

### ATTACHMENT 3: METHODS ANALYSIS

The following table identifies the activities anticipated within their zone, and their proposed activity status. The text in the right hand column provides an explanation of the reasoning for each activity status, identifying why it is considered the most appropriate in achieving the purpose of the RMA.

Rule	Explanation
<b>Education facilities</b>	
<p><b>Controlled Activity</b> i. Educational facilities and community activities, including health and day care facilities, in Activity Areas 1 and 2 and 3b Matters over which control is reserved:</p> <ul style="list-style-type: none"> <li>- Location and site layout</li> <li>- External appearance of buildings</li> <li>- Parking, loading and access</li> <li>- Compatibility with surrounding land use</li> </ul>	<p>Policy 5.4 supports the provision of education facilities within the Zone, recognising their ability to contribute to the vibrancy and permanency of the village.</p> <p>While education facilities and community activities are supported within the zone, they have the potential to cause adverse effects on the surrounding residential areas if not managed appropriately. Controlled activity status enables the Council to control those effects by imposing conditions on consent.</p>
<p><b>Discretionary Activity</b> in Activity Areas 3 (except 3b), 4, and 5</p>	<p>Activity Areas 3 and 4 provide for medium and low density residential development, and given the nature and purpose of these zones it is appropriate that the Council has greater control over the potential effects of education facilities.</p>
<b>Visitor Accommodation</b>	
<p><b>Controlled Activity in Activity Areas 1 and 2</b></p> <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> <li>- Site layout</li> <li>- Parking and access including bus and pedestrian access</li> <li>- noise</li> <li>- hours of operation</li> </ul>	<p>Visitor accommodation is encouraged within Areas 1 and 2. However, similar to education facilities, visitor accommodation has the potential to cause adverse effects if not managed appropriately. For instance, in recognition of the surrounding residential development, conditions may be placed on the noise and hours of operation.</p> <p>Controlled activity status is therefore considered appropriate because it recognises that while conditions may be imposed, the activity is appropriate and will be approved.</p>
<p><b>Discretionary Activity</b> in Area 3</p>	<p>Area 3 is a medium density residential zone, where permanent residents are encouraged. Visitor accommodation may still occur, but applications would be assessed against the policies and assessment matters.</p>
<p><b>Non-complying Activity</b> in Areas 4, 5, 6, 7, and within any secondary unit.</p>	<p>Because of the values associated with Areas 4, 5, 6 and 7, visitor accommodation is not appropriate. Area 4 provides a low density residential area, where permanent residents are encouraged and where the social and environmental effects of visitor accommodation are inappropriate. Area 5 provides limited opportunity for commercial recreation activities, while areas 6 and 7 are for the purposes of retaining open space.</p>
<b>Commercial activities</b>	
<p><b>Permitted</b> in Areas 1 and 5</p>	<p>Area 1 is the village hub, where commercial activities are promoted in order to provide a heart and focus for the community. Permitted activity status reflects the fact that the effects of these activities are anticipated, and the Area has been designed to provide for such activities. Area 5 provides for small scale commercial activities at the entrance to the zone and within the Homestead Gully. These are associated with the existing woolshed, and the existing use rights within the Homestead Gully.</p>

	The design of buildings is managed through the Design Review Board, avoiding the need to require resource consent for the purposes of managing design and external appearance.
<b>Discretionary</b> in Activity Areas 2 and 3.	Commercial activities are not anticipated within these areas. However, they may occur if appropriate in scale and effect. For instance, office space may be an appropriate use. Therefore, it is appropriate that each application is assessed on its merits as a discretionary activity. While Area 2 is in close proximity to the Village centre, it is preferable that commercial activities are located in Area 1.
<b>Non-complying</b> in Activity Area 4	Reflecting the low density residential character of this Area, commercial activities would be inappropriate and are not anticipated.
<b>Commercial Recreational Activities</b>	
<b>Permitted</b> in Activity Areas 1, 5, 6 and 7	Commercial recreational activities are encouraged within the Zone, building on the need to provide for recreation activities, and for a sustainable village with employment opportunities. Note that any buildings within Activity Areas 6 and 7 are non-complying, therefore the permitted activity status allows for those activities that do not require buildings (for example, horse trekking where the buildings are located within Area 5, but the trekking extends through Areas 6 and 7)
<b>Discretionary</b> in Areas 2 and 3	This recognises that while the focus of these areas is for accommodation (residential in Area 3 and a mix of residential and visitor accommodation in Area 2), if the effects are effectively managed, some commercial recreational activities could occur and would be assessed on its merits.
<b>Non-complying</b> in Area 4	The purpose of Area 4 is to provide for low density residential housing and therefore commercial recreation activities are not anticipated.
<b>Service Stations</b>	
<b>Non-complying</b> throughout Zone	The effects associated with such an activity are considered inappropriate for the Zone.
<b>Residential activities</b>	
<b>Permitted</b> in Activity Areas 1, 2, 3, 4	Residential activities are encouraged within these areas, and therefore permitted activity status (subject to compliance with site and zone standards) is appropriate.
<b>Controlled</b> in Activity Area 5b where ancillary to farming and commercial recreation activities	Activity Area 5b provides for buildings associated with commercial recreation and farming activities. It is recognised that a small amount of residential activity can occur that is associated with these activities. However, controlled activity status reflects the fact that while residential activities may be appropriate, it is important these activities are ancillary to the primary use of this area for farming and commercial recreation, and therefore that they are of a scale and nature appropriate to the site.
<b>Non-complying</b> in Activity Areas, 6 and 7	Area 5 provides for small scale commercial and commercial recreation activities. Given its location within Homestead Gully and at the woolshed this area is not appropriate for residential activities. Areas 6 and 7 are for the purposes of providing open space, and therefore any buildings and associated activities are not anticipated.
<b>Buildings</b>	
<b>All buildings are non-complying</b> until such time as public access easements are established through Areas 6 and 7.	This ensures that the key recreation benefits associated with the Plan Change are secured at the outset. This requires that the landowner undertakes a subdivision consent at the outset which establishes public access easements. Guidance on where these should be located is provided in the Mount Cardrona Station Design Guides.
<b>All buildings are permitted</b> in Areas 1, 2, 3, 4, 5 and 6a (subject to site and zone standards)	Design of all buildings within the Zone is considered key in achieving the vision for Mount Cardrona. However, it is considered more efficient and effective to manage design through processes outside the District Plan. These processes are legally enforceable, but allow some flexibility through the assessment of buildings by a panel of design experts. It is believed that the District Plan is too cumbersome to provide the detailed guidance and control that is needed.

	It is noted that Area 6a, while providing for open space, also recognises the potential need for some small scale buildings associated with farmers markets, public toilets or other community facilities. Given the location of 6a it is able to absorb such development.
<b>Non-complying</b> in Areas 6 and 7	Areas 6 and 7 provide for open space and provide a clear boundary to development. In order to maintain this distinct boundary, and continued open space into the future, it is necessary to restrict buildings within these areas.
<b>All buildings are non-complying</b> unless: <ul style="list-style-type: none"> <li>- they are located within the building line restriction (zone standard 12.21.5.2(iv)); and</li> <li>- they have been approved by the Design Review Board (zone standard 12.21.5.2 (iii))</li> </ul>	<p>The building line restriction is located on the eastern, southern and northern boundaries of the development area. Buildings located outside this line have the potential to cause adverse effects on the surrounding landscape values and are therefore inappropriate. The building line restriction does not impinge on location of private sections, but ensures that buildings are setback from the boundaries of the development area.</p> <p>The purpose of the Design Review Board is to ensure high quality design is achieved throughout the development. As discussed above, this is considered the most efficient and effective process given the ability to impose controls, provide guidance, and assessment by suitably qualified experts. Buildings that are not approved by the Design Review Board are not anticipated.</p>
<b>Access and car parking</b>	
<b>Permitted</b> in Areas 1,2 ,3, 4, 5	Access and carparking is needed within the development areas of the Zone, and it is appropriate that it is a permitted activity. It is noted that Zone Standard 12.21.5.2(i) requires that all subdivision, use and development is in general accordance with the structure plan, and therefore the key access linkages will be consistent with this Plan.
<b>Discretionary</b> in Areas 6 and 7, except for those roads identified within the structure plan, and underground car parking	While it is recognised that some car parking and access may be necessary in order to provide access to the open space areas, given the need to protect these areas for open space purposes there needs to be control on size and location of such facilities. Discretionary activity status allows the Council to decline consent where adverse effects can not be mitigated effectively, and for these reasons discretionary activity status is considered appropriate. The rule also recognises that there are some roads that extend through the open space zones, and given that they have been identified on the structure plan as key linkages, their location is appropriate and therefore they are excluded from the discretionary activity status. The rule also excludes underground car parks. These are encouraged as an effective means of providing car parking.
<b>Solid fuel burners</b>	
<b>Permitted</b> , subject to ORC rules	Since first preparing the draft rules for MCS the ORC has notified a Plan Change imposing restrictions on solid fuel burners. These rules provide adequately for the findings and recommendations of the Air Quality report commissioned as part of this Plan Change.
<b>Prohibited</b> to use coal burners	While it is appropriate to adopt the ORC requirements for wood burners, it is recognised that these controls do not restrict the use of coal burners, which cause a significant adverse effect. Given the adverse effects resulting from coal burners it is necessary to ensure they are not used.
<b>Residential flats</b>	
<b>Non-complying</b>	Residential flats are provided for within the District Plan as a permitted activity unless otherwise specified. However, because of the difficult interpretation, and the fact that they must be attached to the main dwelling, a different definition has been used for the Mount Cardrona Station Special Zone; secondary units. It is therefore necessary to restrict the erection of residential flats in order to ensure that only one residential unit and one secondary unit is allowed on each site.
<b>Take off and landing of aircraft (except for emergencies) Zone.</b>	
<b>Discretionary</b> within Activity Area 5a	It may be appropriate to provide a take off and landing site at the woolshed. However, given the potential effects of such an activity, it is

	appropriate that any application is considered on its merits. Thus, discretionary activity status is appropriate.
<b>Non-complying</b> throughout zone	Take off and landing of aircraft causes adverse effects on the amenity of residential neighborhoods and is therefore inappropriate within the MCS village.
<b>Gondola</b>	
<b>Discretionary activity</b> - Structures associated with the construction and maintenance of a gondola	In the future a gondola that provides direct access between the village and the Cardrona ski field may be a positive way of reducing environmental effects associated with the amount of vehicles using the ski field access road. However, the effects of such an activity need to be managed carefully, particularly where they are located alongside residential areas within Area 6. It is therefore appropriate that a discretionary resource consent is required that enables the Council to consider the effects of such an application and ensure adverse effects are effectively mitigated. It is noted that a gondola activity would also be considered as a discretionary activity within the Rural General Zone
<b>Planting of wilding tree species</b>	
<b>Prohibited activity to plant the following:</b> Pinus radiata Pinus muricata Pinus contorta Pinus ponderosa Pinus sylvestris Pinus nigra Douglas Fir All Eucalyptus varieties	This rule is consistent with those applied in other rural zones of the District and reflect the importance of avoiding wilding tree spread within the alpine environment.
<b>Industrial Activities, Factory farming, Forestry activities and Mining</b>	
<b>Prohibited activity</b> throughout Zone	These activities all have the potential to cause significant adverse effects and as such should not occur anywhere within the Zone. Prohibited activity status is justified given the landscape values associated with the site, and the vision for an integrated village that provides high quality amenity values for future residents.

## SITE STANDARDS

The following table identifies the site standards proposed for the Mount Cardrona Station Special Zone, and an explanation of why each standard is considered the most appropriate in the context of achieving the purpose of the RMA.

If any site standard is not met, a discretionary activity resource consent is required. This enables the Council to consider the effects of such an activity, and approve, approve subject to conditions, or decline such an application.

It is important to note that these provisions provide the broad parameters for buildings within the zone, identifying the minimum requirements. The Design Review process then builds on these parameters, providing detailed provision for the design of each building.

Site Standard	Explanation
<b>Setbacks from Roads</b>	
Within Activity <b>Area 1(a)</b> , every building with road frontage adjacent to the Village Green shall be built up to the street boundary along the full frontage of the site, except where a pedestrian linkage is provided. This rule shall not preclude the provision of recessed	In order to create a vibrant village hub with buildings fronting the street it is necessary to ensure that there is consistent edge treatment within along the private/public interface. Recessed entrances ensure that shelter over doorways can be provided. Note that overall design will be controlled by the Design Review Board.

entrances within any façade to a depth of 0.75m. Setbacks of 2m are allowed within 8m of the corner of a building.	
Within <b>Activity Areas 1b and 2a</b> all buildings shall be set back between 1m and 3m from the road boundary. Except: The minimum setback from the main access through-route B shall be 1 metre.	This standard reflects the high density nature of these zones, and the need to provide active building frontages on the street boundary. The exception recognises that in some cases it will be appropriate to provide a greater setback between the buildings and Primary Road B, given the nature of this road as a main arterial route, and the need to ensure that buildings do not overshadow it.
Within <b>Activity Areas 2b and 3</b> all buildings shall be set back between 2m and 4m from the road boundary.	This standard reflects the need to provide active building frontages facing the street, but also the lower density development envisaged within these Areas.
Within <b>Activity Area 4</b> the minimum setback from road boundaries of any building shall be 4.5m.	This rule reflects the lower density nature of development within Activity Area 4, and the need to push buildings further away from the road boundary to retain a greater feeling of space.
Within <b>Activity Areas 2, 3 and 4</b> all garages and carports must be setback at least 1 metre from the front façade of the residential unit (i.e. the façade that faces the road).	In order to provide high amenity values garages and carports should not dominate the street frontage. Requiring that these buildings are recessed 1m from the front façade of the residential unit ensures that it is the residential unit that addresses the street, rather than a closed garage door.
<b>Secondary rear access lanes:</b>  - setback from secondary rear access lanes shall be 2m.	Secondary rear access lanes can provide for vehicle access and parking to the rear of the site, enabling buildings to front the primary street. The 2metre setback is required to enable the effective functioning of the secondary access lane.
<b>Farm yard car parks</b> setback from secondary rear access lanes shall be 2m.	Farm yard car parks provide communal parking for a number of units. It is appropriate that building setbacks are 2m from these car parks given their function.
<b>Internal setbacks</b>	
There shall be no internal setback requirements within <b>Activity Areas 1 and 2a</b> .	This provision reflects the density anticipated within these Areas and the need to provide consistent edge treatment. It does not require that there are no internal setbacks, but provides landowners the opportunity to build up to the boundary. Enabling duplex dwellings in this manner creates an opportunity to provide lower cost housing in Area 2a. The location of Area 2a alongside open space means that high amenity values can be achieved while also achieving a high density.
Within <b>Activity Area 2b</b> there shall be one internal setback of 1m.	Requiring one setback of 1m provides for pedestrian access around the side of the house, and provides for some separation of dwellings.
Within <b>Activity Area 3</b> , all buildings shall be set back at least 3.5m from the rear boundary, and at least 2m from all other internal boundaries.	This provides reasonable setbacks appropriate for a medium density zone, ensuring that amenity values of neighbouring properties is maintained.
Within <b>Activity Area 4</b> all buildings shall be set back at least 4m from all internal boundaries.	This standard reflects the low density environment and ensures adequate separation between buildings.
<b>All Activity Areas:</b> Accessory buildings for residential activities other than those used for the housing of animals may be located within the setback distances from internal boundaries, where the total length of the walls of	These provisions enable the location of garages or other accessory buildings within the internal setbacks, consistent with other residential areas of the District.  Enabling the sharing of a common wall provides for duplex housing. It is noted that this is not provided for within Activity Area 4, reflecting the need to retain adequate separation between buildings.

<p>accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2m of an internal boundary.</p> <p>Within <b>Activity Areas 1, 2 and 3</b> no setback is required from an internal boundary where buildings share a common wall on that internal boundary.</p>	
<b>Outdoor Living Space</b>	
<p>Residential activities in <b>Activity Area 1</b> Any building or part of a building used for residential activities shall provide a separate outdoor living area for the exclusive use of each separate residential unit. The outdoor living space shall have a minimum area of 5m<sup>2</sup> and a minimum dimension of 2m. This area must be located immediately adjacent to and have direct access from the residential unit.</p>	<p>This provision ensures that all residential activities within Area 1 provide a minimum amount of outdoor living space in order to ensure amenity values are provided within each site. The size of the outdoor living space required reflects the high density living environment provided, and is appropriate for a town centre area such as this.</p>
<p>Residential activities in <b>Activity Area 2a</b> The minimum provision of outdoor living space for each residential unit contained within the net area of the site within Activity Area 2a shall be:</p> <ul style="list-style-type: none"> <li>- 20m<sup>2</sup> contained in one area with a minimum dimension of 3.5m.</li> <li>- The outdoor living space shall be accessible from a living area</li> </ul> <p>The minimum provision of outdoor living space for every secondary unit shall be:</p> <ul style="list-style-type: none"> <li>- 5m<sup>2</sup> contained in one area and a minimum dimension of 2m. This area must be located immediately adjacent to and have direct access from a living space. This shall be provided in addition to any provision of outdoor living space for the residential unit.</li> </ul>	<p>This standard recognises the high density nature of the Area, but also the need to provide for internal amenity values, both for the primary residence and any secondary unit. The outdoor living space must be accessible from a living space, reflecting the need to ensure it is functional and provides for optimum use and value in terms of amenity.</p>
<p>Residential activities in <b>Activity Area 2b</b> The minimum provision of outdoor living space for each residential unit contained within the net area of the site within Activity Area 2a shall be:</p> <ul style="list-style-type: none"> <li>- 36m<sup>2</sup> contained in one area</li> </ul>	<p>The larger area required for outdoor living space reflects the fact that these sections will be slightly larger, and may not have the benefit of fronting public open space; which necessitates the provision of reasonable amenity within each site. Given that secondary units will likely be of a similar size and form to those provided in Area 2a, it is appropriate that the same requirements apply.</p>

<p>with a minimum dimension of 3.5m.</p> <ul style="list-style-type: none"> <li>- The outdoor living space shall be accessible from a living area.</li> </ul> <p>The minimum provision of outdoor living space for every secondary unit shall be:</p> <ul style="list-style-type: none"> <li>- 5m<sup>2</sup> contained in one area and a minimum dimension of 2m. This area must be located immediately adjacent to and have direct access from a living space. This shall be provided in addition to any provision of outdoor living space for the residential unit.</li> </ul>	
<p>Residential activities in <b>Activity Area 3</b></p> <p>The minimum provision of outdoor living space for each residential unit contained within the net area of the site within Activity Area 3 shall be:</p> <ul style="list-style-type: none"> <li>- 36m<sup>2</sup> contained in one area at the ground floor level, with a minimum dimension of 6m.</li> <li>- The outdoor living space shall be accessible from a living area</li> </ul> <p>The minimum provision of outdoor living space for every secondary unit shall be:</p> <ul style="list-style-type: none"> <li>- 5m<sup>2</sup> contained in one area and a minimum dimension of 2m. This area must be located immediately adjacent to and have direct access from a living space. This shall be provided in addition to any provision of outdoor living space for the residential unit.</li> </ul>	<p>Once more, the larger outdoor space requirement reflects the lower density within this Activity Area. Note that the minimum dimension required is greater than Area 2b; again reflecting the larger section size, and the ability to require high amenity values within each site.</p>
<p>No Outdoor living space requirements for <b>Area 4</b>.</p>	<p>Given the allotment sizes, the building coverage and setback requirements, adequate outdoor living space will be provided without imposing further requirements.</p>
<b>Building Height</b>	
<p><b>Site Standard:</b> Activity Area 1: 12m Activity Area 2: 8m</p>	<p>This site standard recognises that within Areas 1 and 2 higher buildings may be appropriate; but would be subject to discretionary activity consent to ensure that effects can be effectively managed.</p>
<b>Stud Height</b>	
<p><b>Stud Height</b></p> <p>Within that area of Activity Area 1a that fronts the Village Green, any building or part of a building within 6m of the front façade shall have a ground floor stud height of at least 3.5 metres on the ground floor.</p>	<p>This rule reflects the aim of providing a village hub, and therefore the need to enable commercial and visitor accommodation activities within Area 1. This provision ensures that buildings at the ground floor can provide for a variety of uses into the future</p>
<b>Fencing</b>	

<p><b>Fencing</b></p> <p>Any boundary fencing shall comply with the following:</p> <p>(i) Front boundary 1.2m in height;  (ii) Side yard boundaries: Between the front boundary and a point 1 metre behind the front façade of the dwelling: 1.2m in height;  (iii) All other boundaries: 1.8m in height.</p> <p>Except:  Where the fencing is located on the boundary between a private allotment and Activity Area 6 or 7, it shall be no higher than 1.2m.</p> <p>(b) Retaining walls shall be no greater higher than 1.2 metres.</p>	<p>While fencing of private allotments is important to enable the provision of privacy and amenity for individual dwellings, if designed inappropriately it can cause significant adverse effects by reducing permeability, and creating an 'urban' character.</p> <p>The objective for Mount Cardrona Station is to provide a residential environment that respects its rural surrounds. Therefore it is important that this is reflected in any fencing or retaining walls.</p> <p>The restriction on heights provides for privacy, but also ensures that permeability is retained.</p> <p>Providing key standards within the Plan gives certainty as to the permitted baseline for fences. This is built on further in the Design Guidelines where further detail can be provided on design and materials. Additionally, the Design Guidelines will provide some flexibility.</p>
<p><b>Secondary units</b></p>	
<p><b>Permitted</b> – subject to meeting site and zone standards</p>	<p>The erection of secondary units is permitted subject to meeting site and zone standards.</p> <p>The design of the secondary unit must be approved at the same time as the design for the primary dwelling. This ensures that the site is designed comprehensively, so that if only one of the units is built at a time, there is certainty that they can both meet all of the site and zone standards, and are of an appropriate design.</p> <p>The definition of '<b>Secondary Unit</b>' is:  a residential activity that:</p> <ul style="list-style-type: none"> <li>• Consists of no more than one flat in the same ownership as the residential unit; and</li> <li>• Has a gross floor area of between 35 and 60m<sup>2</sup>; and</li> <li>• Contains no more than one kitchen and one laundry; and</li> <li>• Is within the same certificate of title as the primary dwelling.</li> </ul> <p>This definition avoids any confusion as to whether the secondary unit must be located within the same building as the residential unit. Restricting the size of the secondary unit ensures that it will be subordinate to the residential unit; but the size requirements also ensure that the Council's community housing objectives are achieved, whereby secondary units should be greater than 35m<sup>2</sup> in size. The requirement that the secondary unit is within the same certificate of title as the primary unit aims to avoid the situation where the construction of a secondary unit is used to thwart subdivision provisions. The requirement that the secondary unit is a residential activity ensures that it is not used for the purposes of visitor accommodation.</p> <p>A requirement that the secondary unit must be rented to long term tenants was considered. However, it is anticipated that the secondary unit may be built first and resided in by the owners while they build their primary dwelling. This is encouraged as it provides an affordable path towards home ownership.</p>
<p><b>Bus Shelters</b></p>	
<p><b>Bus Shelters within Activity Area 6</b> shall have dimensions no greater than 7.2mx1.8m</p>	<p>In order to encourage the use of buses, shelters will be needed in key locations within the Zone, in particular, there is a potential need to provide a bus shelter near the access point to the Cardrona Valley</p>

	<p>Road. This Rule enables bus shelters as a permitted activity but restricts their size, ensuring that the Rule is not used as a means to achieve greater development rights, and retaining the open space character of Activity Area 6.</p> <p>It is noted that if the shelter were less than 5m<sup>2</sup> and less than 2m in height it would be a structure rather than a building, in which case it would be a permitted activity. However, bus shelters need to be greater than 2m in height. The dimensions provided enable the provision of a shelter for a fairly large number of people, reflecting the potential demand.</p> <p>The 35 degree roof pitch is required so that the form of the shelter is consistent with that of the buildings within the Zone.</p> <p>It is noted that because bus shelters are included within the definition of a building, their design will be subject to the Design Review Board. If they meet this Site Standard they are a permitted activity; reflecting the fact that the restrictions on size and requirements for approval ensure that effects can be managed effectively. However, if they do not meet this standard, they are a discretionary activity, enabling consideration of their effects while still recognising the benefit that may be derived from their location within Area 6.</p>
<b>Minimum Gross Floor Area</b>	
<p><b>Residential units</b> (except secondary units) within Activity Areas 1, 2, 3 and 4 shall have the following minimum gross floor area</p> <p>1 bedroom: 50sq m                  2 bedroom: 75 sq m                  3 bedroom: 100 sq m                  4 bedroom: 115 sq m                  Secondary unit: 35sq m</p>	<p>Controlling the size of units considered an effective way of ensuring amenity values for future residents. Along with minimum allotment sizes, outdoor living space and building coverage requirements, these provisions ensure that high amenity values both within each allotment and throughout the Village are effectively provided, and avoids the need to control density through restricting the number of units allowed per allotment.</p> <p>This rule does not apply to secondary units, given that for amenity purposes they should be smaller than the residential unit.</p>
<b>Service Areas in Activity Area 1</b>	
<p><b>Service Areas and Access – Activity Area 1a</b></p> <p>Any storage or servicing areas shall be contained within the building or accessed from a service lane at the rear of the property.</p>	<p>Recognising the pedestrian focus of Activity Area 1a, it is important that buildings are designed to front public spaces, and that service areas such as loading bays are provided to the rear of each site so that high amenity values are experienced at the public street level.</p> <p>It is envisaged that Area 1b will have less of a pedestrian focus and therefore it is not necessary to impose this control, instead managing the location and design of services areas through the Design Review Board process.</p>
<b>Earthworks</b>	
<p><b>Earthworks</b></p>	<p>It is proposed that the rules applying to earthworks through all residential and town centre zones within the District are applied to all activity areas within Mount Cardrona Station Special Zone. This ensures that potential adverse effects resulting from earthworks of a significant scale can be effectively mitigated. It is noted that any earthworks undertaken as part of a subdivision application do not require separate land use consent. This reflects the fact that the subdivision process enables adequate consideration of effects, and the ability to impose controls in order to avoid, remedy or mitigate any adverse effects.</p>
<b>Mitigation planting</b>	
<p>Prior to the construction of any buildings within Activity Area 3a or 3b, a mitigation planting plan shall be lodged with the Council.</p> <p>The mitigation planting plan shall identify:</p> <ul style="list-style-type: none"> <li>- the location and use of plants</li> </ul>	<p>There is potential for buildings located along the eastern edge of the zone to be visible, or overlook, existing dwellings that access the paper road situated on the eastern side of the Cardrona River. Given the need to contain the development area of the Zone so that it does not extend to an inappropriate altitude, and given the yield to be achieved, the most appropriate option for managing this effect is to require mitigation planting along the eastern boundary. This rule ensures that such planting occurs.</p>

<p>that reach more than 2m in height at maturity, and          - the use of planting to reduce the visual effect of buildings when viewed from the existing dwellings accessed from the paper road on the eastern side of the Cardrona River.</p>	
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**ZONE STANDARDS**

The following table identifies the proposed zone standards for the Mount Cardrona Station Special Zone. If any zone standard is not met, the activity becomes non-complying.

If an activity is non-complying, it requires resource consent, and the Council may grant the consent with or without conditions, or decline the resource consent. Section 104D of the RMA identifies particular restrictions for non-complying activities. In summary, these require that a non-complying activity can only be approved where the adverse effects of the activity on the environment will be minor, or the application will not be contrary to the relevant provisions of the District Plan.

Therefore, in proposing that the following controls are zone standards, the Council is recognising that activities that fail to adhere to these standards are not anticipated, and in most cases will be inappropriate. However, having said this, if an activity doesn't meet the zone standard but creates adverse effects that are no more than minor, and is consistent with the District Plan provisions, then it may be approved.

The following table identifies the proposed Zone Standards and provides an explanation of why they are considered to be the most appropriate method of achieving the purpose of the RMA.

Zone Standard	Explanation
<b>Structure Plan</b>	
<p>All subdivision, use and development shall be undertaken in general accordance with the Mount Cardrona Station Special Zone Structure Plan.</p>	<p>The Structure Plan sets out the broad spatial framework for the development of the Village. This provides guidance on the spatial distribution of the main movement and open space networks, together with variations in activity mix and building forms. Given that the structure plan has been derived from comprehensive landscape and urban design assessments, it is important that it is complied with so that the integrity of the development is retained into the future.            The use of the term 'in general accordance' recognises that at the time of subdivision more survey accurate data may be available that suggests, for example, that road alignments may need slight alteration. This rule therefore allows for slight amendments.</p>
<b>Building Restriction Line</b>	
<p>No building shall be located between the Building Restriction Line and the Zone boundary (as depicted on the Mount Cardrona Station Special Zone Structure Plan).</p>	<p>The boundaries of the proposed development areas have been based on extensive landscape assessments. These assessments have demonstrated that a clear boundary to development is required, and that to limit the visibility of buildings from surrounding vantage points their location and height should be controlled. The Building Restriction Line provides a clear edge, and its status as a zone standard illustrates that buildings outside this Line are not anticipated.</p>

	<p>It is noted that the Building Restriction Line extends through private allotment areas. This enables private allotments to extend to the edge of the Activity Area, but restricts the erection of any buildings between the Building Restriction Line and the edge of the Activity Area. This recognises that private ownership does not in itself cause adverse visual effects.</p> <p>It is noted that achieving consistent landscape treatment of the edge of each activity area is important; and it is suggested that this is best provided for within the Design Guides, which can provide greater detail on the type and form of landscaping that should occur.</p>
No building shall be located between the Building Restriction Line- Maximum height 4.5m and the Zone boundary (as depicted on the Mount Cardrona Station Special Zone Structure Plan).	Within Activity Area 3a and 3b the building restriction line is also the height restriction line; thereby creating the need for a zone standard that achieves the same as the above, but refers to the Building Restriction Line- Maximum Height 4.5m.
<b>Design Review Board</b>	
Every application for building consent for any building to be constructed within the Mount Cardrona Station Special Zone shall be accompanied with written approval for the building by the Design Review Board.	<p>In order to achieve the objectives and policies for this Zone it is key that built form is of a high quality that responds to the surrounding environment, and provides a consistent theme that sets the Mount Cardrona Station Special Zone apart from other residential developments.</p> <p>A clear set of design guidelines have been developed that assist the Design Review Board in its consideration of each building. This process ensures that the overall goals and vision for Mount Cardrona Station are achieved, while providing some flexibility for different designs and ideas.</p> <p>While the District Plan can restrict certain types and forms of buildings it can not require 'good design'. Consequently it is more effective to impose this review process that sits alongside the District Plan.</p> <p>The members of the Design Review Board are stipulated within the Rule so that it is made up of appropriately qualified professionals, and representatives of the Council and the landowner.</p> <p>If a building design is not approved by the Design Review Board it is a non-complying activity. This level of control is appropriate given the importance of achieving high quality design within this location, and the fact that buildings that have not been approved by the Design Review Board are not anticipated within the Zone.</p>
<p><b>Activity Area 1</b> maximum height 12m except:</p> <p>Building heights shall comply with Mount Cardrona Station Structure Plan B "Village Height Restriction Lines"</p>	<p>Activity Areas 1a and 1b provide for the village centre; where commercial and visitor accommodation activities are encouraged. The aim of providing a village 'hub' is reflected in the provisions that enable high density, and larger buildings with more permissive height and bulk provisions.</p> <p>However, the need to provide this 'hub' is subject to ensuring that buildings can not be seen when travelling directly below the development on the Cardrona Valley Road. Consequently, building restriction lines have been proposed that are based on ensuring minimal visual intrusion is experienced. This relates to the Council's objective to ensure development associated with the Plan Change has a lesser effect on the surrounding environment than that provided by the existing RVZ</p> <p>Building heights are subject to a zone standard, given the importance of meeting the height standards in most of the Activity Areas.</p>
<b>Activity Area 2</b> Maximum building height 10m	Activity Area 2 provides a high density living environment, and is located within areas of the site where such density can easily be absorbed. The building height 8 metre high buildings, which is considered appropriate given the location of this activity area and its purpose.
<b>Activity Area 3</b> Maximum building	Activity Area 3 encompasses areas where higher buildings can be

<p>height 7m  <b>Activity Area 3a</b> Maximum building height 5m; Except                      - Any building or part of a building located on 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>	<p>absorbed, and areas on the eastern and southern boundaries of the development area where, due to potential visual amenity effects, maximum building height has been lowered.                      The building restriction line on the eastern escarpment has been imposed to ensure that no buildings are visible from Cardrona Valley Road, and that visibility effects on residents to the east of the Cardrona River are mitigated as far as possible. Likewise, the building restriction line on the southern boundary recognises the potential effect of buildings on neighbouring dwellings within the Pringles Creek subdivision. The building restriction lines enable private landholdings to extend towards the boundary of the zone, while restricting the location and height of future buildings.</p>
<p><b>Activity Area 4</b> Maximum building height 5.5m,</p>	<p>The height limit within this Activity Area reflects its low density character, and the need to ensure that future buildings do not compromise landscape values.</p>
<p><b>Activity Area 5a</b> Maximum building height 6m</p>	<p>Given its location at the entrance of the Zone, and its visibility from the Cardrona Valley Road, it is important that any future buildings in this area are consistent in size and form with the existing woolshed. 6m provides for buildings that can be used for commercial purposes.</p>
<p><b>Activity Area 5b</b> Maximum building height 8m</p>	<p>The height provisions reflect the less prominent position of Area 5b, and the potential for stables and other farm related buildings.</p>
<p><b>Activity Area 6a</b> Maximum height 4m</p>	<p>Activity Area 6a provides for small scale buildings for the purpose of community facilities or commercial activities, such as farmers markets. Given that this Area is associated with the Commonage, it is appropriate that building height is restricted, and if additional height is required, it is reasonable that this is considered on its merits as a discretionary activity.</p>
<p><b>Building coverage</b></p>	
<p><b>Activity Area 1a:</b> 95%</p>	<p>The high building coverage provided within Area 1a reflects that it provides the key focus for the development, where commercial activities and a pedestrian focus are promoted, surrounding the village green.                      This rule applies in conjunction with site standard (xii) which requires that all service areas are located to the rear of the building. The 5% of land that can not be built on provides for those servicing activities, ensuring that they do not overflow into public space.</p>
<p><b>Activity Area 1b:</b> 80%</p>	<p>Area 1b surrounds 1a, and while it provides for high density visitor accommodation and commercial activities, it is less intense than the village core.</p>
<p><b>Activity Area 2:</b> 65%; or 75% if a secondary unit is provided</p>	<p>The building coverage reflects the high density character anticipated within Activity Area 2. This Area has been located so that even though building coverage and density is high, buildings gain amenity value from overlooking public open space. Because the location of this Area has been carefully designed and will be developed comprehensively in accordance with the structure plan, the densities proposed are appropriate.                      It is noted that a density bonus is provided where a secondary unit is constructed. This recognises the benefits of secondary units in providing different accommodation options. The structure plan has been designed so that the higher density associated with these secondary units can be absorbed within each allotment.</p>
<p><b>Activity Area 3:</b> 45% or 55% if a secondary unit is provided</p>	<p>Activity Area 3 provides for a medium density living environment, and as such building coverage is just slightly higher than that provided in a low density residential zone. Once more, a density bonus is provided where a secondary unit is provided. Given the careful location of this Area, the design requirements for each building, and the provision of open space throughout the zone, this building coverage is appropriate.</p>
<p><b>Activity Area 4:</b> 35%, except that where the site is greater than 1000m<sup>2</sup> in size, the maximum site coverage shall be 35% or 400m<sup>2</sup>,</p>	<p>The allotment sizes within Activity Area 4 are up to 1600m<sup>2</sup>, and therefore it is important to restrict building coverage to a minimum floor area so that dwellings do not dominate the landscape.                      In determining the appropriate building coverage for this Area</p>

<p>whichever is the lesser.</p>	<p>consideration was given to whether a smaller coverage could be provided, with 2 storey buildings. However, it was resolved that from a landscape perspective low buildings of a greater coverage would have less effect than 2 storey buildings within a smaller footprint. Given the size of these sections the development of both a primary unit and secondary unit is quite feasible, therefore a density bonus is not considered necessary.</p>
<p><b>Activity Area 5a:</b> 40%</p>	<p>Activity Area 5a provides for a limited amount of buildings in conjunction with the existing woolshed. A building coverage of 40% is provided, recognising that the exact location of any future buildings within the Area will be determined at the detailed design phase, so that some flexibility is needed. However, this restriction ensures that buildings will not dominate the landscape in this location.</p>
<p><b>Activity Area 5b:</b> 30%</p>	<p>Activity Area 5b provides for commercial recreation and commercial activities; it is anticipated that these will be associated with future horse trekking activities. As for Activity Area 5a, the building coverage reflects the fact that the exact location of buildings will be defined at a later design stage, but that buildings will not dominate the landscape.</p>
<p><b>Noise</b></p>	
<p>(a) Activity Area 1 Activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within Activity Area 1: • daytime (0800 - 2200 hrs) 60dBA L10 • night time (2200 - 0800 hrs) 50dBA L10 and 70dBA Lmax</p> <p>(b) Activity Areas 2,3 and 4 Activities located within Activity Areas 2, 3 and 4 shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within Activity Areas 2, 3 and 4</p> <p>Daytime 0800- 2000 hours 50dBA L10 Night-time 2000- 0800 hours 40dBA L10 and 70dBALmax</p> <ul style="list-style-type: none"> <li>- Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS6082:1991.</li> <li>- Activities conducted in adjoining Activity Areas shall not exceed Activity Areas 2, 3 and 4 noise limits at any point within the boundary of any site within Activity Areas 2, 3 and 4.</li> </ul>	<p>In order to ensure amenity values are maintained, it is necessary to impose noise limits. These noise restrictions are based on those adopted in similar zones within other parts of the District. This helps to ensure that they are enforceable and appropriate.</p>
<p><b>Education and community Precinct</b></p>	
<p>(i) Within 15 years from the date at which the Mount Cardrona Station Plan Change becomes operative buildings</p>	<p>This rule recognises and provides for the Council's aim to encourage the provision of education facilities within the Zone. However, it recognises that should there be no proven demand for such facilities within 15 years, the education precinct can revert to its underlying</p>

<p>constructed within Activity Area 3b shall be for the purpose of educational facilities or community activities only.</p> <p>(ii) If, 15 years from the date at which the Mount Cardrona Station Plan Change is made operative, there is no proven demand for educational facilities within the Cardrona Valley, this rule shall expire, and Activity Area 3b shall be subject to the provisions of Activity Area 3a.</p>	<p>zoning. This is appropriate given that the land is able to absorb development. Given the findings of the Market Demand Study, 10 years is considered an appropriate length of time in which the development can be established, and a better idea of future number of residents (and families) identified.</p> <p>Given that the eastern edge of this area of the development has the potential to visually affect landowners on the eastern side of the Cardrona River if mitigation planting is not provided, this delay in development time also provides time for mitigation planting to be established.</p>
<b>Walkways</b>	
<p>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>	<p>This rule ensures that part of the community benefit associated with the Zone is provided at an early stage of the development. This recognises that the development may take a significant amount of time to build, and the community benefit of this walkway should be provided as the development proceeds. Requiring that only a percentage of the development can establish before the walkway is constructed was considered. However, this would be problematic given that it would be unclear at any time as to the percentage of the development that had been built, given that it is unclear as to exactly how many units will be constructed. This rule provides clarity and is easily monitored and enforced.</p>

## TRANSPORT PROVISIONS

The following table identifies the Transport provisions that are proposed to apply specifically to the Mount Cardrona Station Special Zone. All other provisions within Section 14: Transport of the Plan remain unchanged and apply to Mount Cardrona Station Special Zone where relevant.

Rule	Explanation																		
<b>Car parking requirements</b>																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th data-bbox="226 1364 496 1458">Activity</th> <th data-bbox="496 1364 676 1458">Parking spaces required for: residents / visitors</th> <th data-bbox="676 1364 759 1458">Staff</th> </tr> </thead> <tbody> <tr> <td data-bbox="226 1458 496 1559">Residential unit up to and including 150 m<sup>2</sup> gross floor area (excluding garage areas).</td> <td data-bbox="496 1458 676 1559">1 per residential unit plus 1 visitor per 5 units</td> <td data-bbox="676 1458 759 1559">-</td> </tr> <tr> <td data-bbox="226 1559 496 1637">Residential unit greater than 150 m<sup>2</sup> gross floor area (excluding garage areas).</td> <td data-bbox="496 1559 676 1637">2 per residential unit plus 1 visitor per 5 units</td> <td data-bbox="676 1559 759 1637">-</td> </tr> <tr> <td data-bbox="226 1637 496 1682">Secondary unit</td> <td data-bbox="496 1637 676 1682">1 per secondary unit</td> <td data-bbox="676 1637 759 1682">-</td> </tr> <tr> <td data-bbox="226 1682 496 1760">Visitor accommodation – unit type construction</td> <td data-bbox="496 1682 676 1760">1 per unit up to 10 units, thereafter 1 per 2 units.</td> <td data-bbox="676 1682 759 1760">1 per 10 units</td> </tr> <tr> <td data-bbox="226 1760 496 1783">All other activities</td> <td data-bbox="496 1760 676 1783">Refer table 1</td> <td data-bbox="676 1760 759 1783"></td> </tr> </tbody> </table>	Activity	Parking spaces required for: residents / visitors	Staff	Residential unit up to and including 150 m <sup>2</sup> gross floor area (excluding garage areas).	1 per residential unit plus 1 visitor per 5 units	-	Residential unit greater than 150 m <sup>2</sup> gross floor area (excluding garage areas).	2 per residential unit plus 1 visitor per 5 units	-	Secondary unit	1 per secondary unit	-	Visitor accommodation – unit type construction	1 per unit up to 10 units, thereafter 1 per 2 units.	1 per 10 units	All other activities	Refer table 1		<p>This rule recognises that the demand for car parks will increase in proportion to the size of the dwelling. An alternative to such a provision is relating the number of car parks required to the number of bedrooms within a dwelling. However, this can become difficult to implement because of the need to define the meaning of 'bedroom'. It is reasonable to assume that the number of bedrooms is likely to increase in proportion to the size of the dwelling. Therefore, the proposed rule achieves the same purpose.</p> <p>The structure plan identifies the location of 'farm yard car parks' throughout the residential areas of the Zone. These provide for off-street car parking areas that provide for a number of dwellings. Because of this provision, and the careful design and layout of the structure plan, it is appropriate that the car park provisions are specific to this Zone.</p>
Activity	Parking spaces required for: residents / visitors	Staff																	
Residential unit up to and including 150 m <sup>2</sup> gross floor area (excluding garage areas).	1 per residential unit plus 1 visitor per 5 units	-																	
Residential unit greater than 150 m <sup>2</sup> gross floor area (excluding garage areas).	2 per residential unit plus 1 visitor per 5 units	-																	
Secondary unit	1 per secondary unit	-																	
Visitor accommodation – unit type construction	1 per unit up to 10 units, thereafter 1 per 2 units.	1 per 10 units																	
All other activities	Refer table 1																		
<p>The following exception applies to all of the above rules:</p> <p><b>Except:</b></p>	<p>The purpose of this exemption is to encourage the provision of comprehensive underground car parking. Underground car parking is supported by the policies, and has the benefit of removing car parking areas</p>																		

Within Activity Area 1 no parking shall be required on site where it can be demonstrated that adequate parking is provided in a communal carpark established underground	from ground level where they create impermeable surfaces, and clutter otherwise pedestrian areas.
<b>Amend 14.2.4.1(ix) Queuing</b> by including the following exception: This Rule shall not apply to vehicles entering a parking or loading area gaining access from Local Access Roads within Activity Area 1 of the Mount Cardrona Station Special Zone.	Activity Area 1 provides for pedestrian based activities, and as such the queuing rule is not necessary for this location.

## SUBDIVISION PROVISIONS

Part 15 of the District Plan contains rules and assessment matters that apply when considering any resource consent for subdivision. In order to ensure that all subdivision within the Mount Cardrona Station Special Zone is undertaken in such a way that the Council's key objectives for the Zone are achieved, each of these provisions has been assessed, and where necessary, amendments proposed that provide specifically for Mount Cardrona Station Special Zone. The following table identifies the changes proposed, and why such changes are considered appropriate.

The key purpose of these amendments is to achieve a sustainable village; thus achieving Council's objectives for the Zone. In some cases, this goal may be at odds with current engineering standards used by the Council. These provisions assist in the consideration and approval of alternative techniques that achieve better environmental outcomes than what current practices may allow.

Rule	Explanation
<b>Zone Standard: Minimum allotment size</b>	
Activity Area 1: No minimum	As discussed previously, Area 1 provides for high density visitor accommodation, residential and commercial activities. As such, no minimum allotment size is required. Area 1 is provided with clear view-shafts across open space areas to the surrounding mountains, ensuring high amenity values are retained.
Activity Area 2a: Min 200m <sup>2</sup> ,	This Area provides a high density living environment for residential and visitor accommodation activities. Because of the comprehensive design of this area these small lot sizes can be achieved while retaining amenity values. Because of the intensity anticipated, and needed to ensure that the village hub is successful, a maximum allotment size of 300m <sup>2</sup> was considered. However this would cause problems where larger allotments were to be subdivided and sold in order to enable comprehensive developments. It is important that this type of development is allowed, and it can be assumed that given the provisions that encourage high density, the density will be achieved.
Activity Area 2b: Min 250m <sup>2</sup> ,	The density of Area 2b is slightly lower than 2a, reflecting the location of the lots, their relationship to open space, and to Area 3. Once more, because Area 2b has been carefully located the higher density proposed can be achieved without compromising amenity values.
Activity Area 3: Minimum 500m <sup>2</sup>	Area 3 provides a medium density living environment, reflected by the minimum allotment size. Because of its distance from the village core, it is not crucial that intense development occurs. Therefore it is appropriate to require a minimum only.
Activity Area 4: Minimum 1000m <sup>2</sup>	Area 4 is located on the upper periphery of the development area and provides a buffer between the higher density areas and the

	open space zones. In recognition of its location and the nature of the underlying landscape in this area, it is appropriate that lot sizes are greater, providing a low density living environment.
Activity Area 5: No Minimum	Area 5 provides two discrete areas for the purposes of commercial and commercial recreation activities. Residential and visitor accommodation activities are a non-complying activity. A limit on allotment size is therefore not needed
No minimum allotment size shall apply in Activity Areas 2 of the Mount Cardrona Station Special Zone where each allotment to be created, and the original allotment, all contain at least one residential unit. This exclusion shall not apply where any of the lots to be created contains only a secondary unit. NB: For the purposes of this Rule, the term residential unit does not include secondary unit.	This provision is the same as that applying to the Low and High Residential Zones within other areas of the District and enables comprehensive developments to occur where lot sizes may be smaller to allow clustering. Amenity values would be retained through the requirements for outdoor living space, building coverage, setbacks and height. In order to ensure that secondary units remain within the same title as the residential unit, they are excluded from this rule.
Activity Area 3 shall have a minimum allotment size of 500m <sup>2</sup> , except where a comprehensive subdivision plan creating more than 5 allotments is lodged, in which case the average allotment size shall be 500m <sup>2</sup> , with a minimum of 400m <sup>2</sup> .	This provision enables smaller allotment sizes where a subdivision is undertaken comprehensively, recognising that in these circumstances the average allotment size may be reduced while still achieving high amenity values.
<b>Zone Standard- Design Review Board</b>	
The Certificate of Title for each allotment within the Mount Cardrona Station Special Zone shall be subject to a consent notice requiring that prior to the approval of any subdivision consent or building consent, the written approval of the Design Review Board for the subdivision or building shall be obtained.	This zone standard ensures that the controls imposed outside of the Plan to ensure key objectives are achieved are imposed at the time of subdivision. If this zone standard is not met subdivision would be a non-complying activity. Such a standard is justified because of the importance of achieving good design within the zone.
No allotments shall be created that transect the boundary between Activity Areas 1, 2, 3, 4 or 5 and the adjacent Activity Area 6 or 7.	This standard ensures that allotments do not 'borrow' from the open space zone, ensuring that private allotments and associated landscaping does not extend in to the adjacent open space.
<b>Zone Standard- Structure Plan A</b>	
All subdivision shall be in general accordance with Structure Plan A-Mount Cardrona Station Structure Plan.	This rule ensures that all subdivision is in general accordance with the Structure Plan.
<b>Subdivision Design</b>	
Add the following within <b>15.2.7.1 Controlled Subdivision Activities-Subdivision Design</b>  (i) Within the Mount Cardrona Station Special Zone, the Council reserves control over the following matters:  - Whether the subdivision design is in accordance with the Mount Cardrona Station Structure Plan	Some of the matters over which control is reserved are not relevant to the consideration of Mount Cardrona Station. For example, location of building platforms. Therefore, it is suggested that the matters over which control are reserved for the consideration of controlled subdivision activities within the Mount Cardrona Station Special Zone are managed separately.  Given the importance of ensuring that the structure plan and associated guidelines for the Zone are adhered to, it is appropriate that the planner processing the subdivision consent is directed towards those documents. This is reflected in the additional assessment matter proposed, which refers the planner to the Design Guides for Mount Cardrona Station.

<ul style="list-style-type: none"> <li>- Whether the subdivision has been approved by the Design Review Board</li> <li>- Location of pedestrian access</li> <li>- Provision for stormwater management</li> <li>- Orientation of lots to maximise solar gain</li> <li>- The scale and nature of earthworks and the disposal of excess material</li> <li>- Design of roads to provide a rural character and pedestrian friendly environment.</li> </ul> <p>Add the following within <b>15.2.7.3 Subdivision Design- Assessment Matters</b></p> <p>(xi) Within the Mount Cardrona Station Special Zone the extent to which:</p> <ul style="list-style-type: none"> <li>(a) The subdivision design is in general accordance with Structure Plan A- Mount Cardrona Station Structure Plan.</li> <li>(b) The objectives and principles of SNZ: HB 44:2001 have been achieved</li> <li>(c) The development is staged in a logical manner, ensuring that adverse effects on amenity values of the site and its surrounds are as far as possible retained throughout the construction phase.</li> <li>(d) Roads are designed so that they contribute to a 'rural' character, avoiding kerb and channelling and wide road widths, and creating a pedestrian friendly environment.</li> <li>(e) Road widths and other traffic calming measures are utilised within the Village Precinct to enable the creation of a pedestrian friendly environment.</li> <li>(f) Ford crossings within Activity Area 6 are encouraged in order to maintain a rural character.</li> </ul>	<p>The assessment matters also direct the planner towards the importance of achieving a sustainable subdivision design, and to stage the development in a logical manner that reduces adverse effects on the environment.</p>
<b>Property Access</b>	
<p>Add the following within <b>15.2.8.3 Property Access- Assessment Matters</b></p> <p>(xiv) Within the Mount Cardrona Station Special Zone, the extent to which:</p> <ul style="list-style-type: none"> <li>(a) Roding location and</li> </ul>	<p>A key objective for the Zone is to create a development that respects its rural surrounds, rather than imposing an urban subdivision onto the landscape. Roding and access is a significant contributor to the character of an area, and it is therefore necessary to promote appropriate design that achieves a rural character unique to Mount Cardrona Station.</p>

<p>design is in general accordance with the Mount Cardrona Station Structure Plan A.</p> <p>(b) Roading is designed in a manner reflecting a rural environment, avoiding the use of kerb and channelling, and instead using techniques such as planted swales.</p>	
<b>Water Supply</b>	
<p>Add the following to <b>15.2.11.1 Water Supply</b> matters over which control is reserved</p> <ul style="list-style-type: none"> <li>- Within the Mount Cardrona Station Special Zone, the initiatives proposed to reduce water demand and water use.</li> </ul>	<p>An important component of achieving the Council's objectives for a sustainable village is to reduce the amount of water used within the Zone. It is therefore important that when considering subdivision consents, the planner considers the initiatives put forward for reducing water demand and water use.</p>
<p>Add the following to <b>15.2.11.3 Zone Standards- Water Supply</b></p> <p>(iii)(a) Except within the Mount Cardrona Station Special Zone where:</p> <ul style="list-style-type: none"> <li>- every allotment, other than allotments for access, roads, reserves, conservation areas, open space or utilities, shall be connected to the one reticulated potable water supply provided for Mount Cardrona Station</li> <li>- the reticulated potable water supply shall be capable of meeting peak demand and fire fighting requirements, including provision for 24 hour storage at average levels of demand; and</li> <li>- every allotment connected to the reticulated water supply shall be provided with a water meter at the frontage to the allotment to measure the consumption of water on that allotment.</li> <li>- A consent notice shall be placed on each certificate of title restricting the use of reticulated water supply for the potable use; any water used for irrigation must be sourced from a separate supply (for example rain water or recycled greywater)</li> </ul>	<p>In order to achieve a more sustainable community, it is important that initiatives are adopted that reduce the consumption of potable water. Therefore, rather than providing more water than what is in fact needed, it is proposed that a reduced supply of water will be provided to each household. In addition, it is required that each household is connected to a reticulated system, and is provided with a water meter. This ensures that future residents have a greater appreciation and understanding of their water use; in many cases residents are not aware of the amount of water they use on a day to day basis, by informing them of this they will have a greater respect of the need to conserve water.</p> <p>Throughout the Lakes District a significant amount of potable water supply is used for irrigation. Given the climate and limited water supply within the Cardrona Valley this use of water is not appropriate. Therefore, it is proposed that each allotment will be subject to a restrictive covenant that restricts the use of reticulated water to potable uses. Any irrigation must use non-potable water from other sources.</p> <p>These initiatives assist in achieving the sustainability objectives for the plan change and are therefore considered appropriate.</p>

<p>Add the following to <b>15.2.11.4 Water Supply- Assessment Matters</b></p> <p>(ix) Within the Mount Cardrona Station Special Zone, the extent to which:</p> <ul style="list-style-type: none"> <li>- Initiatives to reduce water use, including education of future landowners and restrictions on irrigation, have been proposed.</li> <li>- Techniques to reuse and recycle water have been proposed</li> <li>- The collection of rainwater and its use for household water supply and irrigation is provided.</li> </ul>	
<b>Stormwater</b>	
<p>Add the following to <b>15.2.12.3 Stormwater – Assessment Matters</b></p> <p>(xii) Within the Mount Cardrona Station Special Zone, the extent to which</p> <ul style="list-style-type: none"> <li>- Natural flow paths have been used in the design of stormwater management systems</li> <li>- Techniques have been adopted to ensure that stormwater flows exiting the site are no greater than the flows that existed pre-development</li> </ul>	<p>Inclusion of these assessment matters helps to ensure that when considering the subdivision of Mount Cardrona Station the provision of environmentally friendly stormwater management systems that respect the natural environment are adopted.</p>
<b>Easements</b>	
<p>Add the following to <b>15.18.2 Easements - Assessment Matter</b></p> <p>(j) The provision of public access through Activity Areas 6 and 7 of the Mount Cardrona Station Special Zone</p> <p>Add the following to <b>15.2.19 Easements- Assessment Matters</b></p> <p>Within the Mount Cardrona Station Special Zone the extent to which</p> <ul style="list-style-type: none"> <li>- Public access easements through Activity Area 7 provide access to the historic water races, while ensuring their protection</li> <li>- access easements provide potential linkages between the site and surrounding walkways, enabling connection between Mount Cardrona Station and the</li> </ul>	<p>An objective for the plan change is to provide for recreation opportunities, and link Mount Cardrona Station with the existing village. These provisions help to ensure that this will occur.</p>

existing Cardrona village.	
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NB: Please note that if there is any inconsistency between these tables and the provisions (Appendix 1.1) the provisions shall take precedence.