a maximum height of 8m.
- (iv) Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 10m' and the 'Building Restriction Line- Maximum Height 12m' shall have a maximum height of 10m.

#### 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	95%	N/A
2a	75%	75%
2b	80%	80%
3	45%	55%
4	40% except that where the site is greater than 800m <sup>2</sup> in size, the maximum site coverage shall be 40% or 400m <sup>2</sup> , 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  
Activities located within Activity Areas 2, 3 and 4 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  
  
Daytime 0800- 2000 hours 50dBA L<sub>10</sub>  
Night-time 2000- 0800 hours 40dBA L<sub>10</sub> and 70dBAL<sub>max</sub>
- (c) Activities conducted in adjoining Activity Areas shall not exceed Activity Areas 2, 3 and 4 noise limits at any point within the boundary of any site within Activity Areas 2, 3 and 4.
- (d) Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS6082:1991.

#### vi. Mitigation Earthworks and Planting

No building shall be erected within Activity Area 1b, 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 pursuant to Rule 12.22.2.2(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.-2.2(v) implementation shall commence within the first available planting season.

## 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 3000m<sup>2</sup>:

- 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 8 December 2026;
- (d) for the purpose of this rule gross floor area excludes any areas for access, car parking and loading.

## viii Maximum number of units within the Zone

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

For the purposes of this rule a residential or visitor accommodation unit shall have a GFA greater than 50m<sup>2</sup>. In respect of buildings with multiple units of less than 50m<sup>2</sup>, the number of units will be calculated as the sum total GFA of all units with an individual GFA of less than 50m<sup>2</sup>, 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 a Homestead Gully Management Plan for the M6 Homestead Gully (as shown on Structure Plan D) has been 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.

## x 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, 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 400m<sup>2</sup>.

### 12.22.5 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;
  - 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 1 and 5

In considering applications for buildings within Activity Areas 1 and 5, the Council shall take into account the Mount Cardrona Station

Design Guidelines (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 (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 (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;
- (i) In Activity Area 1a:

- Buildings are designed to maximise outlook towards nearby trees 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 extent to which:

- The earthworks are consistent with Structure Plan D.
- The proposed planting is consistent with the planting list provided within Schedule 1a of the Mount Cardrona Station Design Guidelines (2017).
- The planting and earthworks reduce the effect of buildings within Activity Area 1b, particularly when viewed from dwellings accessed from the paper road on the eastern side of the Cardrona River.
- 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:

- The building and associated activities:
  - In Activity Area 8a, are consistent with the maintenance of Activity Area 8a as the access to the Cardrona Ski Area and do not adversely affect the functioning of the Cardrona Valley Road.
  - Are compatible with the amenity values of the surrounding environment;

- Landscaping, materials and colours 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:

- 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
- The location and design of vehicle access and loading areas is such that it ensures safe and efficient movement of pedestrians and vehicles;
- 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:

- 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. Controlled Activity- Buildings and Structures associated with the erection and maintenance of a gondola**

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 to the Cardrona Ski Area, and reduces the need for private vehicle use on the ski area access road;
- (c) Comprehensive car parking facilities are provided that
  - are located where they are easily accessible from the Village Centre;
  - 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.

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

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- 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.

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 (such as chain fitting services and coffee carts).**

- (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 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

## 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 {the Ski-Area access road}, north of the ski area link road, and north of Activity Areas 1, 2, 3, 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:

<b>Indigenous Plants for Ecological Plant Communities</b>	<b>Grid planting density – 1 plant per:</b>
<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

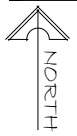
- (vii) On the northern face of the Gully, the planting of indigenous beech-hardwood species in pockets around the existing shrubland areas, and pockets of indigenous grey shrublands on the upper part of the face..
- (viii) On the southern face of the Gully, the planting of small groups of indigenous 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 Ski-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.





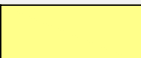





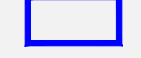
**NOTE: Operative versions of Structure Plans A – D have been deleted. Proposed versions have been inserted as follows**

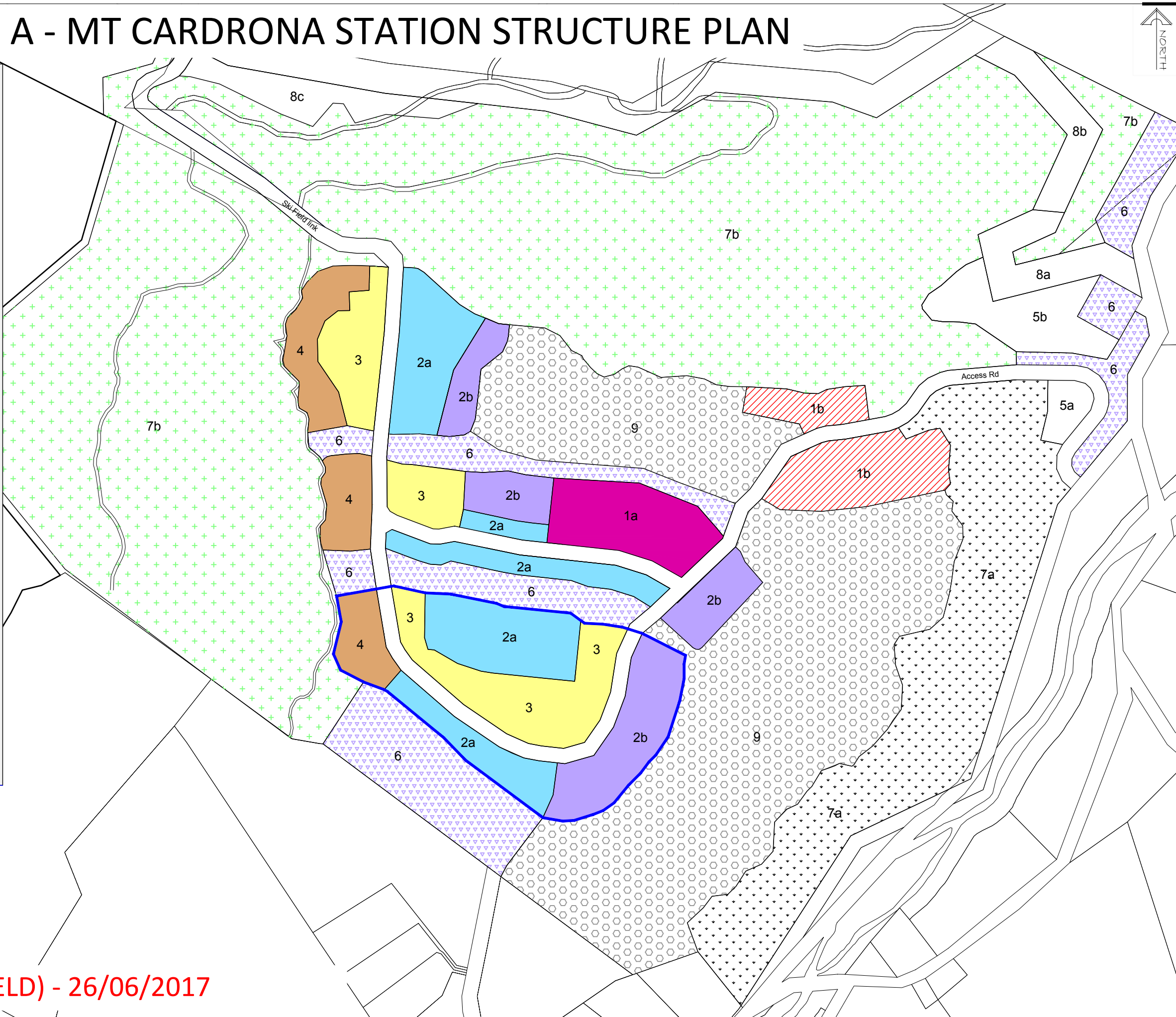
# STRUCTURE PLAN A - MT CARDRONA STATION STRUCTURE PLAN



## LEGEND

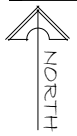
### Activity Areas

-  Activity Area 1a - Hotel / Village square  
2.71ha
  -  Activity Area 1b - Higher Density Living / Visitor Accommodation  
1.94ha
  -  Activity Area 2a - Higher density living  
5.90ha
  -  Activity Area 2b - Higher density living / Golf course frontage  
4.07ha
  -  Activity Area 3 - Medium density living.  
4.44ha
  -  Activity Area 4 - Lower density living.  
2.77ha
  -  Activity Area 6 - Commonage.  
8.67ha
  -  Activity Area 7a - Escarpment.  
10.63ha
  -  Activity Area 7b - Heritage.  
59.44ha
  -  Activity Area 9 - Golf activities.  
21.84ha
  -  Southern neighbourhood.
- Activity Area 5a - Woolshed site      0.41ha  
Activity Area 5b - Homestead site      1.72ha  
Activity Area 8a - Ski Area access & activities  
Activity Area 8b - Ski Area access road  
Activity Area 8c - Carpark area      1.31ha



OPTION 1 (NO SPORTS FIELD) - 26/06/2017

# STRUCTURE PLAN B - HEIGHT RESTRICTIONS



LEGEND

BUILDING RESTRICTION LINES

12

12

MAXIMUM HEIGHT 12m

10

10

MAXIMUM HEIGHT 10m

8

8

MAXIMUM HEIGHT 8m

6

6

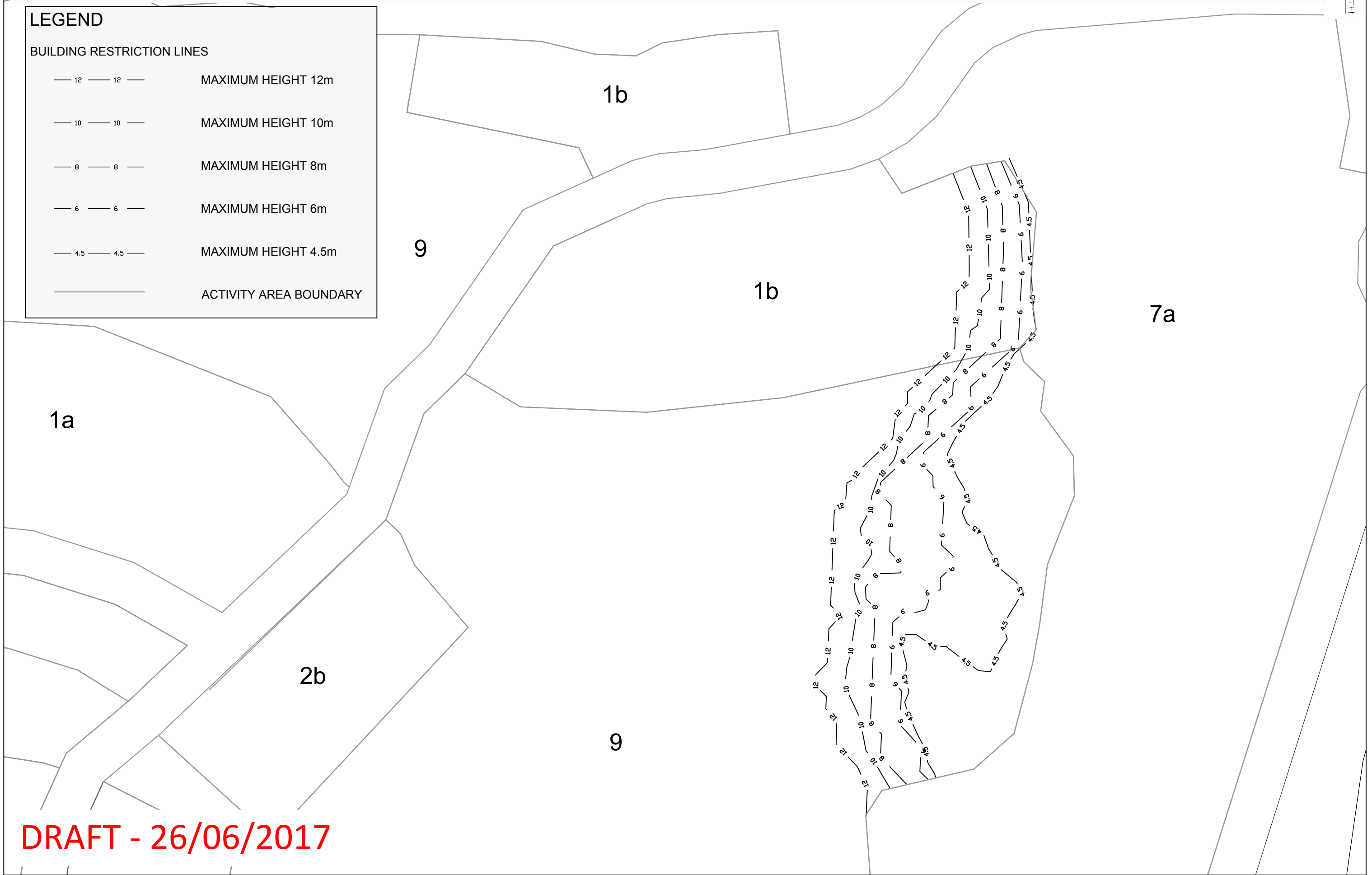
MAXIMUM HEIGHT 6m

4.5

4.5

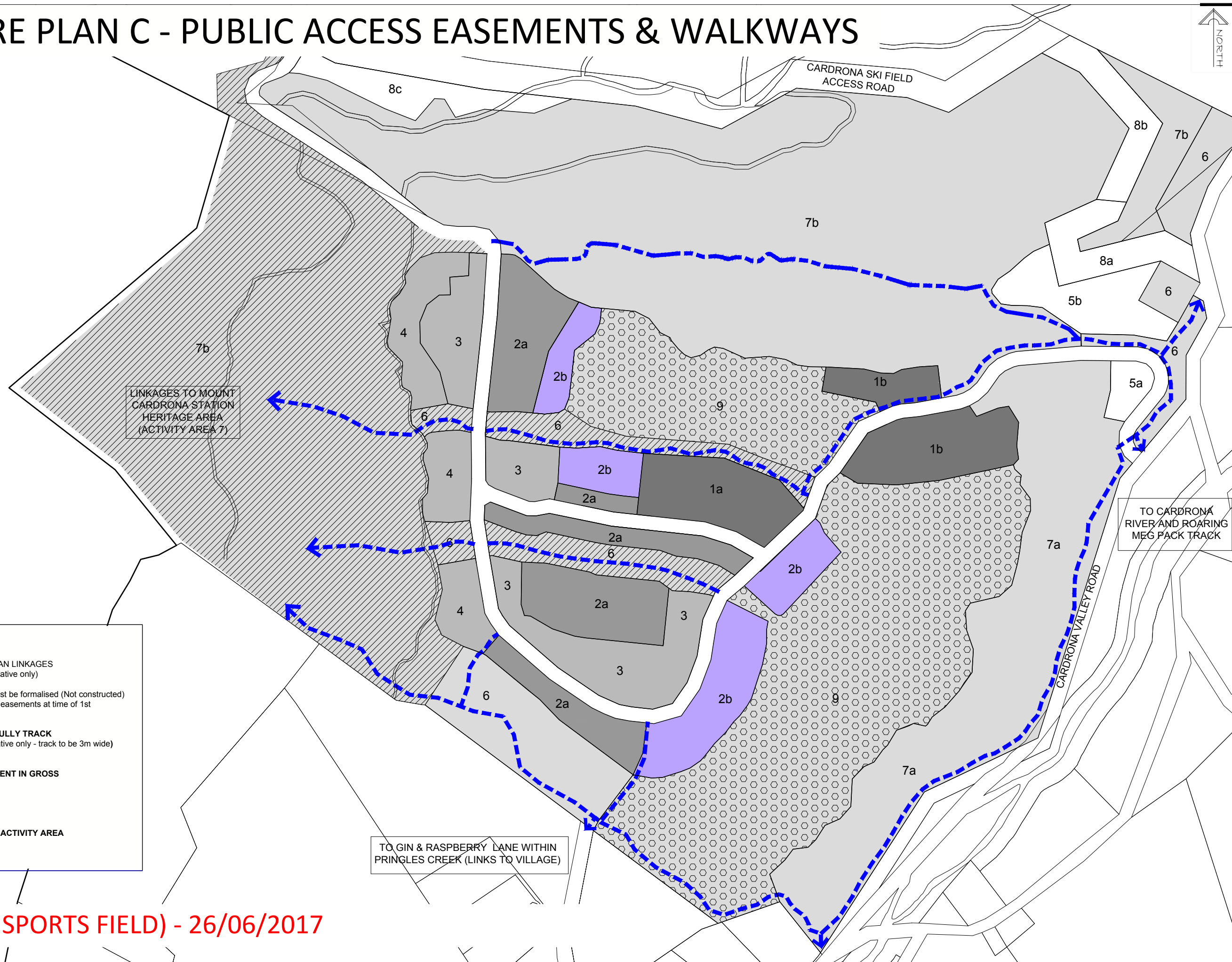
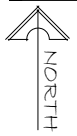
MAXIMUM HEIGHT 4.5m

ACTIVITY AREA BOUNDARY



DRAFT - 26/06/2017

# STRUCTURE PLAN C - PUBLIC ACCESS EASEMENTS & WALKWAYS



LEGEND

KEY PEDESTRIAN LINKAGES  
(Alignments indicative only)  
  
Linkages that must be formalised (Not constructed)  
as public access easements at time of 1st  
subdivision

HOMESTEAD GULLY TRACK  
(Alignment indicative only - track to be 3m wide)

PUBLIC EASEMENT IN GROSS

GOLF COURSE ACTIVITY AREA

OPTION 1 (NO SPORTS FIELD) - 26/06/2017

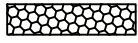




# STRUCTURE PLAN D - MITIGATION EARTHWORKS AND PLANTING PLAN

## LEGEND

### ACTIVITY AREAS:

- 1a - Hotel / Village Green
- 1b - High Density Living / Visitor Accomodation
- 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
- 6 - 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 

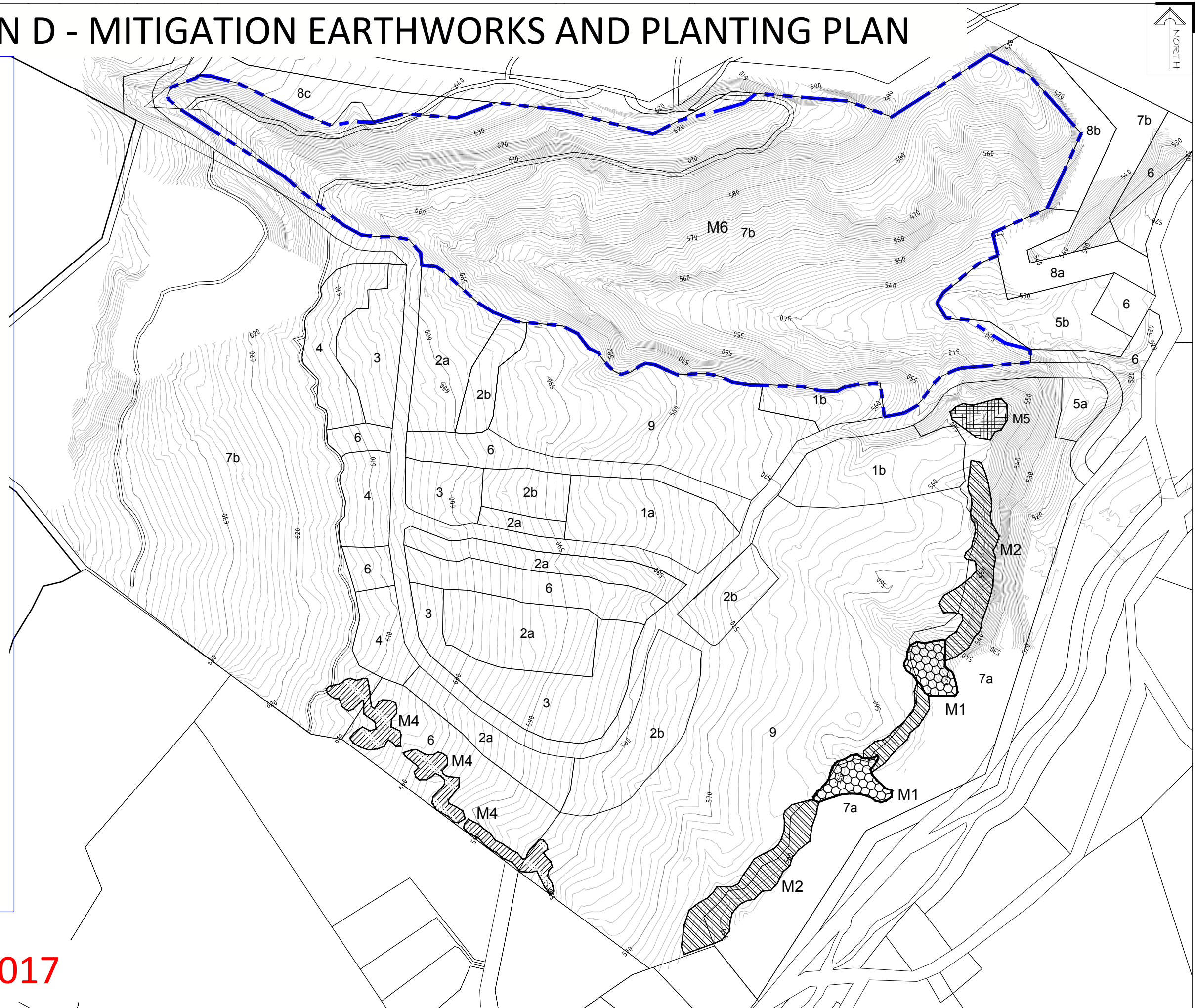
### CONTOURS

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



**DRAFT - 26/06/2017**

## Mount Cardrona Station Limited

### Requested Plan Change – November 2016

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

### 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 <sup>2</sup>
	Activity Area 2b – 250m <sup>2</sup>
	Activity Area 3 – 300m <sup>2</sup> (minimum average 350m <sup>2</sup> )
	Activity Area 4 – 800m <sup>2</sup>
	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.

##### (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 2017.

- (ii) No allotments shall be created that transect the boundary between Activity Areas 1a, 1b, 1b, 2a, 2b, 3, 4, 5a or 5b and the adjacent Activity Area 6, 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) 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.

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## **15.2.7 Subdivision Design**

### **15.2.7.1 Controlled Subdivision Activities - Subdivision Design**

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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.
- Whether the subdivision has been approved by the Design Review Board and is consistent with the Mount Cardrona Station Design Guidelines (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 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.

...

### **15.2.7.3 Assessment matters for resource consents**

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- (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 (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 are designed in accordance with the Roding Schedule contained in the Mount Cardrona Station Design Guidelines (2017) and 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 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 are in accordance with the Mount Cardrona Station Design Guidelines (2017) and any relevant engineering standards.
  - (i) Street lighting is designed to avoid upward light spill into the night sky.