

12.21 Mount Cardrona Station Special Zone

12.21.1 Zone Purpose

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

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

12.21.2 Objectives and Policies

Objective 1 – Sustainable Management

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

Policies:

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

1.1 Ecological sustainability

To encourage the planting of species that are suited to the climate and landscape, needing little maintenance. Where possible, encourage the

planting of species that are indigenous to the area so that they attract indigenous flora and reflect the past ecological structure of the Valley.

1.2 Social and economic sustainability

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

1.3 Heritage (historic value) sustainability

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

1.4 Energy sustainability

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

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

1.5 Sustainable infrastructure provision

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

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

1.6 Sustainable management of landscape values

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

1.7 Sustainable growth management

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

Objective 2 - Landscape

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

Policies:

- 2.1 Through the provision of a Structure Plan, to achieve:
 - an overarching design framework, facilitating the establishment of a coherent built environment that responds to the natural environment and existing landscape values of the site and its surrounds;
 - clear boundaries to the Zone that relate to topography and landscape features;
 - areas of open space throughout the Zone that:
 - provide a relationship between built form and the surrounding open landscape,
 - protect the areas of visual prominence such as the escarpment face within Activity Area 7a,
 - provide for golf course open space treatment on the lower part of the terrace landform.
- 2.2 To create a strong sense of place and a character that reflects the cultural and heritage values of Cardrona Valley.
- 2.3 Avoid upward light spill into the night sky through appropriate control of the design and type of street lighting and other lighting external to buildings.
- 2.4 To ensure that the colours and materials of buildings and structures complements the dominant colours in the landscape.

- 2.5 To provide landscaping within the Zone that complements the surrounding natural and cultural landscape values and where necessary, mitigates the effects of development.
- 2.6 To avoid buildings that break the skyline when viewed from the Cardrona Valley Road, and where possible to mitigate the effects of buildings when viewed from surrounding public places.
- 2.7 To ensure that the golf course follows where practical the natural contours of the land, and that associated planting and water features reflect the naturally occurring vegetation and ecological values of the wider Cardrona Valley.

Objective 3 - Integrated Community

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

Policies:

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

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

Objective 4 - Spatial Planning and Design

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

Policies:

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

- 4.7 *To design and locate buildings and structures in such a manner that they:*
 - *Positively address the street and public places in order to contribute to neighbourhood amenity values including pedestrian accessibility and safety, and streetscape values such as diversity and attractiveness;*
 - *Optimise solar access;*
 - *Promote social interaction through placing buildings on site so that they front public open space and the golf course;*
 - *Retain human scale;*
 - *Provide for efficient and comprehensive infrastructural servicing.*
- 4.8 *To promote higher density development and commercial activities within Activity Areas 1 and 2, and reduce density towards the perimeter of the Zone.*
- 4.9 *Within Activity Area 1:*
 - *To encourage building design that can adapt to a range of activity mixes, and provide effectively for the provision of commercial activities at ground level;*
 - *To encourage Activity Area 1a to become the Village Centre, providing commercial and visitor accommodation activities that support the residential, visitor accommodation, worker accommodation, recreational and community activities within the Village;*
 - *To encourage buildings and activities to front onto a Village square or public open space;*
 - *To ensure that parking areas and garaging do not dominate the street and within the Village Centre, to encourage the provision of underground car parking where feasible;*
 - *To provide for visitor accommodation activities and higher density residential activities in Activity Area 1b.*
 - *To provide for a single landmark building abutting a Village square or public open space in Activity Area 1a.*
 - *To integrate the golf course into the Zone by co-locating access, parking and commercial activities (such as the pro-*

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

4.10 Within Activity Area 2:

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

4.11 Within Activity Area 3:

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

4.12 Within Activity Area 4:

- To provide a buffer between the higher density areas of the Village and the surrounding open space areas;
- To provide for lower density residential development with low building coverage and restricted height limits to reflect the location of the Activity Area and its relationship to the surrounding open space;
- To ensure that activities are in keeping with residential intensity and character, and do not create nuisance effects such as noise, odour or obtrusive lighting.

4.13 Within Activity Area 5:

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

4.14 Within Activity Area 6:

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

4.15 Within Activity Area 7:

- To provide for the protection of heritage features within the Zone, and the protection of the open space surrounding the Village.
- To enable public pedestrian access through the area while ensuring the safe operation of farming and other rural activities, providing for ecological enhancement, and protecting the water races.
- To restrict buildings other than those associated with the provision of access to the surrounding recreational activities.

- To ensure that the natural values of the escarpment west of Cardrona Road are maintained and enhanced by suitable revegetation and by avoiding buildings in Activity Area 7a.

4.16 Within Activity Area 8:

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

4.17 Within Activity Area 9:

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

Objective 5 – Ecological Values

To improve ecological values where possible within the Zone.

Policies:

- 5.1 To identify suitable areas for the protection and improvement of ecosystems, with a focus on the natural character and ecological values of the natural water courses within the Zone.
- 5.2 To encourage the integration of public and private open space areas with nature conservation values within the Zone.
- 5.3 To encourage riparian planting within the Homestead Gully and planting across the eastern escarpment face that enhances ecological and amenity values.

- 5.4 To encourage the use of endemic species in any landscaping plans, including golf course areas, where their use is practical and complementary to the enhancement of the ecological values of the Zone and its surrounds.

Objective 6 – Heritage Values

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

Policies:

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

Objective 7 - Infrastructure

Long term environmental sustainability of the Village and its surrounds.

Policies:

Roading

- 7.1 To provide safe and efficient road access to the Zone from the Cardrona Valley Road, and the Cardrona Ski Area access road.
- 7.2 To establish a distinctly rural character for streets throughout the Zone that reflects the rural character of the surrounding environment. This includes the avoidance of kerb and channelling and obtrusive lighting.
- 7.3 To provide a high level of connectivity throughout the Zone by providing well connected vehicle, pedestrian, bridle and cycling networks.

- 7.4 To design local streets to ensure safe, low speed traffic environments.
- 7.5 To encourage the use of rear lane access to residential allotments and the provision of 'farm yard car parks' that provide access and car parking to a number of residential units.
- 7.6 For carparking:
- To encourage the provision of a comprehensive underground car parking facility within the Village Centre.
 - To provide for an area for car parking adjacent to the Cardrona Ski Area access road where it can co-ordinate with shuttle bus access to the Ski Area and where potential adverse effects on landscape values can be avoided or adequately mitigated.

Water management

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

Energy

- 7.11 To encourage the use of energy efficient techniques in design and construction, and incorporate new renewable energy sources as they develop;

- 7.12 To encourage the use of solar energy.
- 7.13 To encourage the use of energy efficient solid fuel burners with low emissions in order to maintain the visual amenity values of the Cardrona Valley.

Objective 8 - Recreation

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

Policies:

- 8.1 To provide a trail network throughout the Zone that has the ability to connect to existing and future trails within the Cardrona Valley and the surrounding area.
- 8.2 To provide open space for active and passive recreational activities throughout the Zone.
- 8.3 To integrate well managed open space areas with valuable amenity into the Zone and to maximise their use.
- 8.4 To ensure that activities, buildings and structures enhance passive and active recreation activities, and integrate with the surrounding public access linkages.
- 8.5 To restrict residential and commercial activities within the Heritage and Commonage Areas to ensure that they are available for passive and active recreation.
- 8.6 To provide for potential connections between the Village and the Cardrona Ski Area.

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