

MOUNT CARDRONA STATION

Request for a Change to the Operative Queenstown Lakes District Plan

Evaluation under section 32 of the Resource Management Act 1991

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BROWN&COMPANY
P L A N N I N G G R O U P



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1. Introduction and strategic context

Mount Cardrona Station Limited (**MCSL**) is requesting a change to the operative Queenstown-Lakes District Plan (**ODP**) to enable restructuring of the development layout and modifications to some policies and other methods.

DOCUMENT 1 sets out the background to and reasons for this requested Change . The amendments requested, to Chapters 12.21, 12.22 and 15 of the ODP, are set out in **DOCUMENT 2**. The effects on the environment are assessed in **DOCUMENT 3**.

Any change to a plan needs to be evaluated in accordance with section 32 of the Resource Management 1991 (the **Act**). Section 32 states:

- 32 Requirements for preparing and publishing evaluation reports**
- (1) *An evaluation report required under this Act must—*
- (a) *examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
 - (b) *examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
 - (i) *identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) *summarising the reasons for deciding on the provisions; and*
 - (c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
- (2) *An assessment under subsection (1)(b)(ii) must—*
- (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
 - (i) *economic growth that are anticipated to be provided or reduced; and*
 - (ii) *employment that are anticipated to be provided or reduced; and*
 - (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
 - (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*
- (3) *If the proposal (an amending proposal) will amend a standard, statement, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—*
- (a) *the provisions and objectives of the amending proposal; and*
 - (b) *the objectives of the existing proposal to the extent that those objectives—*
 - (i) *are relevant to the objectives of the amending proposal; and*
 - (ii) *would remain if the amending proposal were to take effect ...*

The purpose of the Act is given effect to by the hierarchy of planning instruments. The operative Mount Cardrona Station Special Zone (**MCSSZ**) objectives achieve relevant higher order planning instruments (including the higher order provisions of the ODP, and regional and national planning instruments) and hence achieve the purpose of the Act.

This evaluation is structured as follows:

- Part 2: MCSL goals for the MCSSZ and identification of options to achieve those goals;
- Part 3: Evaluation of the costs and benefits of the options and selection of preferred option;
- Part 4: Evaluation of changes to MCSSZ objectives under section 32(1)(a);

- Part 5: Evaluation of changes to MCSSZ policies under sections 32(1)(b) and 32(2)(a);
- Part 6: Evaluation of changes to MCSSZ methods under sections 32(1)(b) and 32(2)(a);
- Part 7: Evaluation of the MCSSZ Change against the higher order district planning instruments including the operative and proposed plans;
- Part 8: Evaluation of the MCSSZ Change under the regional planning instruments including the operative and proposed regional policy statements and the regional plans;
- Part 9: Evaluation of the MCSSZ Change under the national planning instruments;
- Part 10: Summary and conclusions.

The evaluation relies on the description and other information provided in [DOCUMENT 1](#), the various supporting technical reports ([DOCUMENTS 5 – 14](#)) and the assessment of effects on the environment ([DOCUMENT 3](#)).

2. Goals for the MCSSZ and identification of options to achieve the goals

MCSL's goals for the MCSSZ are, fundamentally:

- To enable development of the Zone to occur in the short to medium term and to therefore have provisions applying to the land that are attractive to the market;
- To construct a golf course for visitors and local residents;
- To increase residential densities;
- To relocate and refocus the village centre;
- To extend low density development capability further to the west; and
- To include a carparking area to link with shuttle bus access to Cardrona Ski Area.

There are three options to achieve the goals of the requested Change:

Option 1 Retain the current provisions (objectives, policies and rules) as they stand (do nothing). This would require that achieving the goals as set out above would be undertaken through the resource consent process.

Option 2 Change Chapter 12 . Mount Cardrona Station Special Zone to enable the goals as listed above, and to change the Zone in the manner specified by the Council during the 2012 . 2013 monitoring of the effectiveness of the zone provisions. This option involves all provisions being critically assessed, with many of the current provisions likely to be retained and improved, and provisions to be structured and articulated in a clearer manner than the status quo.

Option 3 Include the MCSSZ Change in Stage 2 of the District Plan Review.

These options are evaluated further in part 3 below.

3. Evaluation of the costs and benefits of the options

The costs and benefits of Options 1, 2 and 3 are addressed in [Table 1](#) below.

Table 1: costs and benefits of Options 1 and 2 to achieve the MCSL goals for the MCSSZ

	Option 1: Status quo option	Option 2: Amend the zone provisions to enable the goals	Option 3: Include the amendments in Stage 2 of the District Plan Review
Costs	<p>Would not utilise the Council's monitoring work, and the further work undertaken by MCSL to improve the marketability of the zone.</p> <p>Would not provide a thorough assessment of the operative Plan provisions.</p> <p>Does not enable amendments to be made to the zone to improve its marketability and appeal as a year-round destination.</p> <p>Would require resource consents to achieve the goals. This creates the following costs:</p> <p>(a) Most of the goals listed above would breach the operative structure plans and would therefore require non-complying activity consent;</p> <p>(b) Extending low density development area to the west is a prohibited activity, which potentially defeats the intended goals;</p> <p>(c) Many . likely to be the majority of . proposals for subdivision or development would, even if consistent with the structure plans, breach a site standard or a zone standard (particularly in relation to density).</p> <p>(d) The greater number of consents required would create significant transaction costs, for all parties including the developer, purchasers within the development, the Council, neighbours and the local community. The transaction costs would be incurred repeatedly, in the long term, and this would be an extremely inefficient</p>	<p>Costs to MCSL for the drafting of the private plan change and supporting reports.</p> <p>Costs to MCSL of funding the Council-appointed independent consultants to process the private plan change.</p> <p>Uncertain outcomes based on a public process.</p> <p>Requirement for the Council to process a private plan change during the District Plan Review and potential need for staff and/or consultant resources. (However, this cost is mitigated by the ability to independently commission the processing of the plan change at MCSL's cost).</p>	<p>The indicated timeframes to undertake the Stage 2 of the review have not yet been confirmed; even if Stage 2 is notified in late 2017 it may take 2 years for decisions to be issued (and another year to resolve any Environment Court appeals).</p> <p>That timeframe is too long for the MCSL goals, and may result in the lost opportunities for undertaking development of the zone now. Given the need to pursue and accelerate development of the zone immediately (after nearly a decade since the MCSSZ was first notified), and to realise the benefits that the Change will provide both for the Zone and for the wider Cardrona Valley in relation to infrastructure, the option of including the Change in Stage 2 of the review has significant costs.</p> <p>Uncertain outcomes based on a public process.</p>

	Option 1: Status quo option	Option 2: Amend the zone provisions to enable the goals	Option 3: Include the amendments in Stage 2 of the District Plan Review
	method for achieving the MCSL directorsq goals. (e) Uncertain outcomes from numerous (and likely public) processes.		
Benefits	No costs to either the Council or MCSL of the plan change process.	<p>Achieves the goals.</p> <p>No costs to the Council arising from initiating a private plan change process as the processing will be funded by MCSL.</p> <p>Assists the Council by undertaking a review of the zone with the cost lying with MCSL as opposed to the Council.</p> <p>Enables the changes to the Zone in a timely manner without waiting for the District Plan review process</p> <p>Enable amendments to the Zone which reflect current market preference for housing topology.</p> <p>Enable the inclusion of a golf course as part of the Zone.</p>	No costs to MCSL arising from initiating a private plan change as the amendments will be absorbed into the wider costs of the Review and funded by the Council.
Ranking	2=	1	2=

The preferable option is therefore the private plan change process. Option 2 is therefore evaluated in more detail, in Parts 4 . 9 below.

4. Evaluation of the Change in respect of the MCSSZ objectives (section 32(1)(a))

Table 2 outlines the appropriateness of the objectives for the MCSSZ, as required by section 32(1)(a). Only one minor amendment is proposed to the objectives.

Table 2: Evaluation of the appropriateness of the changes to the MCSSZ objectives

MCSSZ Objective	Changes required to the objective?	Appropriateness of the change in achieving the purpose of the Act
<p>Objective 1 – Sustainable Management</p> <p><i>The Zone provides a community that minimises its effects on the environment and provides for the social and economic wellbeing of the people living within.</i></p>	No changes are proposed to the objective	No change. The changes to the policies and methods will still allow the Zone to provide for a community and the social and economic wellbeing of people and communities . both within the Zone and the wider Cardrona Valley community. This is achieved by the expansion of Cardrona's attractions, so that it can become a four-seasons destination, accelerating the development timeframe for the zone and the consequential benefits for infrastructural servicing of the existing village and the Ski Area.
<p>Objective 2 – Landscape</p> <ol style="list-style-type: none"> 1. <i>Development recognises and responds to the values and character of the landscape.</i> 2. <i>Development areas within the Zone are contained and a defined urban edge is established in order to prevent 'urban sprawl'.</i> 3. <i>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.</i> 	No changes are proposed to the objective.	No change. Policies (see changes to Policy 2.1 and new Policy 2.7) and allied methods will ensure that the Zone will continue to achieve these objectives.
<p>Objective 3 – Integrated Community</p> <p><i>To enable a complementary mix of uses within the Zone in order to create an integrated and sustainable community.</i></p>	No changes are proposed to the objective	No change.. The zone will still provide for a mix of activities, including village core, diversity of housing options, visitor accommodation, recreation, community and educational facilities. The fundamental intention of achieving an integrated community is not threatened, but is rather given additional impetus by the golf course and

MCSSZ Objective	Changes required to the objective?	Appropriateness of the change in achieving the purpose of the Act
		prospect of an international branded hotel to anchor the Zone development.
<p>Objective 4 – Spatial Planning and Design</p> <p><i>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.</i></p>	No changes are proposed to the objective	No change. The changes to the structure plan will allow the Zone to continue to achieve the objective.
<p>Objective 5 - Ecological Values</p> <p><i>To improve ecological values where possible within the Zone.</i></p>	No changes are proposed to the objective	No change. The addition of the golf course does not adversely affect the ecological values of the area and the objective is achieved.
<p>Objective 6 – Heritage Values</p> <p><i>To recognise the rich cultural history of the Cardrona Valley through promoting heritage awareness and protection of important heritage features within the Zone.</i></p>	No changes are proposed to the objective	No change. The change will not affect the heritage sites within the Zone and additional methods (as addressed below) are included to ensure this.
<p>Objective 7 - Infrastructure</p> <p><i>Long term environmental sustainability of the Village and its surrounds.</i></p>	No changes are proposed to the objective	No change. The change will not affect the manner in which the Zone is serviced by infrastructure. The ability to realistically develop the zone in the short to medium term will assist in achieving this objective.
<p>Objective 8 - Recreation</p> <p><i>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.</i></p>	No changes are proposed to the objective	Not applicable. The addition of the golf course is consistent with the objective. The Zone still provides for open spaces and walkway networks.

5. Evaluation of the Change in respect of the MCSSZ policies under s32(1)(b) and 32(2)(a)

Table 3 sets out the evaluation required under section 32(1)(b) (appropriateness, efficiency and effectiveness of the provisions, and identifying other reasonably practicable options; and under section 32(2)(a) (costs and benefits of the provisions), in relation to the MCSSZ policies.

Table 3: Evaluation of the appropriateness, efficiency, effectiveness, costs and benefits of changes to MCSSZ policies (s32(1)(b) and 32(2)(a), and other practical options considered:

MCSSZ objective	Proposed changes to MCSSZ policies	Appropriateness, efficiency and effectiveness of the change to the policy in achieving the objectives	Costs	Benefits	Other Practical Options Considered
<p>Objective 1: Sustainable Management</p> <p>The Zone provides a community that minimises its effects on the environment and provides for the social and economic wellbeing of the people living within.</p>	<p><i>Policy 1.2 Social and economic sustainability</i></p> <p><i>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 <u>and tourism</u> opportunities, and housing opportunities, to provide an environment that appeals to a range of people.</i></p>	<p>A key part of social and economic wellbeing is suitable recreation opportunities. The addition of the golf course in the zone significantly improves these opportunities for people living in the Zone, achieving Objective 1 and provides the added benefit of tourism.</p> <p>The change is therefore appropriate, efficient and effective in achieving the objective.</p>	<p>Tourism+is a broad term and can cover a number of activities (and effects). Its inclusion will require other changes to policies and methods to ensure the specific type of tourism envisaged for the zone is what is encouraged by the provisions and that any adverse effects are minor.</p>	<p>Allows for diversification within the Zone.</p> <p>Provides for economic growth and more opportunities to work as well as live in the Cardrona Valley (measured in DOCUMENT 6 economics assessment)</p> <p>Provides for improved employment opportunities (measured in DOCUMENT 6 economics assessment)</p>	<p>Another option is to include %golf+to this policy. However golf is part of recreation and the golf will bring the wider benefits of tourism to the area as well and these other opportunities can be considered appropriate in the Zone; their appropriateness can be tested under the rules framework for the Zone.</p>
<p>Objective 2 – Landscape</p> <p>1. Development recognises and responds to the values and character of the landscape.</p>	<p><i>Policy 2.1</i></p> <p><i>Through the provision of a Structure Plan, to achieve: ...</i></p> <p><i>• areas of open space throughout the Zone that provide a relationship between built form and the surrounding open landscape, reinforce</i></p>	<p>The policy is restructured but maintains its substance, and includes a new clause that supports the open space function of the golf course.</p>	<p>Land that was only intended for open space can (in part) be used as a golf course, and this reduces usability of this land by non-golfers.</p>	<p>The Structure Plan already provided for appropriate locations for recreation and the natural patterns for the landscape were considered when the structure was altered.</p>	<p>No other practical options to consider</p>

MCSSZ objective	Proposed changes to MCSSZ policies	Appropriateness, efficiency and effectiveness of the change to the policy in achieving the objectives	Costs	Benefits	Other Practical Options Considered
<p>2. Development areas within the Zone are contained and a defined urban edge is established in order to prevent 'urban sprawl'.</p> <p>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.</p>	<p>natural patterns in the landscape and protect the areas of visual prominence such as the escarpment face.</p> <ul style="list-style-type: none"> • areas of open space throughout the Zone that: <ul style="list-style-type: none"> - 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. 	<p>The policy still protects the visual prominence of areas such as the escarpment.</p> <p>The open space fingers within the Zone and the open space golf course areas provide a relationship between built form and the surrounding open landscape in that they will act as areas where the character of the surrounding landscape (dryland pasture with native remnants) flows into the Zone and surrounds the built areas.</p> <p>The policy is therefore consistent with and achieves the objectives.</p>		<p>This is explained in DOCUMENT 7</p> <p>Promotes the use of open space for recreational activities as opposed to just visual amenity.</p>	
	<p><u>Policy 2.7</u> <u>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.</u></p>	<p>That policy is consistent with Objective 2 in that any changes to the landscape arising from the inclusion of the golf course need to recognise and respond to the values and character of the Cardrona Valley landscape.</p>	<p>Does not require the design of the golf course to be considered as part of the private plan change.</p> <p>Prevents a traditional style golf course from being able to be developed in the zone.</p>	<p>The policy ensures that the golf course is designed in a way that is appropriate for the Cardrona Valley and ensures modification of the landform is minimised. ..</p>	<p>No other practical options to consider</p>

MCSSZ objective	Proposed changes to MCSSZ policies	Appropriateness, efficiency and effectiveness of the change to the policy in achieving the objectives	Costs	Benefits	Other Practical Options Considered
		<p>The values and character of the landscape are protected.</p> <p>It is effective and efficient in that, at resource consent time, this provides guidance as to the nature of the golf course that should be approved</p>			
<p>Objective 3 – Integrated Community</p> <p>To enable a complementary mix of uses within the Zone in order to create an integrated and sustainable community.</p>	<p><i>Policy 3.1</i> <i>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.</i></p>	<p>Clarifies that golf is anticipated in the Zone, will assist in the effective and efficient processing of consent to know that the use of the activity area also provides for golf.</p>	<p>Prevents the use of this recreation land for other purposes such as amenity planting or visual amenity.</p>	<p>The policy ensures that golf is an activity that is provided for in the Zone</p>	<p>Leave the inclusion of the golf course to be decided via the resource consent process as part of a commercial recreation activity. This option is discounted because of the non-complying status, implications for other operative activity areas, and the associated transaction costs.</p>
<p>Objective 4 – Spatial Planning and Design</p> <p>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</p>	<p><i>Policy 4.7</i> <i>To design and locate buildings and structures in such a manner that they: ...</i></p> <ul style="list-style-type: none"> <i>Promote social interaction through placing buildings on site so that they front public open space and the golf course; ...</i> 	<p>The Change seeks the provision of a golf course into the MCSSZ (among other changes) to increase the viability of development of the Zone. Including %golf course+in the policy acknowledges that it is appropriate for the zone and that it presents a</p>	<p>No costs.</p>	<p>The golf course will contribute significantly to the outlook and amenity of buildings . the design of the golf course maximises the ability for overlooking from buildings, and contributes to the amenity values of residents and visitors.</p>	<p>Do not include reference to the golf course so buildings are developed independently and do not necessarily front the golf course. This option is discounted because the relationship between buildings, outlook amenity and the golf course is very important</p>

MCSSZ objective	Proposed changes to MCSSZ policies	Appropriateness, efficiency and effectiveness of the change to the policy in achieving the objectives	Costs	Benefits	Other Practical Options Considered
<p><i>identity that reflects its unique location</i></p>		<p>good opportunity to promote social interaction between the hard and soft parts of the Zone.</p> <p>Ensures that, when considering consent for buildings, the connection with the golf course is an opportunity for improved design outcomes.</p>		<p>Opportunities for good urban design outcomes (See Urban Design report DOCUMENT 7)</p>	<p>to the success of the Zone as a place to live and visit.</p>
	<p><i>Policy 4.9: Within Activity Area 1: ...</i></p> <ul style="list-style-type: none"> • <i>To encourage the area <u>Activity Area 1a</u> to become the <u>Village focal point Centre</u>, providing commercial and visitor accommodation activities that support the residential, visitor accommodation, worker accommodation, recreational and community activities within the Village;</i> • <i>To encourage buildings and activities to front onto the a <u>Village Green square or public open space</u>;</i> • <i>To ensure that parking areas and garaging do not dominate the street, and within the Village Centre;</i> • <i>To provide larger scale for <u>visitor accommodation activities and higher density</u></i> 	<p>The commercial, golf and visitor accommodation functions are likely to co-locate and consolidate in Activity Area 1a.</p> <p>It is therefore important that the policies for Activity Area 1 are clear on the role of Activity Area 1a as a focal centre point in this Zone and neighbouring areas (including the golf course) and other open space areas.</p> <p>The integration of a golf course into the MCSSZ can assist in development of a strong character and</p>	<p>Changes to the zone structure require a plan change and this has costs.</p>	<p>To ensure a central area is developed that incorporates commercial, residential and visitor accommodation at a density that is appropriate for the market, this is outlined in DOCUMENT 6</p> <p>Creating opportunities for quality urban design outcomes as outlined in DOCUMENT 7.</p>	<p>Request changes to zoning via non complying resource consents. This option is discounted because of the potential loss of opportunity to ensure the development of a village centre and focal point for the zone as it develops, the non-complying status, implications for other operative activity areas, and the associated transaction costs</p>

MCSSZ objective	Proposed changes to MCSSZ policies	Appropriateness, efficiency and effectiveness of the change to the policy in achieving the objectives	Costs	Benefits	Other Practical Options Considered
	<p><u>residential activities</u> in Activity Area 1b.</p> <ul style="list-style-type: none"> To provide for a single landmark building abutting the a Village Green square or <u>public open space</u> in Activity Area 1a. To <u>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.</u> 	<p>community with the Zone.</p> <p>The changes to the policy are therefore appropriate and will be effective. They will lead to efficient development by integrating the various commercial functions in an appropriate location within the Zone.</p>			
	<p>Policy 4.10 Within Activity Areas 2:</p> <ul style="list-style-type: none"> To ensure that development has strong links with the open space areas <u>and golf course</u>, and provides for clear viewshafts from individual allotments; To ensure that the densities are higher in closer proximity to the Village Precinct <u>Centre</u>. 	<p>Appropriate in that it promotes links between development in this area and the golf course.</p> <p>Appropriate in that it refers to the % Village Centre+ which is a more useful descriptor than % Precinct+.</p>	<p>There are no costs to this option, if a golf course is provided for it is appropriate that it is linked with the higher density residential area and visitor accommodation.</p>	<p>Provision of a golf course which will assist in attracting tourists and assisting Cardrona in becoming a year-round destination.</p> <p>The benefits of golf tourism are discussed in DOCUMENT 5 and DOCUMENT 6</p>	<p>No other options need to be considered. To not include the changes to the policy in the context of the changes to the structure plan makes the policy less clear</p>
	<p>4.11 Within Activity Area 3: ...</p> <ul style="list-style-type: none"> To provide an educational and community precinct which can cater for potential demand for educational or community facilities; 	<p>The deletion of this part of the policy is appropriate as dedicating a specific part of the zone for education and community facilities is inefficient. Instead, the market can decide</p>	<p>The cost of not having a dedicated location within the Zone for an educational facility such as a school.</p>	<p>Provides more flexibility to enable anyone proposing a community or educational facility to respond to the market and locate the facility where it may best be located in the Zone,</p>	<p>Seek the Ministry of Education to designate land for education if required. This option is discounted because there is no realistic market for a school in</p>

MCSSZ objective	Proposed changes to MCSSZ policies	Appropriateness, efficiency and effectiveness of the change to the policy in achieving the objectives	Costs	Benefits	Other Practical Options Considered
		<p>where community facilities are best located if and when they are required. Educational facilities are provided for as a discretionary activity in AA2, AA3 and AA4. Providing for the activities in this way is more efficient and effective than a dedicated location within the Zone.</p>		<p>based on the merits of the specific location and the proposal.</p>	<p>Cardrona in the foreseeable future.</p>
	<p>4.16 Within Activity Area 8:</p> <ul style="list-style-type: none"> <u>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.</u> 	<p>The Change creates opportunities to provide for parking in a specific location adjacent to the Cardrona Ski Area access road, and to enable co-ordination with the adjacent ski area. This is important as the growth of the zone creates benefits for the whole community.. There is a known issue with traffic and parking at the ski field at present. This plan change presents an opportunity to alleviate some of the present issues with traffic backing up the Cardrona Ski field road without significant earthworks in the mountain area.</p>	<p>Potential costs of mitigating the visibility of the carparking.</p> <p>Minimal transaction costs involved in including this component into the plan change.</p>	<p>Provides for integration with the adjacent Cardrona Ski Area and a safe and efficient method of transporting patrons to the ski area facilities at the top of the mountain.</p> <p>Improves safety on the ski field road by reducing the number of vehicles on the road.</p> <p>Improves fuel efficiencies and lower emissions by reducing the number of vehicles travelling up and down the mountain.</p> <p>Benefit of eliminating need for non-complying</p>	<p>Provide for a car parking area within another part of the zone. This option discounted as the Cardrona Ski Area access road is separated from the main development areas of the Zone and it is inefficient for ski area traffic to pass through the development areas.</p>

MCSSZ objective	Proposed changes to MCSSZ policies	Appropriateness, efficiency and effectiveness of the change to the policy in achieving the objectives	Costs	Benefits	Other Practical Options Considered
		<p>The additional policy is therefore appropriate and effective, and will lead to safer and more efficient outcomes for the ski area operators and patrons</p>		<p>resource consent process for the activity by absorbing into this plan Change and ensuring the area is appropriately screened.</p>	
	<p><u>4.17 Within Activity Area 9:</u></p> <ul style="list-style-type: none"> <u>To provide for a golf course and related activities and buildings including construction, operations and maintenance.</u> 	<p>Activity Area 9 has been created to provide for a golf course within the zone. It is efficient to locate the golf course in a discrete new activity area and accordingly to provide its own specific policy framework.</p> <p>DOCUMENT 5 provides detail on how golf tourism can contribute to the local and national economy, and DOCUMENT 6 discusses the economic benefits of the golf course to the area.</p> <p>The additional policy is therefore appropriate, and will be effective in accelerating development impetus in the Zone.</p>	<p>Some earthworks required to form golf holes, small scale building required for golf activities, costs of construction of the golf course, loss of some land that would otherwise be used for residential development.</p> <p>All of these costs are balanced, however, by the amenity and economic benefits of the golf course. The loss of land for other activities is balanced by the intensification of development potential in other activity areas, and spatial expansion of other activity areas, so that the overall yield is generally the same as for the operative Zone.</p>	<p>The golf course will contribute to the outlook of buildings and present opportunities for social interaction.</p> <p>Provision of a golf course will assist in attracting tourists on a year-round basis.</p> <p>DOCUMENT 5 provides detail on how golf tourism can contribute to the local and national economy, and DOCUMENT 6 discusses the economic benefits of the golf course to the area.</p>	<p>Retain the status quo and try to deliver a golf course by way of resource consents. This option is discounted for the reasons set out in Part 3 above.</p>

MCSSZ objective	Proposed changes to MCSSZ policies	Appropriateness, efficiency and effectiveness of the change to the policy in achieving the objectives	Costs	Benefits	Other Practical Options Considered
		The economic efficiencies are set out in DOCUMENT 6 .			
Objective 5 - Ecological Values To improve ecological values where possible within the Zone.	<i>Policy 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 and its surrounds.</i>	The use of endemic species should be encouraged in the golf course areas to add to the uniqueness of the golf course as well as contributing to the ecological values of the Zone and the wider area.	.This will result in the cost of not enabling a traditional style golf course to be developed.	Native planting will occur and this has the potential to improve the ecological systems in this alpine valley environment. The establishment of native vegetation on and around the golf course may increase the awareness of users of the course about the natural ecology of the Cardrona alpine valley environment.	Do not provide for a golf course. This option is discounted because of the economic benefits of the course to the Zone and the area. Provide a more mainstream+golf experience where there is more manicured greens and fairways as opposed to the rural links type of course proposed. This option is discounted for the reasons discussed in DOCUMENT 5 .
Objective 7 – Infrastructure Long term environmental sustainability of the Village and its surrounds.	<i>Policy 7.6 <u>For carparking:</u> (a) <u>To provide for an area car parking adjacent to the Cardrona Ski Area 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.</u></i>	The proposed alternative Structure Plan is most likely to result in sufficient parking to be able to be provided around buildings. In the event that an underground carpark is desired, a resource consent for these earthworks will be able to be sought and there are no policies that would prevent this	No costs as an underground car park could still successfully obtain resource consent. Requires additional landscaping and earth mounding to ensure that the visual effects are not noticeable from outside of the zone.	Ensures that potential developers of the Village centre are not discouraged from commencing development applications due to being required to construct underground carparking that would impose high costs in the first stages of development.	There are no other practical options. Provide for a car parking area within another part of the zone. This option is discounted as the Cardrona Ski Area access road is separated from the main development areas of the Zone and it is inefficient for ski area

MCSSZ objective	Proposed changes to MCSSZ policies	Appropriateness, efficiency and effectiveness of the change to the policy in achieving the objectives	Costs	Benefits	Other Practical Options Considered
		<p>occurring. However requiring this to be encouraged could impose unsustainable costs on a developer of the Zone.</p> <p>The policy is effective and efficient as there are already problems associated with parking and access at the Cardrona Ski field. The provision of a new parking area near the base, with shuttle bus access, will be a significant improvement and will improve road safety, fuel efficiency and reduce overall emissions.</p> <p>The policy support for this will create more efficient infrastructure.</p> <p>The location, planting and mounding are an appropriate way to ensure that landscape and visual amenity policies are achieved.</p>		<p>Provides for integration with the adjacent Cardrona Ski Area.</p> <p>Improves driver safety on the ski field by having an alternative car park and shuttle area.</p> <p>Improves overall emissions and reduces fuel usage.</p>	<p>traffic to pass through the development areas.</p>
Objective 8 - Recreation	Policy 8.6	There are considerable traffic safety and convenience benefits for	The exact location of the gondola will need to be defined. The exact line	Provides options for integration with the adjacent Cardrona Ski	Require the gondola route option and roading option to be defined as

MCSSZ objective	Proposed changes to MCSSZ policies	Appropriateness, efficiency and effectiveness of the change to the policy in achieving the objectives	Costs	Benefits	Other Practical Options Considered
<p>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.</p>	<p><u>To provide for potential connections between the Village and the Cardrona Ski Area.</u></p>	<p>users of the zone if connection is provided for directly from the Zone to the ski area, by way of gondola facility (to provide policy guidance for operative Rule 12.22.2.3(v), or by road connection without needing to access onto the Cardrona Valley Road.</p>	<p>of the road connection to the Ski Area Road will also need to be defined.</p>	<p>Area. Both options have benefits in terms of traffic safety. The road option provides for direct access to the carparking / shuttle access area in AA8c.</p>	<p>part of the plan change even through their final locations may not be known or appropriate. This option is discounted as not necessary for that level of detail at the plan change stage and may preclude the best option from being developed.</p>
	<p><u>Policy 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</u></p>	<p>DOCUMENT 5 provides detail on how golf tourism can contribute to the local and national economy. This policy clarifies that the golf course will be available for public use and any other option proposed will be contrary to this.</p> <p>DOCUMENT 6 discusses the economic benefits of the golf course to the area.</p> <p>The additional policy is therefore appropriate, and will be effective in achieving the objective to provide for and encourage recreational opportunities in the Zone. The proposal will enable Cardrona to</p>	<p>No costs in relation to recreational values. Except for small areas of what is Activity Area 6 in the operative structure plan, the golf course is not using land that would otherwise have been used for recreation.</p>	<p>The golf course will contribute to the recreational values of the Zone and the wider area.</p> <p>DOCUMENT 5 provides detail on how golf tourism can contribute to the local and national economy, and DOCUMENT 6 discusses the economic benefits of the golf course to the area.</p>	<p>Do not provide for a golf course. This option is discounted because of the economic benefits of the course to the Zone and the area.</p> <p>Provide for a private golf course only for club members or those living or staying in the zone. This option is discounted as the benefits of enabling local community members and local visitors to play are also considered important.</p>

MCSSZ objective	Proposed changes to MCSSZ policies	Appropriateness, efficiency and effectiveness of the change to the policy in achieving the objectives	Costs	Benefits	Other Practical Options Considered
		become a more rounded, 4-seasons destination.			

6. Evaluation of changes to the MCSSZ methods (rules) under s32(1)(b) and 32(2)(a)

Table 4 evaluates the changes sought to the methods (rules) of the MCSSZ to achieve the goals for the zone.

Note: Red text (in [addition](#) and [deletion](#)) denotes amendments suggested by the QLDC in 2012 as part of preparation for the District Plan review, and agreed to by MCSL. These amendments delete the %supporting+ (but otherwise largely superfluous) information from the Zone, including the %issues+statement, the %implementation Methods+, the %Explanation and Principal Reasons for Adoption+, and the Environmental Results Anticipated+, to simplify and streamline the provisions. These deletions are in accordance with the Council's draft changes proposed in 2012¹ and the Council's March 2013 section 32 analysis² in which the reasons for the deletions were described as:

The MCSSZ provisions can be simplified by removing descriptive material and including that in the section 32 report. Descriptive material includes the identification of 'Issues', the 'Explanation and Principle Reasons for Adoption', the 'Implementation Methods' and the 'Anticipated Environmental Results'. This is consistent with section 75 of the RMA which states that district plans "must" identify objectives, policies and rules but that other material is optional.

The red text is not otherwise discussed in Table 4.

Blue text (in [addition](#) and [deletion](#)) denotes amendments proposed by MCSL.

Table 4: Evaluation of methods

Plan Provisions/Method	Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits
<p>Interpretation – 12.22</p> <p><i>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 31 contains two sub-activity areas 31a and 31b. Where a rule refers to Activity Area 31, it applies to both Activity Areas 31a and 31b.</i></p>	<p>Changes to the Activity Areas to reflect the changes proposed in this Plan Change including the amendments to the structure plan.</p> <p>Document 7 discusses the suggested modifications to the Structure Plan. They will create a more market-friendly Zone and should contribute to an efficiently laid out and coherent long term settlement structure. This has resulted in the areas of high density development (including the hotel area) fronting areas of green space and golf course.</p>
<p>12.22.2.2(i) Educational facilities and community activities, including health and day care facilities, in Activity Areas 1, 2 and 3b and commercial recreation activities in Activity Area 5</p> <p><i>Matters over which control is reserved:</i></p> <ul style="list-style-type: none"> - Site layout - External appearance of buildings - Parking, loading and access - Location of outdoor activities 	<p>Activity Area 5a is the Woolshed site while Activity Area 5bis the homestead site. The Woolshed site is currently used a base for a horse trekking operation, it is appropriate that the same or similar uses can take place into the future.</p> <p>Given the age and historical significance of these areas it is effective and will be beneficial that they are used in a manner that assists in their retention and useful adaptation over time.</p>

¹ QLDC District Plan Review - version of the MCSSZ provisions prepared for Stage 1 of the Review, 2012

² QLDC District Plan Review, Section 32 Analysis, Mount Cardrona Station Special Zone, March 2013, part 5

Plan Provisions/Method	Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits
	<p>Commercial recreation activities are appropriate in the activity area, and noting that buildings would require controlled activity consent in relation to location, external appearance and Design Review Board advice.</p> <p>The area concerned is close to the Cardrona Valley Road. Given recent developments in the vicinity of this road (such as the whisky distillery) the environment has changed significantly and there is scope for further appropriate development provided effects are managed. Commercial recreation activities are appropriate in this regard.</p>
<p>12.22.2.2(ii) Visitor Accommodation in Activity Areas 1b and 2 <i>Matters over which control is reserved:</i></p> <ul style="list-style-type: none"> - <i>Parking and access, including bus and pedestrian access</i> - <i>Noise</i> - <i>Hours of operation of premises licensed for the sale of liquor associated with visitor accommodation.</i> 	<p>Activity Area 1b provides for visitor accommodation and high density residential activities fronting the golf course and in close proximity to the village centres in Activity Area 1a.</p> <p>It is effective to require controlled activity consent for visitor accommodation in AA1b so as to manage the effects of visitor accommodation activities on residential activities located in the same activity area.</p> <p>The consequence of the rule is that visitor accommodation is a permitted activity in Activity Area 1a. This is appropriate because this activity area will accommodate a hotel as well as the commercial hub for the golf course and the Zone's commercial centre and focal/social core. As visitor accommodation is expected to be the foundation activity, it should be encouraged and permitted activity status is appropriate for that.</p> <p>The controlled activity status for buildings in Activity Area 1a will adequately address the effects on the environment and there is no further need to address the effects of the visitor accommodation activities.</p>
<p>12.22.2.2 (iii) Earthworks Earthworks that are for the purposes of:</p> <ul style="list-style-type: none"> - Access roads <ul style="list-style-type: none"> - 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 <p>And that:</p> <ul style="list-style-type: none"> - exceed a volume of 200m³ per site (within a 12 month period); or - expose an area of bare soil greater than 400m² in area within that site (within a 12 	<p>Since Plan Change 18 was made operative the Council notified Plan Change 49 (Earthworks) to the operative plan. It creates a bespoke district wide chapter containing earthworks provisions. It does not however, contain specific provisions and volumes for special zones. In the decision making process for PC49 it was considered that special zones should contain their own unique rules depending on their environmental considerations and the purpose of the zone.</p> <p>It is appropriate and efficient that earthworks required for the construction and maintenance of the golf course are a controlled activity.</p> <p>The addition to this rule of construction of buildings ensures that any effects of earthworks for this purpose are managed. Controlled status is the most effective and efficient status for this.</p>

Plan Provisions/Method	Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits
<p>month period) where the average depth is greater than 0.5m; or - are undertaken within 7m of a water body.</p> <p><i>Shall be a controlled activity.</i></p> <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> - Sediment control - Dust control - Site rehabilitation and landscaping. 	<p>%Shall be a controlled activity is deleted from the rule because these words are superfluous.</p>
<p>12.22.2.2(iv) Buildings within Activity Areas 1 and 5a</p> <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> - External appearance including colours and materials; - Site configuration and building orientation; - Signage; - Lighting; - Landscaping; - Consistency with the Mount Cardrona Station Design Guidelines (2008 2016); - 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. 	<p>The Design Guidelines have been updated from the 2008 version. The notification of this plan change will give submitters the change to submit on any changes to the Design Guidelines. The Change to the date will ensure that version control of the guidelines is maintained and should further changes be required, that they are the subject of a public process.</p> <p>To create good urban design outcomes adjacent to open space the use of landmark buildings can help to set the scale of the environment.</p> <p>The operative requirement for a Village Green in a very specific location has discouraged market interest because of its inflexibility. It is more appropriate to require a village square or public open space and for this location to be not specified but for it to be established along with the site and masterplanning of the neighbourhood of Activity Area 1a. This is discussed further in the urban design assessment (DOCUMENT 7)</p> <p>Buildings are anticipated in Activity Area 5b as well as in Activity Area 5a, so the deletion of %at in the heading is appropriate.</p>
<p>12.22.2.2(v) <u>Earthworks and planting required by Structure Plan D: Mitigation Earthworks and Planting Plan</u></p> <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> - Proposed plant species and bunding - Consistency with Structure Plan D: <u>Mitigation Earthworks and Planting Plan</u> 	<p>The rule is specific to Structure Plan D; accordingly it has been reordered to assist with the easier interpretation of the rule.</p> <p>Consent processing and understanding of the provisions is more efficient and effective when rules are clear and direct.</p>
<p>12.22.2.2 (vi) <u>Buildings within Activity Area Activity Area 9 (for the purpose of golf course and driving range operations and maintenance) and Activity Area 8a</u></p> <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> - External appearance - Landscaping - Access and parking 	<p>Activity Area 9 is the new area to be used for golf course activities. The amendments to the rule provides the opportunity for consent to be considered for appropriate buildings (those related to golf and the driving range) and ensure that their effects can be appropriately managed.</p>
<p>12.22.2.2 (viii) <u>Buildings and Structures associated with the erection and maintenance of a gondola within Activity</u></p>	<p>This rule is relocated from MCSSZ Rule 12.22.2.3(v) (Discretionary activities) and updated. It is appropriate that controlled activity status applies to</p>

Plan Provisions/Method	Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits
<p>Areas 6 and 7b that provides access from the Zone to the Cardrona Ski Area.</p> <p><u>Matters over which control is reserved:</u></p> <ul style="list-style-type: none"> - Location - External appearance - Access and parking - Protection of historic water races 	<p>the construction of a gondola in the Zone given the close proximity of the Zone to the Cardrona Ski Area and the efficiencies of being able to transport people from the Zone directly to the ski area base facilities. These efficiencies include the reduction of traffic on the ski area road, the reduction in traffic safety risk, improvement in fuel usage and emissions. The gondola can also complement and provide an alternative means of mountain transport as the shuttle bus initiative of Real Journeys (which itself is supported, by the promotion of Activity Area 8c in this plan change).</p> <p>The controlled status for a gondola in the Zone is consistent with the controlled status for passenger lift systems+ (including gondolas) promoted by the Council, and supported by MCSL, in the PDP Chapter 21 (Rural) for the Ski Area Sub Zones.</p> <p>The integration that gondolas can provide is more efficient if the connection is between the SASZ and an urban zone, as this further reduces the need for vehicle use (for example people could walk or take public transport from their home or hotel or hostel directly to the base facility, or the base facility may have an adjoining carpark so that vehicle trips are minimised.</p> <p>MCSL has also sought, through submissions to the PDP rural zone, the extension of the Ski Area Sub Zone across the rural zone to link with the MCSSZ. As an alternative, MCSL has sought that the status of passenger lift systems in the rural general zone not within a ski area sub zone be restricted discretionary. This is supported by Council officers.</p> <p>The matters of control should relate to the location and the external appearance of the structures, the access and parking requirements, and the need to protect the historic water races. This is addressed further under 12.22.5(ix) below.</p>
<p>12.22.2.3 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.</p>	<p>These amendments update the rule to be clear that in the case of a proposal that does not meet a site standard the Council's discretion is limited to the activities in the site standard.</p> <p>The amendments clarify how the rules work for users of the District Plan.</p>
<p>12.22.2.3(i) Commercial activities (excluding service stations) in Activity Areas 1b, 2, 3, and 5 and Commercial Recreational Activities in Activity Areas 2 and 3</p>	<p>These changes are appropriate in that they restrict commercial activities in activity areas not anticipated for commercial activities (largely residential activity areas).</p> <p>A discretionary threshold is appropriate and any consents can be guided by the objectives and policies of the Zone.</p>

Plan Provisions/Method	Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits
	The benefits of this approach are that commercial activities will naturally co-locate in the appropriate activity area (namely Activity Area 1a) and creating a critical mass which in turn will create a village centre (heart to the zone).
<p>12.22.2.3(ii) Visitor Accommodation in Activity Areas 3 and 4</p>	<p>Activity Area 4 is added to the activity areas where some opportunities for visitor accommodation may be appropriate, depending on the specific location and the proposal, and discretionary activity status is preferred for this rather than the operative non-complying status which is too discouraging.</p> <p>The discretionary status will continue to enable the primary activity for the activity area, residential, to dominate.</p>
<p>12.22.2.3(iii) Educational facilities and community activities in Activity Areas 3 (except 3b), 4, and 5.</p>	<p>Activity Area 3b in the operative plan was intended for community and educational activities, however such specificity is too prescriptive. If any community or educational activity sought to locate in the Zone then options should be available, and the discretionary status over the residentially-focused activity areas provides this flexibility while also ensuring that the effects of any proposal on the residential environment are appropriately managed and taking into account the individual location and circumstances of the proposal.</p> <p>In appropriate locations and at an appropriate scale a community activity or education facility (such as a preschool) may be an efficient use of land and contribute to the community within the zone.</p>
<p>12.22.2.3(iv) Access Roads and Carparking in Activity Area 6 and 7, except:</p> <ul style="list-style-type: none"> - Roads identified within the Structure Plan A. - Underground car parks - Road access and parking associated with a gondola. 	<p>A gondola link (to the Cardrona Ski Area) is provided for in the Zone and the necessary infrastructure (such as road access and parking) similarly needs to be provided for.</p> <p>This inclusion is effective as it can provide for this necessary infrastructure.</p>
<p>12.22.2.3 (v) Buildings and Structures associated with the erection and maintenance of a gondola within Activity Areas 6 and 7b that provides access from the Village Precinct Zone to the surrounding recreational activities Cardrona Ski Area.</p>	<p>Activity Area 7 has been divided into two sub-areas and the open space to the west and north of the urban parts of the Zone are within Activity Area 7b. Should any gondola be proposed it would traverse Activity Areas 6 and 7b, and it would provide access direct to the Cardrona Ski Area, not to any other location of recreation activities. It is therefore appropriate for the rule to clearly state what is intended.</p>
<p>12.22.2.3(vi) Take off and landing of aircraft (except for emergencies) within Activity Area 5a.</p>	<p>There was no specific need to limit this activity to only Activity Area 5a, when Activity Area 5b would be suitable also and subject to consent on a discretionary basis to ensure that any effects are</p>

Plan Provisions/Method	Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits
	managed and taking into account the specific location and circumstances of the proposal.
<p>12.22.2.3(vii) Buildings and structures within Activity Area 6 that are for the following purposes: (a) One recycling Station (b) One gas storage facilities (c) Buildings located within 25 metres of the southern boundary of Activity Area 3, and that are less than 50m² in size.</p>	<p>As the rule was originally drafted there was no limit to the number of recycling centres or gas storage facilities in this rule but there is a limit in the exemptions in the non-complying rule (12.22.2.4(i)). The changes remedy that.</p> <p>Clause (c) is deleted because it is no longer relevant given the changes to the structure plan and activity area boundaries.</p>
<p>12.22.2.3(vii) <u>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</u></p> <p><u>The Council's discretion is restricted to the following matters:</u></p> <p>(a) <u>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;</u></p> <p>(b) <u>In relation to earthworks: sediment control, dust control, site rehabilitation and landscaping.</u></p>	<p>Activity Area 8c is a new activity area at the north-western part of the Zone. It enables carparking and the co-ordination of car parking and shuttle bus access to the Cardrona Ski Area, along with provisions to ensure that the parking and related activities do not adversely affect landscape values.</p> <p>The shuttle bus initiative will alleviate the parking pressure at the ski area itself, improve road safety, and enable marked efficiencies in overall trip numbers and fuel use.</p> <p>The restricted discretionary status is appropriate because the activity area is located in a visually sensitive location and can be seen from the development areas within the Zone and from locations further south including the dwelling on Lot 2 LT344432. Visual mitigation works (including earthworks (for mounding) and planting) are therefore necessary to ensure that this new activity area does not adversely affect landscape and visual amenity values. Discretion is therefore reserved in relation to the effects of the carparking and related activities on landscape and visual amenity.</p> <p>It is also appropriate to manage the earthworks for the creation of the carpark area and the mitigation works, to ensure that sediment control and dust are controlled, and the site is rehabilitated and landscaped appropriately.</p> <p>An alternative considered for this Activity Area is the controlled status. This would require a specific plan (possibly a structure plan) setting out the actual mitigation works necessary. The information required to accurately formulate such a plan was not available at the time of preparing the Change and therefore the restricted discretionary status is preferred.</p>
<p>12.22.2.4(i) Buildings in Activity Areas 6, 7, and 8 and 9 Except:</p> <ul style="list-style-type: none"> - Buildings in Activity Area 6a <u>approved pursuant to Rule 12.22.2.3(vii)</u> - Historic equipment 	<p>This rule and the modifications to it essentially provide a match all rule+ for buildings to have non complying status unless they have been provided for within other rules within the Zone.</p>

Plan Provisions/Method	Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits
<ul style="list-style-type: none"> - 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(vii)(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 12.22.32.3(v). - Buildings within Activity Area 8c approved pursuant to Rule 12.22.2.2(xiii). 	<p>It is an efficient and effective way in providing clarity in the administration of the District Plan. The rule has been updated to include amendments made as part of this plan change and discussed above.</p> <p>Superfluous words such as %Controlled Activity [Rule] 0 +have been deleted.</p> <p>The clause relating to buildings within the Indicative Education Precinct have been deleted because this precinct has been removed from the structure plan. IT is more efficient and effective to require, across the zone, discretionary consent for any proposal rather than prescribing an area for an activity for which there is very little market certainty of take-up.</p> <p>The clause related to buildings within Activity Area 8c is a necessary addition to the rule given the addition of this activity area.</p>
<p>12.22.2.4(iii) iii. Visitor Accommodation: Located within Activity Area 4 Located within a secondary unit.</p>	<p>Non-complying status for visitor accommodation in Activity Area 4 and in secondary units is deleted. Visitor accommodation in Activity Area 4 has been amended to be discretionary (as discussed above) to afford some opportunity for landowners should they wish to pursue it.</p> <p>Visitor accommodation in secondary units should be encouraged, not discouraged, as the potential for short term accommodation in a secondary unit is likely to be an economic incentive for homeowners.</p>
<p>12.22.2.4(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).</p>	<p>The rule is updated to include changes made as part of this plan change and discussed above.</p> <p>It is an efficient and effective way in providing clarity in the administration of the Plan.</p>
<p>12.22.2.4(iv) Take off and landing of aircraft; except for</p> <ul style="list-style-type: none"> - Emergencies - Take off and landing within Activity Area 5a approved pursuant to Rule 12.22.32.3(vi) 	<p>The rule is updated to include changes made as part of this plan change and discussed above.</p> <p>It is an efficient and effective way in providing clarity in the administration of the Plan.</p>
<p>12.22.2.4(vi) Secondary Units in Activity Area 2(a) on sections lots less than 230m²</p>	<p>Consequential amendment to provide a more legal term and consistency with other provisions.</p>
<p>12.22.2.5(ii)</p> <ul style="list-style-type: none"> • Pinus radiata • Pinus muricata • Pinus contorta • Pinus ponderosa • Pinus sylvestris • Pinus nigra • Douglas Fir 	<p>This is an amendment suggested by QLDC following monitoring of the on the zone in 2012.</p> <p>It is efficient and effective to update the species list in this zone to be consistent with the other chapters of the Plan and to achieve a positive District-wide outcome.</p>

Plan Provisions/Method	Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits
<p>• All Eucalyptus varieties</p> <ul style="list-style-type: none"> ~ <u>Pine (Pinus radiata)</u> ~ <u>Bishops Pine (Pinus muricata)</u> ~ <u>Contorta or lodgepole pine (Pinus contorta)</u> ~ <u>Ponderosa Pine (Pinus ponderosa)</u> ~ <u>Scots pine (Pinus sylvestris)</u> ~ <u>Corsican Pine (Pinus nigra)</u> ~ <u>Douglas Fir (Pseudotsuga menziesii)</u> ~ <u>Mountain Pine / Dwarf Mountain Pine (Pinus mugo)</u> ~ <u>Maritime Pine (Pinus pinaster)</u> ~ <u>European larch (Larix decidua)</u> ~ <u>Sycamore</u> ~ <u>Hawthorn</u> ~ <u>Boxthorn</u> 	
<p>12.22.2.5(vi) Residential Flats There shall be no residential flats constructed within the Mount Cardrona Station Special Zone. <u>This rule does not apply to Secondary Units.</u></p>	<p>The addition is necessary to ensure there is adequate distinction between %secondary units+ (which apply in the MCSSZ) and %residential flats+ which do not apply in the MCSSZ.</p>
<p>12.22.2.5(viii) Residential Activities and Visitor Accommodation Activities in Activity Areas 5, 6, 7, and 8 and 9</p>	<p>The rule is updated to include changes made as part of this plan change and discussed above.</p>
<p>12.22.2.5(ix) Activity Area 7 (a) Buildings, except:</p> <ul style="list-style-type: none"> - Buildings and structures associated with the erection and maintenance of a gondola approved pursuant to rule 12.22.3.3(v); - Necessary farm buildings approved (location and materials) by the Design Review Board <p>(b) Motorised vehicles; (b)(c) Bikes, except on marked and surveyed tracks; (c)(d) Access during periods that the area is closed for grazing.</p>	<p>The rule is modified to delete %motorised vehicles+ as a prohibited activity. This is consistent with the provision of a gondola in Activity Areas 6 and 7, and also does not exclude farm machinery, and motorised machinery which may be needed to remedy and earthworks slippage and the like, and any required to maintain the water races.</p> <p>The deletion is effective in that use of motorised vehicles for practical purposes is not precluded.</p> <p>In any case, machinery is anticipated by Rule 12.22.2.5(x).</p>
<p>12.22.2.5(x) Parking of vehicles and machinery in Activity Areas 6 and 7 during and/or after construction in these areas.</p>	<p>Any vehicle or machinery carrying out works is likely to park temporarily during any construction and so prohibition of this is not necessary, practical or appropriate.</p> <p>The intent of the rule is to ensure that Areas 6 and 7 are not used for vehicle parking but this should not apply during construction.</p>
<p>12.22.4 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: <u>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: ...</u></p>	<p>This is an amendment suggested by QLDC following monitoring of the MCSSZ in 2012.</p>

Plan Provisions/Method	Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits
<p>12.22.4(ii) Applications for the exercise of Council's discretion in respect of the following site standards:</p> <ul style="list-style-type: none"> - Earthworks - Outdoor Living Space - <u>Village Green square / public open space area in Activity Area 1a</u> - Bus shelters - Minimum Gross Floor Area - Service Areas and Access 	<p>The village green+ in the operative structure plan was fixed and prescriptive. It would constrain urban design and architectural options. A more flexible (but nonetheless required) village square or public open space within the village centre (Activity Area 1a) provides more opportunities to create a usable, efficient space that can support and respond to the development around it. This is discussed in the urban design assessment (DOCUMENT 7).</p>
<p>12.22.4.1(i) <u>Village Green square / public open space area in Activity Area 1a</u></p> <p>(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.</p> <p>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:</p> <p><u>Activity Area 6 to the north</u></p> <ul style="list-style-type: none"> • <u>Commercial activities (including food and beverage at ground floor level) and/or road to the east, south and west.</u> <p><u>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).</u></p>	<p>As above, amended provisions to provide for the village square / public open space area in Activity Area 1a, to enable flexibility in the location and design of this important asset to the Zone.</p> <p>This is effective as it allows for better urban design outcomes through flexibility of the design. This is discussed in DOCUMENT 7.</p> <p>The amendments to the rule will require consideration of the how the village square or open space area interacts with the village centre and is appropriate to assist in the administration of the rule.</p>
<p>12.22.4.1(ii)</p> <p>(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).</p> <p>(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.</p>	<p>The new structure plan has a key thoroughfare and there is no reference to route B. The modification is therefore appropriate.</p> <p>The exception to the minimum setback from the main access road within Activity Areas 1b and 2a is deleted as the main part of the rule is sufficient to manage setbacks in these areas.</p> <p>This removes superfluous elements from the rule, while the main part of (b) still contains sufficient guidance to provide appropriate setbacks.</p> <p>It is efficient and effective to remove unnecessary exceptions from the rule.</p>
<p>12.22.4.1(iv)</p>	

Plan Provisions/Method	Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits												
<p>The following provision shall be made for outdoor living space [note: the requirements below do not apply to hotel guest units]</p>	<p>The operative provisions did not specifically differentiate the needs of residential units in the high density environment and hotels units, in terms of adjacent and private outdoor living space.</p> <p>Private outdoor living space is not required for hotel rooms (hotel units) and the additional note will avoid unnecessary confusion in the administration of the Zone when consenting a hotel development.</p>												
<p>12.22.4.1(vi) 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.</p>	<p>The rule is updated to include changes made as part of this plan change and discussed above.</p>												
<p>12.22.4.1(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]</p> <table border="1" data-bbox="316 943 770 1435"> <thead> <tr> <th data-bbox="316 943 544 1144">Number of bedrooms</th> <th data-bbox="544 943 770 1144">Minimum Gross Floor Area (square metres) (including above ground outdoor decking)</th> </tr> </thead> <tbody> <tr> <td data-bbox="316 1144 544 1193">Studio units</td> <td data-bbox="544 1144 770 1193">40</td> </tr> <tr> <td data-bbox="316 1193 544 1279">1 (including studio units)</td> <td data-bbox="544 1193 770 1279">50</td> </tr> <tr> <td data-bbox="316 1279 544 1328">2</td> <td data-bbox="544 1279 770 1328">75 65</td> </tr> <tr> <td data-bbox="316 1328 544 1377">3+</td> <td data-bbox="544 1328 770 1377">90</td> </tr> <tr> <td data-bbox="316 1377 544 1435">4</td> <td data-bbox="544 1377 770 1435">115</td> </tr> </tbody> </table>	Number of bedrooms	Minimum Gross Floor Area (square metres) (including above ground outdoor decking)	Studio units	40	1 (including studio units)	50	2	75 65	3+	90	4	115	<p>The changes to the minimum gross floor area for residential units are discussed in the economic assessment (DOCUMENT 6) and provide for a more appropriate number of specific sized units to enable a critical mass of density in the Zone.</p> <p>The benefits for providing an amended number of units include the development meeting the market in terms of needs which will encourage development of the zone.</p> <p>The amendments are in line with perceived market needs for unit sizes.</p>
Number of bedrooms	Minimum Gross Floor Area (square metres) (including above ground outdoor decking)												
Studio units	40												
1 (including studio units)	50												
2	75 65												
3+	90												
4	115												
<p>12.22.4.1(vii) The building containing the landmark design component shall abut or be adjacent to the Village Green square / public open space area.</p>	<p>The rule is updated to include changes made as part of this plan change and discussed above.</p>												
<p>12.22.4.2(ii) Building Restriction Line</p> <p>(a) No building shall be located between the Building Restriction Line and the Zone boundary (as depicted on Structure Plan A).</p> <p>(b) No building shall be located between the Building Restriction Line- Maximum height 4.5m and the Zone boundary (as depicted on Structure Plan A).</p> <p>(c)(b) No building shall be located within the Mitigation Bund- No Build as depicted on Structure Plans A and B.</p>	<p>The building line restriction as it relates to the western part of Zone (affecting Activity Area 4) is deleted to enable more area for development. This is considered in the Landscape Report (DOCUMENT 10) and provides for a more efficient use of land within the Zone.</p>												
<p>12.22.4.2(iii) Building Height</p>													

Plan Provisions/Method	Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits																						
<table border="1" data-bbox="320 338 783 949"> <thead> <tr> <th>Activity Area</th> <th>Maximum Height</th> </tr> </thead> <tbody> <tr> <td>1a, 1b</td> <td>15m</td> </tr> <tr> <td>2a, 2b</td> <td>10m</td> </tr> <tr> <td>3</td> <td>7m</td> </tr> <tr> <td>3a and 3b</td> <td>5.5m</td> </tr> <tr> <td>4</td> <td>5.5m</td> </tr> <tr> <td>5a (woolshed)</td> <td>6m</td> </tr> <tr> <td>5b (homestead)</td> <td>8m</td> </tr> <tr> <td>6a</td> <td>4m</td> </tr> <tr> <td>8a, 9</td> <td>7m</td> </tr> <tr> <td>8c</td> <td>4.5m</td> </tr> </tbody> </table> <p>Except:</p> <p>(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.</p> <p>(c) Within Activity Area 3a</p> <p>(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.</p>	Activity Area	Maximum Height	1a, 1b	15m	2a, 2b	10m	3	7m	3a and 3b	5.5m	4	5.5m	5a (woolshed)	6m	5b (homestead)	8m	6a	4m	8a, 9	7m	8c	4.5m	<p>The rule is updated to include changes made as part of this plan change, in particular the amendments to the structure plan activity area boundaries.</p> <p>The new height provision is for buildings associated with the car parking area (Activity Area 8c) and provides for low maximum height of buildings. This is appropriate and reflects the comments in the landscape report (DOCUMENT 10) that require any buildings in this area to be low scale and unobtrusive.</p> <p>The amendment to exception (a) is necessary give the change (discussed above) in relation to the village green and change to a village square or public open space.</p> <p>Activity Area 3a no longer exists in the proposed Structure Plan and therefore clause (c) is deleted from the rule.</p>
Activity Area	Maximum Height																						
1a, 1b	15m																						
2a, 2b	10m																						
3	7m																						
3a and 3b	5.5m																						
4	5.5m																						
5a (woolshed)	6m																						
5b (homestead)	8m																						
6a	4m																						
8a, 9	7m																						
8c	4.5m																						
<p>12.22.4.2(iv) The maximum building coverage for all activities on any site shall be:</p> <table border="1" data-bbox="233 1541 783 2022"> <thead> <tr> <th>Activity Area</th> <th>% site coverage</th> <th>% site coverage - dwelling and secondary unit</th> </tr> </thead> <tbody> <tr> <td>1a</td> <td>95%</td> <td>N/A</td> </tr> <tr> <td>1b</td> <td>80% 95%</td> <td>N/A</td> </tr> <tr> <td>2a</td> <td>65% 75%</td> <td>75%</td> </tr> <tr> <td>2b</td> <td>80%</td> <td></td> </tr> <tr> <td>3</td> <td>45%</td> <td>55%</td> </tr> <tr> <td>4</td> <td>35% 40% except that where the site is greater than 1000m² 800m² in size, the maximum site coverage shall be 35% 40%</td> <td>N/A</td> </tr> </tbody> </table>	Activity Area	% site coverage	% site coverage - dwelling and secondary unit	1a	95%	N/A	1b	80% 95%	N/A	2a	65% 75%	75%	2b	80%		3	45%	55%	4	35% 40% except that where the site is greater than 1000m² 800m ² in size, the maximum site coverage shall be 35% 40%	N/A	<p>Amending the site coverage provisions for some activity areas enables greater urban density, to (in part) compensate for commercial and residential development areas taken up the inclusion of the golf course.</p> <p>This is appropriate therefore that efficient use is made of the zone to encourage the development potential of the zone to be realised.</p> <p>Costs to this option include the loss of space between units but this is compensated for by the large green space areas (open space and golf course) which will provide amenity to residents.</p>	
Activity Area	% site coverage	% site coverage - dwelling and secondary unit																					
1a	95%	N/A																					
1b	80% 95%	N/A																					
2a	65% 75%	75%																					
2b	80%																						
3	45%	55%																					
4	35% 40% except that where the site is greater than 1000m² 800m ² in size, the maximum site coverage shall be 35% 40%	N/A																					

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		or 400m ² , whichever is the lesser.		
	5a (woolshed)	40%	N/A	
	5b (homestead)	30%	N/A	
12.22.4.2(vi) <u>Educational and Community Precinct</u> (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.				<p>The Precinct is deleted as there is likely to be no market demand for it. Instead, education and community uses are provided for as discretionary activities within the Zone, to enable any market take-up should the need arise.</p> <p>This is efficient and effective as land is not prescribed for a specific use at the expense of other more likely uses.</p> <p>If the Ministry of Education sought to establish a school in the zone it can utilise its designating powers.</p>
12.22.4.2 (vii) <u>vii. Walkways</u> 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.				<p>This rule is deleted as Activity Areas 3a and 3b are deleted from the structure plan and the walkway location is taken up by the golf course.</p> <p>The updated walkways plan (Structure Plan C) shows alternative walkway routes.</p>
12.22.4.2(viii) <u>Mitigation Earthworks and Planting</u> 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). Mitigation planting area M4 (as shown on Structure Plan D) shall be planted at commencement of development occurring on-site. <u>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.</u> 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 <u>Station</u> Design Guidelines.				<p>The rule is updated to include changes made as part of this plan change and discussed above.</p> <p>A new clause is added to ensure that the areas of M4 adjacent to Activity Area 4 comprise mounding as well as planting, as added mitigation of effects on the neighbour to the southwest of this part of the Zone.</p>
12.22.4.2(ix) <u>Protection of stream bed and riparian margins in Homestead Gully – Activity Area 7b</u>				<p>The rule is updated to include changes made as part of this plan change and discussed above.</p>
12.22.4.2(x) 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				<p>The expansion of Activity Area 4 to the west takes the potential boundaries of residential lots closer to the historic water race. This is addressed in the</p>

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<p><i>Management Plan for the water races and their margins. The Management Plan will set out the on-going care and protection of the water races and their margins, including the planting of the downhill side of the water races in Chionochloa ecosystem species, and the management recommendations set out in the report Mount Cardrona Station Addendum November 2016 (Arch Hill Heritage Report No. 165).</i></p>	<p>archaeological assessment (DOCUMENT 11) which recommends specific management methods to protect the race. These are enforced through the amendments to this zone standard. They will provide efficient and effective management for protecting the historic values.</p>
<p>12.22.4.2(xi) Buildings within Activity Area 8c <i>The total combined gross floor area of all buildings within Activity Area 8c shall not exceed 400m².</i></p>	<p>The new standard is necessary to avoid a proliferation of buildings within the new activity area for carparking and shuttle access to the ski area. 400m² has been determined as an adequate total GFA for appropriate accessory buildings such as for bus shelters, ablutions and ticketing in this area.</p> <p>The rule is effective in that non-complying consent will be required to exceed the standard.</p> <p>The standard works in tandem with the height standard (4.5m maximum) to ensure that buildings are low in scale and overall effect.</p>
<p>12.22.5(i) <i>Controlled and Discretionary Activities - Educational Facilities, Community Activities, Visitor Accommodation in Activity Area 3, Health and Day Care Facilities, commercial recreation activities in Activity Area 5</i></p>	<p>This is a consequential amendment arising from amendment to Rule 12.22.2.2(i).</p>
<p>12.22.5(ii) Controlled activity – Buildings within Activity Areas 1a, 1b and 5a</p> <p>[Amendments of the date of the Design Guidelines from 2008 to 2016, in this rule and other rules below]</p> <p>(i) In Activity Area 1a:</p> <ul style="list-style-type: none"> • 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 12.22.5xii below. 	<p>The Design Guidelines have been updated as part of this process and will be notified as part of the Private Plan Change. The modification to the date ensure that the most current version is reflected in the rules and that they have been through the appropriate first schedule submission process.</p> <p>Buildings are anticipated in Activity Area 5b as well as in Activity Area 5a, so the deletion of part in the heading is appropriate and the same assessment would apply.</p> <p>The new assessment matters provide guidance for buildings in the Activity Area 1a to ensure that the design of the buildings and urban design of the development in the activity area creates an active frontage to the village square and public open space areas.</p> <p>The rule is efficient and effective in that it provides direction to maintain and enhance the urban design for this area.</p>
<p>12.22.5(iii) Controlled activity – Mitigation earthworks and planting plan <i>In relation to Structure Plan D, the the extent to which:</i></p> <p style="padding-left: 40px;">(a) <i>The earthworks are consistent with Structure Plan D.</i></p>	<p>The amendments provide clarification as the structure plan that should be referenced as part of the rule.</p> <p>This is efficient and effective and will assist in the appropriate administration of the plan.</p>

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<p>(b) <i>The proposed planting is consistent with the planting list provided within Schedule 1a of the Mount Cardrona Station Design Guidelines (20082016).</i></p> <p>(c) <i>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.</i></p>	
<p>12.22.5(iv) Controlled activity - buildings within Activity Areas 8a and 9</p> <p>The extent to which:</p> <p>(a) The building and associated activities:</p> <ul style="list-style-type: none"> - <u>In Activity Area 8a, A₂ 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.</u> - Are compatible with the amenity values of the surrounding environment; - Do not adversely affect the functioning and amenity of the Cardrona Valley Road. <p>(b) Landscaping, <u>materials and colours is are</u> used to soften the visual appearance of any buildings.</p>	<p>This is a consequential amendment arising from the amendments to Rule 12.22.2.2(vi). The change of location of the words and do not adversely affect the functioning of the Cardrona Valley Road+ is appropriate to ensure that the rule is clear and efficient.</p> <p>The materials and colours+ of buildings are important to assess and reflect the matters of control set out in the Rule 12.22.2.2(vi) (in relation to external appearance), to make the rules more internally consistent.</p>
<p>12.22.5(v) Controlled Activity- Visitor Accommodation within Activity Areas 1b and 2</p>	<p>This is a consequential amendment arising from the amendments to Rule 12.22.2.2(ii), as discussed above. The assessment matters remain the same but now do not apply to Activity Area 1a where visitor accommodation is proposed to be a permitted activity.</p>
<p>12.22.5(vii) Discretionary Activity- Commercial Activities in Activity Areas 1b, 2, 3 and 5, and Commercial Recreational Activities in Activity Areas 2 and 3</p> <p>(a) <i>The extent to which the activities are compatible with surrounding residential activities, by taking into account:</i></p> <ul style="list-style-type: none"> - <i>Potential effects on the amenity of the street, neighbouring properties and open space;</i> - <i>Hours of operation;</i> - <i>The proximity of outdoor facilities to neighbours and potential noise effects;</i> - <i>The ability to landscape and or mitigate adverse visual effects.</i> <p>(b) <u>In Activity Area 1b:</u></p> <ul style="list-style-type: none"> - <u>The extent to which the commercial activity does not detract from the vibrancy and cohesion of Activity Area 1a;</u> 	<p>This is a consequential amendment arising from the amendments to Rule 12.22.2.2(iii), as discussed above. The assessment matters remain the same but now do not apply to Activity Area 1a where visitor accommodation is proposed to be a permitted activity.</p> <p>In Activity Area 1b, more assessment matters are added in relation to commercial activities, to assess whether the addition of commercial activities will affect the function of the village centre in Activity Area 1a.</p>

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<ul style="list-style-type: none"> - <u>The extent to which the commercial activity contributes to the mix of activities already established within Activity Area 1a;</u> - <u>The extent to which the commercial activity is required to locate in Activity Area 1b in terms of functional operating or servicing requirements.</u> 	
<p>12.22.5(ix) Discretionary Controlled Activity- Structures associated with the erection and maintenance of a gondola</p> <p>Consideration includes, but will not be limited to, the <u>extent to which:</u></p> <ul style="list-style-type: none"> (a) <u>Adverse visual effects can be mitigated through the use of appropriate colour, design and location;</u> (b) <u>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;</u> (c) <u>Comprehensive car parking facilities are provided that</u> <ul style="list-style-type: none"> - <u>are located where they are easily accessible from the Village Precinct Centre to surrounding recreational activities;</u> - <u>are effectively landscaped with species appropriate to the site so that adverse visual effects are minimised;</u> - <u>Provide significant permeable surfaces in order to reduce potential stormwater run-off. ...</u> (i) <u>The structures and associated facilities are designed so that earthworks are minimised and do not adversely affect the historic water races.</u> 	<p>The change from %Discretionary+ to %Controlled+ is explained under Rule 12.2.2.2(viii) above.</p> <p>The assessment matters are for a controlled activity and should therefore not be unlimited.</p> <p>The assessment matters are retained (with few changes) so that conditions may be imposed to ensure that the gondola facility is appropriate in relation to visual and landscape effects, complementarity to carparking, and ecology, and ensure that the historic water races are protected.</p> <p>The gondola would link only with the Cardrona Ski Area and therefore this is substituted for %surrounding recreational activities+.</p>
<p>12.22.5(xi) Discretionary activity- buildings within Activity Area 6</p> <p>With respect to buildings located within the Indicative Education Precinct, the extent to which</p> <ul style="list-style-type: none"> (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. 	<p>The amendments are necessary because the Indicative Education Precinct is deleted from the Zone, as discussed above.</p>

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<p>xii. Site Standard - <u>Commercial Activity in Activity Area 1b Village square / public open space in Activity Area 1a</u></p> <p>(a) The extent to which the commercial activity does not detract from the vibrancy and cohesion of Activity Area 1a;</p> <p>(b) The extent to which the commercial activity contributes to the mix of activities already established within Activity Area 1a;</p> <p>(c) The extent to which the commercial activity is required to locate in Activity Area 1b in terms of functional operating or servicing requirements.</p> <p><u>Whether and the extent to which:</u></p> <p><u>(a) the location, size and design of the village square / public open space area will allow it to:</u> <u>- be easily accessible to pedestrians;</u> <u>- act as the focal point for the Village;</u></p> <p><u>(b) the eastern, southern and western edges are or can be activated by commercial activities or food and beverage activities (including outdoor seating);</u></p> <p><u>(c) the design incorporates soft and/or hard landscaping, sculpture, and furniture to encourage interest, usability and vitality.</u></p> <p><u>(d) the outlook to the north across Activity Areas 6 and 9 is promoted;</u></p>	<p>The new provisions are necessary to ensure an optimal design response in providing for the village square / public open space area in Activity Area 1a, as required by Rule 12.22.4.1(i). The matters set out a basic framework for planning the space, but allow sufficient flexibility to the masterplanners, architects and other designers.</p> <p>The rule is therefore efficient and will be effective in creating a focal and social core for the village.</p>
<p>12.22.5(xiii) Site Standard- Village Green and Road Setbacks and Secondary Rear Access Lanes</p>	<p>Consequential amendment arising from the deletion of the village green area (operative Activity Area 6a).</p>
<p>12.22.5(xx) Site Standard- Minimum Gross Floor Area</p> <p>(a) <i>The compatibility of the proposed buildings with the scale of other buildings in the surrounding area;</i></p> <p>(b) <i>The ability to provide adequate on-site amenity <u>having regard to the proposed use of the building.</u></i></p>	<p>It is a restricted discretionary activity to breach the minimum gross floor area site standards. The addition to the assessment provides further scope for assessing whether a breach is appropriate or not. There may be circumstances where the activity proposed in a building justifies a reduction, and this would be assessed on the merits of the proposal.</p> <p>The amendment is therefore appropriate.</p>
<p>12.22.5(xxiii) <u>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;</u></p>	<p>This new rule is necessary for the determination of proposals in Activity Area 8c. The use of the area for the proposed uses (carparking and related activities and buildings) is appropriate provided there is suitable mitigation of the effects of the activities on the landscape and visual amenities.</p>

Plan Provisions/Method	Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits		
<p>(a) <u>Whether the carparking, associated buildings and activities are screened from view by mitigation earthworks and planting when viewed from:</u></p> <ul style="list-style-type: none"> - <u>Activity Areas 1, 2, 3, 4, 5 and 6 of the Zone;</u> - <u>the dwelling on Lot 6 DP 344432;</u> - <u>the Cardrona Valley Road;</u> <p>(b) <u>In relation to the earthworks required, the extent to which the matters in 12.22.5(xxii) above are satisfied.</u></p>	<p>The restricted discretionary status requires assessment as to whether the activities within Activity Area 8c are screened from view (from sensitive areas, including the development areas within the MVSSZ and from locations further south including the dwelling on Lot 2 LT344432) by way of adequate visual mitigation works (including earthworks (for mounding) and planting).</p> <p>It is also appropriate to manage the earthworks for the creation of the carpark area and the mitigation works, to ensure that sediment control and dust are controlled, and the site is rehabilitated and landscaped appropriately. These matters are referenced back to those in 12.22.5(xxii)</p>		
<p>APPENDIX A ... The HGMP applies to all of the land within Activity Area 7 located south of <u>Road A (the Skifield Area access road)</u>, north of <u>Road B the ski area link road</u>, and north of Activity Areas 1, 2, 3, and 4 and 9, as shown on Structure Plan A and Structure Plan D.</p>	<p>The modifications are consequential to the changes to the structure plans.</p>		
<p>Structure Plans A – D</p> <p>Deletion of the operative plans and replacement with new plans.</p>	<p>The structure plans are modified to give effect to the amended objectives and policies and the above amended methods, to provide for:</p> <ul style="list-style-type: none"> • The golf course (in new Activity Area 9); • The relocation of the village centre and deletion of the Village Green in Activity Area 1a; • The modification of boundaries of other activity areas including the expansion of Activity Area 4; • The addition of Activity Area 8c; • Removal of the %Education Precinct+ and the %Village Precinct+; • Modifications to required walkway routes; • Modification to the location of the main access point from Cardrona Valley Road; 		
Changes to Chapter 15 – Subdivision			
<p>Rule 15.2.6.3 Zone Subdivision Standards – Lot Sizes and Dimensions</p> <p>i Lot Sizes ...</p> <p>(a) <i>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 ...</i></p> <table border="1" data-bbox="231 1989 818 2018"> <thead> <tr> <th data-bbox="231 1989 363 2018">Zone</th> <th data-bbox="363 1989 818 2018">Minimum Lot Area</th> </tr> </thead> </table>	Zone	Minimum Lot Area	<p>Amending the lot size minima for some activity areas enables greater urban density, to (in part) compensate for commercial and residential development areas taken up the inclusion of the golf course.</p> <p>This is appropriate therefore that efficient use is made of the zone to encourage the development potential of the zone to be realised.</p>
Zone	Minimum Lot Area		

Plan Provisions/Method		Discussion Appropriateness, Effectiveness and Efficiency, Costs and Benefits
Mount Cardrona Station Special Zone	Activity Area 1 – No minimum	
	Activity Area 2a – 200m ²	
	Activity Area 2b – 250m ²	
	Activity Area 3 – 500m² 300m ² (minimum average 350m ²)	
	Activity Area 4 – 1000m² 800m ²	
	Activity Area 5a and 5b – No minimum	
	Activity Area 6 – No minimum	
	Activity Area 7 – No minimum	
<p>Except:</p> <p>In the Mount Cardrona Station Special Zone: ...</p> <p>(ii) Activity Area 3, 3a and 3b shall have a minimum allotment size of 500m², except where a comprehensive subdivision plan creating more than 5 allotments is lodged, in which case the average allotment size shall be 500m², with a minimum of 400m².</p>		<p>This is a consequential amendment arising from the reduction of the minimum lot size in Activity Area 3 as above. The rule is redundant given the reduction in the table above.</p>
<p>(h) Mount Cardrona Station Special Zone</p> <p>(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.</p> <p>(v) Prior to certification under section 224(e) of the Act in respect of the 200th residential lot within the MCSSZ, at least 350m² of gross floor area suitable for use for commercial purposes shall be constructed within Activity Area 1a.</p> <p>(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.</p>		<p>Minor amendments necessary including change in date of the Design Guidelines from 2008 to 2016.</p> <p>Consequential amendments necessary arising from the changes to the structure plan and the activity areas.</p> <p>Deletion of clause (v) as it is superfluous and an unnecessary market intervention.</p> <p>Insertion of new clause (v) that sets out responsibilities in relation to protecting the historic water race, as required by the archaeological assessment (DOCUMENT 11). The requirement for a fence along the full boundary of the development area and the interstitial open spaces must be fulfilled by the developer.</p>
<p>15.2.7 Subdivision Design</p> <p>[various minor consequential amendments]</p>		<p>Minor consequential amendments necessary, for example the change of the date of the Design Guidelines from 2008 to 2016.</p>

7. The risk of acting or not acting – section 32((2)(c))

7.1 Risk of acting

There is no risk of acting (i.e. proceeding with this plan change). The changes proposed to the operative MCSSZ will enable the development of the Zone to provide for other activities such as golf in order to grow the visitor experience for Cardrona across all seasons, not just winter, and this is likely to provide impetus for the development of the Zone.

The Change will also provide opportunities to ensure that the zoning type and location within the Zone best responds to the market needs at this time.

7.2 Risk of not acting

The risks of not acting are:

- Delaying commencement of developing the Zone, because it is unlikely the Zone will be developed without the changes;
- Missing the opportunity to re-configure the zone to meet market needs for residential and visitor accommodation capacity, and missing the strong market demand for property and tourism product currently being experienced in the District;
- Preventing or delaying the opportunities presented by the Change for contributing to golf tourism in the District;
- Preventing or delaying the timely construction of wastewater infrastructure for the wider Cardrona area;
- Overall, preventing a potentially important component of the enabling of social, economic and cultural well-being in the Cardrona Valley.

8. Evaluation of the MCSSZ Change under the higher order District Plan provisions

8.1 The Operative Queenstown Lakes District Plan

The higher order provisions of the ODP are set out in Chapters 3 and 4. They are addressed as follows.

8.1.1 Chapter 3 – Sustainable Management

Part 3.4 of the ODP addresses sustainable management of the District. The four methods for achieving sustainable management are listed below along with an assessment of how this plan change achieves the method:

Managing Adverse Effects of Human Activities on the Environment

The District's use of natural and physical resources can result in damage to the environment. Controlling these effects is an important part of sustainable management. Their impacts can be managed by establishing environmental limits for the effects of development.

The MCSSZ development is guided by a structure plan and related provisions which provide for development, amenity and protection in optimum locations, which collectively set environmental

limits for managing the effects of development on the environment. The changes proposed do not alter the situation here from what would occur under the existing provisions.

Considering the Natural Environment

The natural environment has values that are extremely important to the District. Where significant values are identified, the Plan is used to manage and protect these sites, areas and systems.

The changes to the structure plan have been guided by the relevant technical assessments including golf, landscape and ecology. The structure plan and provisions continue to ensure that important aspects of the natural environment are protected and managed.

Enabling People to Meet their Needs

The Plan makes provision for activities that enable people to meet their needs and aspirations while at the same time it aims to ensure the environment can sustain the needs and aspirations of future generations. The Plan provides a level of certainty to the community about what can happen in their environment and gives people the ability to influence how things occur.

The technical reports evaluate the possible environmental effects of development and how any adverse effects can be avoided or mitigated. Care has been taken to ensure that ecological, archaeological and landscape values continue to be protected, while ensuring that development configuration and urban design is of a high standard . through rules and design guidelines . to sustain the needs and aspirations of future generations. The plan provides a level of certainty about how the zone will develop, but sufficient flexibility for developers to respond to market needs.

Future Generations

Each generation has a continuing obligation to leave future inhabitants of the District a sustainably managed environment. Just as current residents benefit from the District's heritage, so must they ensure future citizens inherit a clean, conserved, functioning environment and a viable economy. This includes both the physical appearance of the towns, villages and rural areas and the retention and health of the natural environment.

The development of the zone for a future community requires a viable zone which can provide for living and working opportunities for its residents and a quality experience for its visitors. Protecting landscape, archaeological and ecological values will contribute to the quality of the environment where residents and visitors feel connected to. The changes proposed will encourage the zone to be developed while leaving intact the detailed design requirements that will result in a high quality new urban environment being established.

8.1.2 Chapter 4 – District Wide Issues

Chapter 4 of the ODP provides the District-wide objective and policy direction for the District. The operative MCSSZ is consistent with and serves these higher order provisions. The relevant themes of Chapter 4 are evaluated as follows for the Change.

Natural Environment

The Change ensures that the natural environment (native plants and species, particularly in Homestead Gully) and areas of landscape significance (the escarpment and the upper areas in the western part of the Zone) continue to be protected and enhanced.

Landscape and Visual Amenity

The landscape assessment ([DOCUMENT 10](#)) supports the Change and discusses how the proposed changes are consistent with the relevant objectives and policies for landscape and visual amenity and results in a slightly positive outcome. This is supported and is consistent with the Urban Design Report ([DOCUMENT 7](#)) which discusses how changes to the operative structure plan can assist in the interactions between the built environment and the open space/walkways/golf course and the extensive views of the environment beyond the zone.

Takata Whenua

The proposed plan change is supported by KTKO ([DOCUMENT 8](#)) that finds the changes are consistent with the original Cultural Report that supported Plan Change 18. The Zone's focus on retaining and protecting areas of ecological and landscape values further support the cultural values of the area.

Open Space and Recreation

The proposed zone provides for the same extensive open space (in the form of linkages, walkways, reserve areas and the golf course) as the operative zone as well as the same connections to neighbouring zones and recreational areas (Cardrona Township and Cardrona Ski Area). The village precinct is replaced with a village centre so that the zone still contains an area of central open space to be a focal point for the community. As well as these matters remaining the same, the new provisions provide for the additional recreational resource of a golf course. *Natural Hazards*

The natural hazards assessment ([DOCUMENT 13](#)) concludes the site is acceptably safe from geotechnical hazards subject to site specific investigations in some localised parts of the Zone where any potential hazards can be readily mitigated by standard planning and engineering measures.

Urban Growth

The MCSSZ is already zoned for development. The Change will likely accelerate the development program and enable a more efficient density for urban development. The Change will enable the Zone to better contribute to the urban growth needs of the District.

8.1.3 Summary – the operative District Plan

The Change to the MCSSZ will ensure that the Zone continues to serve the higher order directions set out in Chapters 3 and 4 of the ODP. The changes are likely to better enable use of land anticipated by the zone provisions given the changes better align the Zone with current market demands, and thereby allowing the zone to contribute positively to the District's growth in a high quality manner that also provides for commercial, recreation and tourism activity as well as housing.

8.2 The proposed Queenstown Lakes District Plan (PDP)

It is unclear whether the PDP provisions are relevant but if they are, the following assessment is provided. The relevant higher order provisions of the PDP are set out in Chapter 4 (Strategic Direction) which contains goals and objectives. They are addressed in [Table 5](#) below.

Table 5 – Assessment against the Goals and Objectives of the Proposed Strategic Direction Chapter

Strategic Directions Chapter provision	Assessment
Goal 3.2.1: To develop a prosperous and resilient economy	The proposed changes to the operative zone will allow the establishment of a zone more akin to meeting the market conditions at present. It will

Strategic Directions Chapter provision	Assessment
<p>Objective 3.2.1.3: To enable the development of innovative and sustainable enterprises that contribute to diversification of the District's economic base and create employment opportunities.</p>	<p>also establish commercial, recreational and tourism activities as well as housing. It will allow the establishment of a golf course which will provide for diversification of opportunities for leisure activities in the Cardrona Valley, in all seasons.</p> <p>DOCUMENT 5 provides information on golf tourism, a growing tourism market within New Zealand, while DOCUMENT 6 outlines the economic benefits of golf and the changes to the density within the zone.</p> <p>The proposed changes to the MCSSZ provide for carefully considered and sensitively sited development that will create employment opportunities related to the golf course development and maintenance, visitor accommodation and related services, and underpin the residential growth of the Zone.</p>
<p>Objective 3.2.1.4 . Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.</p>	<p>Plan Change 18 to the Operative District Plan has already provided for the change in use from farming to enable urban development in the Zone. This Change has no further impact on this policy.</p>
<p>Goal 3.2.3: A quality built environment taking into account the character of individual communities</p> <p>Objective 3.2.3.2: To protect the District's cultural heritage values and ensure development is sympathetic to them.</p>	<p>The Structure Plan for the development has been created through the golf and urban design analyses which have determined the appropriate configuration of development within the Zone.</p> <p>All buildings will be subject to consent and/or design guidelines, as is the case in the existing zone, ensuring that a built environment of the same high quality as originally proposed is developed. Buildings are still subject to a controlled activity consenting regime.</p> <p>There is a building restriction area which protects the historic water races.</p>
<p>Goal 3.2.4: The protection of our natural environment and ecosystems</p> <p>Objective 3.2.4.1: Promote development and activities that sustain or enhance life-supporting capacity of air, water, soil and ecosystems.</p>	<p>The MCSSZ was made operative in 2011 and it was acknowledged that the amended location of the zone (from that in the 1995 District Plan) was appropriate from a natural environment point of view. . Supporting reports which covered landscape effects, ecological effects, and provided for good urban design were submitted. The proposed change to the Zone will not create additional adverse effects on these matters as concluded by the revised reports.</p> <p>The land is currently and has been previously farmed, and there is some scattered native species (such as matagouri). This is limited to the gullies within the zone and will not be removed as part of the Change. Further planting of native species (as outlined in the landscape report (DOCUMENT 8) will further promote ecosystems within the zone.</p>

Strategic Directions Chapter provision	Assessment
<p>Goal 3.2.5: Our distinctive landscapes are protected from inappropriate development.</p> <p>Objective - To direct new subdivision, use or development to occur in those areas that have potential to absorb change without detracting from landscape and visual amenity values.</p> <p>Objective 3.2.5.4: To recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.</p> <p>Objective 3.2.5.5: To recognise that agricultural land use is fundamental to the character of our landscapes.</p>	<p>. This change does not seek to change the boundary of the MCSSZ. A slight move in the western development areas has been assessed as visually insignificant.</p> <p>The MCSSZ Change is consistent with the goal and the objective as it does not seek to establish residential living in the rural zone and protects the distinct landscapes.</p>
<p>Goal 3.2.7: - Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu.</p> <p>Objective 3.2.7.1: Protect Ngai Tahu values, rights and interests, including taonga species and habitats, and wahi tupuna.</p> <p>Objective 3.2.7.2: Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu in resource management decision making and implementation</p>	<p>Consultation has been undertake with Kai Tahu Ki Otago in the drafting of this Change (DOCUMENT 11). They are satisfied that the proposal will not impinge on the cultural values of the areas.</p>

In summary the proposed Change to the ODP is consistent with Proposed Chapter 3 (Strategic Directions) of the PDP in that it:

- (a) Enables the development of a golf course, to further diversify the District's tourism, recreation and economy;
- (b) Amends the structure plan in such a way that a golf course is enabled, as well as reconfiguring the residential and visitor accommodation locations and density to create a high standard of urban design;
- (c) Protects rural character and amenity through appropriate location of activities in the landscape;
- (d) Protects values of importance to Ngai Tahu;
- (e) Ensures that a quality built environment will be created through the structure plan, assessment matters and the design guidelines;
- (f) Protects the heritage values of the site including the historic mining races;
- (g) Protects and enhances the native eco-systems within the site.

9. Evaluation of the MCSSZ Change under the regional planning instruments

The District Plan must give effect to the operative Regional Policy Statement and must have regard to any proposed Regional Policy Statement.

These instruments are addressed as follows.

9.1 The Operative Otago Regional Policy Statement

The operative Regional Policy Statement contains objectives that are relevant to this proposal, including:

- 4.4.1 to 4.4.5 (Manawhenua Perspective)
- 5.4.1 to 5.4.5 (Land)
- 6.4.2 to 6.4.7, 6.57 (Water)
- 7.4.1 (Air)
- 9.4.1 to 9.4.3 (Built Environment)
- 10.4.1 (Biota)

Each objective has related policies which have also been considered. The plan change provisions for the MCSSZ are consistent with, and give effect to, the relevant operative RPS provisions, as addressed in [Table 6](#) below.

Table 6: Assessment under the Operative Regional Policy Statement

Objectives and policies	Discussion
4.4.1 to 4.4.5 (Manawhenua Perspective)	The objectives ensure recognition and provision of the special significance that all play in the culture of Kai Tahu. This is reflected in the Change by the protection and enhancement of native species on the site, protocol for the accidental discovery of koiwi, waahi taoka, waahu tapu or other artefacts.
5.4.1 to 5.4.5 (Land)	The operative MCSSZ and the Change support these objectives (and related policies) by using a structure plan to ensure development, open space and connections are appropriately located. The Change promotes diversification of and sustainable land use, provides for suitable access and protects the historic water races.
6.4.2 to 6.4.7, 6.57 (Water)	The objectives and allied policies provide for the protection and enhancement of Otago's generally high standard of water.. MCSL holds existing water take and discharge consents which are detailed in the AEE DOCUMENT 3 . The revisions to the Zone will not result in any additional need for water takes or discharges beyond the volumes consented.
7.4.1 (Air)	Discharges to air resulting from the development will adhere to relevant regional rules.
9.4.1 to 9.4.3 (Built Environment)	The objectives recognise that urban development and settlement can impact on the quality of the built environment. Care has been taken to ensure that the proposed development achieves a high quality of urban design and appearance, through the structure plan, design controls for buildings, and design guidelines for subdivision and development. Minimal changes are made through this Change to the design requirements for the built environment.
10.4.1 (Biota)	Plant and animal pests threaten the diversity and productivity of the Otago's natural eco-systems and the indigenous vegetation and habitats. The Change continues to protect from development the gully areas and species such as the matagouri. The golf course development also offers some potential for native planting and ecological improvement for native species of birds, insects and lizards. The proposed reservoirs may provide habitat for water birds, especially if planting occurs around some edges with sedges, rushes, flaxes and small shrubs to give shelter.

Accordingly, the amended MCSSZ provisions are consistent with, and give effect to, the relevant operative RPS provisions.

9.2 The Proposed Regional Policy Statement (Decisions Version) (Proposed RPS-DV)

The operative RPS is currently under review. Decisions on submissions to the Proposed Regional Policy Statement have been issued and the appeal period will close on 9 December 2016.

The Proposed RPS-DV contains various objectives that are relevant to this proposal. These are addressed in [Table 7](#) below.

Table 7: Assessment under the Proposed RPS-DV

Objectives and Policies	Discussion
2.1 to 2.2 (Kai Tahu values and interests)	The RPS requires that Kai Tahu values and interests are recognised and kaitiakitaka is expressed. In particular this requires the ability to participate in resource management process and implementation. KTKO undertook a cultural assessment of the site to support Plan Change 18 and have provided a letter to support the conclusions reached in that report, and they are still relevant as part of the Change.
3.1 to 3.2 (Otago has high quality natural resources and ecosystems)	Fresh water, air quality, soil values, ecosystems and indigenous biodiversity are managed to the extent necessary by the Change.
4.1 (communities are resilient, safe and healthy)	The MCSSZ is not subject to significant risk of natural hazards.
4.3 (infrastructure managed in a safe way)	Consents for water and wastewater are in place to service the whole development and with capacity for a wider catchment including the ski area and Cardrona Village. The effects from traffic to, from and within the zone are being provided for through safe roads. The opportunity is being taken through this plan change to improve the safety of the main intersection with Cardrona Valley Road and to link carparking with a shuttle service, to improve overall safety of the ski area access road.
4.5 (urban growth and development is well designed, reflects local character and integrates effectivity with adjoining urban and rural environments)	The development is shaped by a structure plan which provides for suitable development areas, green spaces, the golf course and walkway linkages in the most appropriate locations. Design and appearance of built form is managed through specific design guidelines for the Zone which are basically unchanged from the operative MCSSZ.
5.1 to 5.4 (public access, historic heritage, economic production, adverse effects of using and enjoying Otago's natural and physical resources are minimised)	Public walkways are provided through the Zone, and the golf course will provide another opportunity for people to enjoy the landscape. The Station is not farmed productively. The plan change enhances the economic use of the land and provides diversity of living choice for those wanting to live in or visit the Cardrona Valley.

The amended MCSSZ provisions are therefore consistent with, and give effect to, the relevant proposed RPS-DV provisions.

9.3 Regional Plans

A District Plan must not be inconsistent with a Regional Plan. There are two relevant regional plans: the *Regional Plan: Water*, and the *Regional Plan: Air*.

The development relies on consents that have been granted under the *Regional Plan: Water* in relation to water supply and wastewater disposal. Stormwater disposal will be possible without consent under this regional plan. It is therefore clear that the proposed Change is consistent with the *Regional Plan: Water* and no further analysis is necessary.

10. Evaluation of the National planning instruments

10.1 Introduction

The following national policy statements (**NPS**) have very limited applicability to this requested Change:

- The *National Policy Statement for Freshwater Management*
- The *National Policy Statement for Renewable Electricity Generation*
- The *National Policy Statement on Electricity Transmission*

To the extent that these statements are relevant, the requested change will be consistent with them.

10.2 Assessment under the *National Policy Statement on Urban Development Capacity 2016*

The *National Policy Statement on Urban Development Capacity 2016* is relevant to this Change. It will come into effect on 1 December 2016, and is about recognising the national significance of:

- (a) urban environments and the need to enable such environments to develop and change; and
- (b) providing sufficient development capacity to meet the needs of people and communities and future generations in urban environments.

The following objectives apply to all decision makers when making a planning decision that affects a local environment.

Objective Group A – Outcomes for planning decisions

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.

OA3: Urban environments that, over time, develop and change in response to the changing needs of people and communities and future generations.

Objective Group B – Evidence and monitoring to support planning decisions

OB1: A robustly developed, comprehensive and frequently updated evidence base to inform planning decisions in urban environments.

Objective Group C – Responsive planning

OC1: Planning decisions, practices and methods that enable urban development which provides for the social, economic, cultural and environmental wellbeing of people and communities and future generations in the short, medium and long-term.

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.

Objective Group D – Coordinated planning evidence and decision-making

OD1: Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other.

OD2: Coordinated and aligned planning decisions within and across local authority boundaries.

All of these objectives are relevant to the MCSSZ Change and they are addressed generally as follows:

- (a) The urban environment facilitated by the new Structure Plan and provisions is effective and efficient because it co-locates and consolidates the core commercial functions (hotel, golf course commercial, local retail and food and beverage) in a single village centre (Activity Area 1a) with walkable neighbourhoods and gradation of residential densities around the core. This will enable the residents and visitors to provide for their social, economic, cultural and environmental wellbeing.
- (b) The urban environment facilitated by the new Structure Plan and provisions has sufficient opportunities for the development of housing and adequate business land to meet the likely demand of the foreseeable future of the Zone, and provides 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.
- (c) The urban environment will, over time, develop and change in response to the changing needs of people and communities and future generations; the provisions are sufficiently flexible to allow such evolution.
- (d) The changes promoted to the MCSSZ are based on sound economic evidence that supports the changes proposed and which has informed the planning decisions made in respect of this Change.
- (e) This Change represents an opportunity for the local authority to allow the MCSSZ to 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.
- (f) Development within, and the infrastructure necessary for, the MCSSZ will be integrated with each other. .

The key objectives from the *National Policy Statement on Urban Development Capacity 2016* are therefore achieved by this Change.