

Introduction and Overview

Part 1

Contents		Page
1.1	Overview	1-2
1.2	Context	1-2
1.3	Aim of the Guidelines and Controls	1-2
1.4	Planning Framework	1-2
1.5	Vision for the Mount Cardrona Station Village	1-3
1.6	Structure of this Document	1-4

Mount Cardrona Station

Design Guidelines

Introduction and Overview

Part 1

1-2

2011

1.1 Overview

The Mount Cardrona Station Design Guidelines reflect the commitment by the Queenstown Lakes District Council and Mount Cardrona Station Limited to create a new, integrated village that has a distinctive character derived from its dramatic setting and rich heritage, contributing to a strong sense of community.

1.2 Context

The Mount Cardrona Station Special Zone (the Zone) is located in a spectacular mountain setting within the Cardrona Valley at the base of two ski fields. It is on the route between Queenstown and Wanaka and in close proximity to a range of recreational activities. The Zone presents the opportunity for the Village to evolve in a manner that meets the needs of local residents and visitors, while respecting the landscape setting, rich history and distinctive characteristics or features of the area.

1.3 Aim of the Guidelines and Controls

The aim of this document is to clearly establish the design philosophy for the Mount Cardrona Station Special Zone (the Zone). It is split into two parts as follows:

Part 1: Subdivision Guidelines- Providing guidelines that can be used when assessing large scale subdivision applications; and

Part 2: Building Design Guidelines- Articulating guidance on building design, including built form, materials and colours.

1.4 Planning Framework

These guidelines should be read in conjunction with Sections 12-20 and 12-21 of the District Plan, which sets out the issues, objectives, policies, rules and assessment matters for the Zone. The objectives and policies of Section 12-20 of the District Plan provide guidance on how to achieve the vision for the Mount Cardrona Station Village, and these are implemented through a comprehensive set of rules and associated assessment matters.

It has been recognised that while the District Plan provisions can help minimise poor design by establishing clear parameters, it can not in itself achieve high quality design. In addition it can not provide the level of detail needed to achieve the vision for the Village. The Design Guidelines therefore complement the provisions of the District Plan. This document provides additional detailed guidance on how to interpret and assess the District Plan provisions.

It is important to note that any subdivision will require a resource consent. In addition, buildings or activities may require resource consent. It is therefore important that these guidelines are read in conjunction with the District Plan provisions.

It is noted that in addition to the District Plan provisions and these Guidelines, Mount Cardrona Station Limited has developed an 'Owners Sustainability Guide'. This provides detailed guidance on how to achieve energy efficiency and sustainability for future owners within the Village.





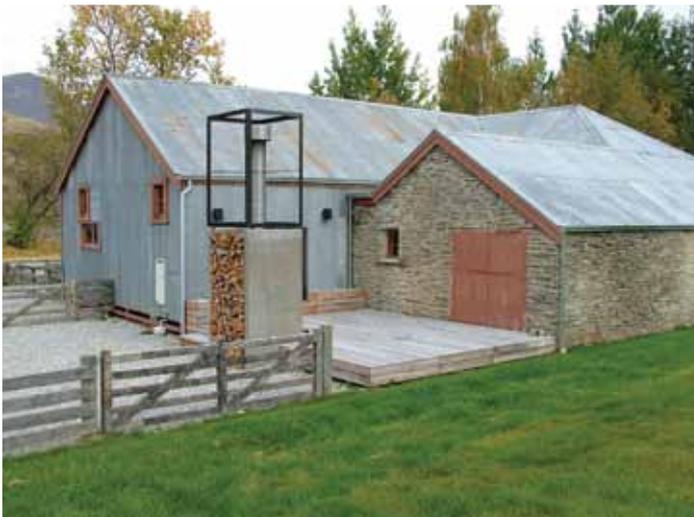
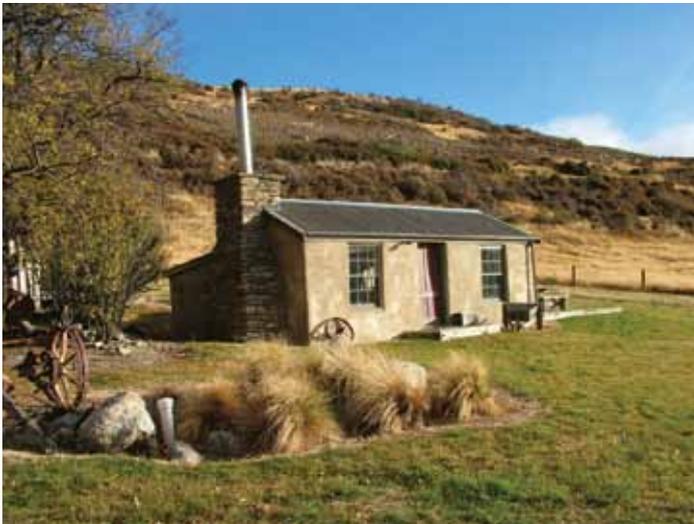
1.5 Vision for the Mount Cardrona Station Village

To create a unique settlement that:

- Responds to the characteristics of its location;
- Enhances Cardrona's unique local identity, with future development reflecting past land-uses;
- Makes connections with the rich history of the Cardrona Valley;
- Is sensitive to the natural environment;
- Provides a strong sense of place that is distinctly Cardrona;
- Is an attractive destination to live permanently or to visit;
- Has a local identity created by its permanent residents;
- Provides recreational and educational activities that build on the activities already existing within the Cardrona Valley and its surrounds;
- Is physically and socially integrated into the existing and future environment.

The following pictures represent the characteristics of the built and natural environment of the Cardrona Valley. Utilising these characteristics the design theme for development within the Zone includes the following:

- The use of natural materials and small scale buildings with steeply pitched roofs, thick walls, recessive colours, and deep recesses for windows and doors.
- A relationship to the surrounding landscape that provides a consistent urban/rural interface that is uncluttered and avoids an 'urban' appearance.
- A landscape response that reflects the location with consistency in species planted, and materials and design of fencing.



Mount Cardrona Station

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Introduction and Overview

Part 1

1.6 Structure of this Document

The Design Guidelines are split into three separate parts as follows:

Part 1 provides an introduction to the guidelines.

1-4

Part 2 provides guidance for subdivision within the Zone, including roading, open space network, and landscaping.

Part 3 provides guidance on building design, including general design characteristics such as roof form, orientation and landscaping.

For each design element the guidelines provide an 'aim' followed by 'guidelines' for achieving that aim. In some cases it is identified that 'Controls' apply, and readers are referred to Schedules that provide detailed lists of colours and materials and plant species that must be adhered to.

Therefore, if you are applying for approval for a subdivision consent, you should read Parts 1 and 2. If you are designing a building, you should read Parts 1 and 3.



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