

## **K Council Decision on Plan Change 18 - Mount Cardrona Station Special Zone**

### **Amendments to Plan Provisions as notified **xx** December 2008**

The majority of this plan change creates a new special zone therefore all text referring to section 12 is new. Changes in relation to chapters 14, 15, 18 and Definitions are denoted by underline for additions and ~~strikethrough~~ for deletions.

*Add the following text to section 12:*

## **12.21 Mount Cardrona Station Special Zone**

### **12.21.1 Resources, Activities and Values**

Mount Cardrona Station (MCS) is located within the Cardrona Valley, 2km to the north of the existing Cardrona Village. Situated on a gently sloping terrace that provides expansive views of the surrounding mountains, the Mount Cardrona Station Special Zone (the 'Zone') sits within MCS near the valley floor at the base of three ski fields – Mount Cardrona (to the west) and the Wairau Snow Farm and Snow Park on the eastern side of the Cardrona Valley.

The purpose of the Zone is to create a Village that provides for a sustainable community accommodating permanent residents, seasonal workers and visitors, with supporting commercial, community and educational activities. Activities within the Zone link with, support and enhance the recreational activities of the wider Cardrona Valley and the surrounding area, which provides for both summer and winter activities. These currently include horse riding, rally car driving, mountain biking, walking/tramping and skiing.

The Zone encompasses approximately 130 hectares of land, including 92 hectares of open space areas that protect the heritage and open space values of the Zone.

### **12.21.2 Issues**

#### **i Sustainability**

In order to achieve the objective of sustainable management, there is a need to understand what the term means for the Zone.

#### **ii Landscape**

The Zone is located within an Outstanding Natural Landscape, and the visual amenity values of this and the surrounding landscape need to be recognised and provided for.

#### **iii Integrated community**

The potential for coordinated development to occur in a manner that provides for a sustainable and integrated community.

#### **iv Spatial planning and design**

Site planning and design controls are important in establishing coordinated development.

#### **v Ecological values**

Farming and gold mining activities have resulted in a reduction of the natural ecosystem values and endemic species within the environment of the Zone, and there is potential to improve this.

#### **vi Heritage values**

A rich cultural heritage exists within the Cardrona Valley associated with gold mining and pastoral farming. This needs to be recognised and provided for.

#### **vii Infrastructure**

Development of the Zone will require the provision of services including

roading access, water supply, sewage disposal, stormwater, telecommunications and electricity supply. There is an opportunity to provide these services in a sustainable manner.

## viii Recreation

There are significant recreational activities already being undertaken within the Cardrona Valley. It is anticipated that these activities will grow in diversity as a result of an increase in the local population. Such growth could be complemented by the Zone.

### 12.21.3 Objectives and Policies

#### Objective 1 Sustainable Management

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

#### 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 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:*

*1.4.1 buildings are aligned to achieve maximum solar gain;*

*1.4.2 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:*

*1.5.1 Minimising water takes and disposal of waste;*

*1.5.2 Designing infrastructure systems to have the capacity to meet changes in demand.*

##### 1.6 Sustainable management of landscape values

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

##### 1.7 Sustainable growth management

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

#### Implementation Methods

Objective 1 and associated policies will be implemented through a number of methods including:

- i District Plan
  - (a) Inclusion of a Structure Plan incorporating Activity Areas
  - (b) Rules and Assessment Matters, including rules controlling subdivision design
- ii Other
  - (a) Design Guidelines that incorporate sustainable design
  - (b) Covenants on title

## Objective 2 Landscape

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

### Policies:

- 2.1 *Through the provision of a Structure Plan, to achieve:*
  - 2.1.1 *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;*
  - 2.1.2 *clear boundaries to the Zone that relate to topography and landscape features;*
  - 2.1.3 *areas of open space throughout the Zone that provide a relationship between built form and the surrounding open landscape, reinforce natural patterns in the landscape and*

*protect the areas of visual prominence such as the escarpment face.*

- 2.2 *To create a strong sense of place and a character that reflects the cultural and heritage values of Cardrona Valley.*
- 2.3 *To maintain views of the night sky through ensuring that street lighting is low level and is directed away from Cardrona Valley Road.*
- 2.4 *To ensure that the colour 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.*

### Implementation Methods

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

- i District Plan
  - (a) Inclusion of a Structure Plan incorporating Activity Areas
  - (b) Rules and Assessment Matters, including rules controlling bulk, location and density of buildings
- ii Other
  - (a) Design Guidelines

### Explanation and Principal Reasons for Adoption

The special amenities and the quality of the landscape are associated with the tawny gold characteristics of the tussock and grassland that cover

much of the Cardrona Valley. It is important that development within the Zone recognises and complements the landscape characteristics of the Cardrona Valley through the adoption of clear boundaries to the development areas, building design controls, and appropriate landscaping.

## **Objective 3 Integrated Community**

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

### **Policies**

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

### **Implementation Methods**

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

- i District Plan
  - (a) Inclusion of a Structure Plan incorporating Activity Areas
  - (b) Rules and assessment matters, including controls on location of activities and density provisions
- ii Other
  - (a) Stakeholders deed
  - (b) Design Guidelines

### **Explanation and Principal Reasons for Adoption**

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

## **Objective 4 Spatial Planning and Design**

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

### **Policies:**

- 4.1 *To provide a clear framework for locating activities, building volumes*

*and densities that are appropriate to their location within the Village, and their function and form.*

4.2 *To ensure building and subdivision design occurs that:*

4.2.1 *Contributes positively to the overall Village structure;*

4.2.2 *Creates an integrated network of safe and pleasant streets and walkways;*

4.2.3 *Is in harmony with the natural environment;*

4.2.4 *Recognises the character of the Cardrona Valley and the vision for the Zone;*

4.2.5 *Creates a vibrant and integrated community;*

4.2.6 *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:*

4.7.1 *Positively address the street and public places in order to contribute to neighborhood amenity values including pedestrian accessibility and safety, and streetscape values such as diversity and attractiveness;*

4.7.2 *Optimise solar access;*

4.7.3 *Promote social interaction through placing buildings on site so that they front public open space;*

4.7.4 *Retain human scale;*

4.7.5 *Provide for efficient and comprehensive infrastructural servicing.*

4.8 *Within the Village Precinct, 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.*

4.9 *To ensure that parking areas and garaging do not dominate the street, and within the Village Precinct, to encourage the provision of underground car parking where feasible.*

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

4.11 *To ensure that activities within Activity Areas 3 and 4 are in keeping with residential intensity and character, and do not create nuisance effects such as noise, odour or obtrusive lighting.*

4.12 *To enable buildings and structures within Activity Area 8a that provide for the continued functioning of the activities associated with the entrance to the Ski Field Access Road, and ensure the continued functioning of Activity Area 8b as the access road to the Cardrona Ski Field.*

## **Implementation Method**

Objective 4 and associated policies will be implemented through a number of methods including:

- i District Plan
  - (a) Inclusion of a Structure Plan incorporating Activity Areas
  - (b) Rules and assessment matters
- ii Other
  - (a) Design Guidelines
  - (b) Design Review Board
  - (c) Covenants on title.

## ***Explanation and Principal Reasons for Adoption***

Creation of a clear and co-ordinated structure and built environment with a cohesive character that creates a clear sense of place are important factors in establishing a sustainable, vibrant Village. The overall design of the Zone at the broad scale, through to the location and design of each individual building impacts on the overall legibility and quality of the Zone. These objectives can be achieved through the adoption of a Structure Plan, the use of Plan rules, development standards and assessment matters, as well as Design Guidelines.

The Design Review Board and Mount Cardrona Station Design Guidelines are methods that sit outside the District Plan and assist in achieving the objectives for the Zone through ensuring consistent design at the subdivision and building design stages.

When considering any subdivision consent or resource consent for any building the Council must take into account the Mount Cardrona Station Design Guidelines (2008) and the advice of the Design Review Board.

In order to ensure that all buildings are appropriately assessed there is a requirement that covenants are placed on every certificate of title requiring that all buildings are assessed by the Design Review Board. The Design Review Board is a design review panel agreed to by the Council and comprising a number of professionals including landscape architects, planners, urban designers and architects. When assessing any building or

subdivision the Design Review Board will have regard to the Mount Cardrona Station Design Guidelines (2008).

The Mount Cardrona Station Special Zone provides the opportunity to create an integrated Village at the base of the Cardrona ski fields that is complementary to the surrounding activities within the Valley, and integrated into the landscape, without imposing adverse effects on the qualities of that landscape.

Future development of the Zone will be managed in accordance with a Structure Plan, which forms part of the District Plan. This identifies 7 Activity Areas within the site which have been established as a result of comprehensive landscape and urban design analyses. Through the adoption of rules in the District Plan each Activity Area provides for a range of uses and densities, with lower and higher density enabled where this can be absorbed, and where it assists in creating a logical development. The Structure Plan also provides for a greater diversity of activities within the Village Precinct, contributing to its vibrancy and role as a focal point.

The Activity Areas identified within the Structure Plan are described as follows:

### **Activity Area 1 - Village Centre**

Activity Area 1 is located at the entrance to the Village, and is where the greatest scale and intensity of development is provided. Activity Area 1a will become the Village focal point, providing commercial activities that support the residential, visitor accommodation, worker accommodation, recreational and community activities within the Village. Buildings and activities are encouraged to front the Village Green, and are provided with views of Mount Cardrona to the northwest. Commercial activities are encouraged to locate in Activity Area 1a, which also provides for visitor and worker accommodation and residential activities.

Activity Area 1b provides larger scale visitor accommodation activities and is located on the periphery of Activity Area 1a.

### **Activity Area 2 - Living Areas A and B**

Activity Area 2 provides for visitor accommodation and residential development. The section sizes and density provisions reflects its

proximity to the Village Centre, and its relationship to the open space areas, which provides for clear viewshafts from individual allotments and assists in retaining high amenity values.

Activity Area 2a (Living Area A) is largely located within the Village Precinct and provides compact living environment that fronts public open space. Activity Area 2b (Living Area B) is located further from the Village Centre, and has a slightly lower density than Area 2a.

### **Activity Area 3 - Living Areas B, C and D**

Activity Area 3 (Living Area C) provides for residential development. It is located on the periphery of Area 2, and therefore is further from the Village Centre. Visitor accommodation is a discretionary activity within this area, reflecting the need to encourage permanent residents.

Activity Area 3a (Living Area D) is located on the eastern and southern boundaries of the Zone. In order to reduce visibility from surrounding areas the height of buildings within this Area is restricted, and buildings must be set back from the edge of the Zone.

Activity Area 3b is an educational and community precinct, providing for the potential demand for educational or community facilities. The associated rules ensure that this land is set aside for educational and/or community purposes for 15 years from the notification of the Plan Change creating the Zone. If, after 15 years, there is no proven demand for educational facilities or community activities on all or part of the site, the land reverts to Activity Area 3a, providing for residential housing.

### **Activity Area 4 - Living Area E**

Activity Area 4 (Living Area E) is located at the upper boundary of the Zone, and provides a buffer between the higher density areas of the Village and the surrounding open space areas. It requires larger sections, low building coverage and limits buildings to 5.5m in height. These controls reflect the location of the Area and its relationship to the surrounding open space.

### **Activity Area 5 - Woolshed and Homestead Sites**

Activity Area 5 provides for limited commercial and recreational development at the woolshed and homestead sites. The woolshed site (Area 5a) is visible from the Cardrona Valley Road, and is therefore considered the reference for the Village. Rules for this Area ensure that any future buildings are at a similar

scale and character to the existing woolshed. Consequently, building heights are restricted to 6m.

The homestead site (Area 5b) is located within the Homestead Valley, and is located on the site that had previously contained the historic Cardrona Station homestead. Provisions for this area reflect its use for horse trekking and other commercial recreation operations, and anticipate small scale residential activities that are ancillary to the commercial recreation or farming activities.

### **Activity Area 6 - Commonage**

Activity Area 6 provides for both formal and informal recreation activities open to the public. This open space extends through the Village, providing an important recreational, visual and environmental resource for both residents within the Zone and the wider community. Buildings are strongly discouraged, other than those associated with the functioning of the Village. Buildings that may occur within this Activity Area are therefore restricted to those associated with the provision of access to the surrounding recreational activities, the provision of gas storage facilities, a recycling station, and the provision of small scale buildings associated with potential sports fields located within the Indicative Education Precinct.

Activity Area 6a provides for some small scale buildings associated with commercial activities and community facilities. The Village Green is located within Activity Area 6a and provides an area of open space as a key focus and activity area for the Village Centre. Some built form is expected within the Village Green providing for activities such as farmers markets. However, its principle purpose is to provide communal open space.

### **Activity Area 7 - Heritage Area**

Activity Area 7 provides for the protection of heritage features within the site, and the future protection of the open space surrounding the Village. Access easements ensure the public can walk throughout this area, however, unlike the commonage; in some areas access is restricted to specific easements. This ensures the safe operation of farming activities, the horse trekking business, provision for ecological enhancement, and protection of the water races. This area is more natural in character than the commonage, reflecting the surrounding rural landscape. Similar to the Commonage, buildings are discouraged, other than those associated with the provision of access to the

surrounding recreational activities.

## **Activity Area 8a**

Activity Area 8a is located at the base of the Cardrona Ski Field Access Road. The provisions for Activity Area 8a acknowledge that the existing and future uses anticipated within the road primarily relate to provision of access, parking, road maintenance equipment storage, chain hire and ticketing. Given the functional use of the road and its prominent location adjacent to the Cardrona Valley Road, activities and buildings will be of a small scale, and control over external appearance and potential screening will be necessary.

## **Activity Area 8b**

Activity Area 8b consists of the Cardrona Ski Field Access Road where it runs through the Zone. Previously zoned Rural General, this section of road provides access to the Cardrona Ski Field, and therefore no buildings or structures are anticipated.

## **Objective 5 Ecological Values**

***To improve ecological values where possible within the Zone.***

### ***Policies:***

- 5.1 *To identify suitable areas for the protection and improvement of ecosystems, with a focus on the natural character and ecological values of the natural water courses within the Zone.*
- 5.2 *To encourage the integration of public and private open space areas with nature conservation values within the Zone.*
- 5.3 *To encourage riparian planting within the Homestead Gully and planting across the eastern escarpment face that enhances ecological and amenity values.*
- 5.4 *To encourage the use of endemic species in any landscaping plans where their use is practical and complementary to the enhancement of the ecological values of the site and its surrounds.*

### **Implementation Methods**

Objective 5 and associated policies will be implemented through a number of methods including:

- i District Plan
  - (a) Inclusion of a Structure Plan incorporating Activity Areas
- ii Other
  - (a) Design Guidelines

### ***Explanation and Principal Reasons for Adoption***

There are opportunities to improve the ecological values of the Zone and its surrounds through planting endemic species, particularly in the Homestead Gully. Additionally, the use of appropriate landscaping within both private and public land can improve ecological values as well as providing amenity value. Care must be taken to ensure that enhancement programmes can be successful in the Cardrona Valley climate and do not require significant irrigation and maintenance.

## **Objective 6 Heritage Values**

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

### ***Policies:***

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

### **Implementation Methods**

Objective 6 and associated policies will be implemented through a number of methods including:

- i** District Plan
  - (a) Inclusion of a Structure Plan incorporating specific Activity Areas, particularly Areas 6 and 7
  - (b) Rules and Assessment Matters controlling activities within Activity Areas 6 and 7
- ii** Other
  - (a) Design Guidelines

### ***Explanation and Principal Reasons for Adoption***

Remnants of the Cardrona Valley's goldmining and pastoral farming heritage are scattered throughout the Valley and are not well understood or protected.

Of significance, the Walter Littles and Cardrona Water Races run through the Zone. These were established in the 1860's, and have been used for goldmining and farming activities to the present day. Given their significance as a reminder of past activities, it is important that they are protected and made accessible to the local community and visitors. There are opportunities to provide linkages between the heritage values of the Zone and those found in the wider Cardrona Valley through provision of walkways and interpretive information.

### **Objective 7 Infrastructure**

***Long term environmental sustainability of the Village and its surrounds.***

#### ***Policies***

#### ***Roading***

7.1 *To provide safe and efficient road access to the Zone from the Cardrona Valley Road, and the Cardrona ski field 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 *To encourage the provision of a comprehensive underground car parking facility within the Village Precinct.*

#### ***Water management***

- 7.7 *To encourage sustainable water use practices, including:*
  - 7.7.1 *the collection and use of roof water;*
  - 7.7.2 *the recycling and use of grey water; and*
  - 7.7.3 *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:*
  - 7.9.1 *The rate of discharge remains equal to or less than that of pre-development*
  - 7.9.2 *The quality of the water in that discharge remains equal to or better than that of pre-development.*
- 7.10 *To ensure that people living within the MCS Village are aware of the*

*water supply system; its constraints and capacity so that they can manage their use of water more efficiently.*

## **Energy**

- 7.11 *To encourage the use of energy efficient techniques in design and construction, and incorporate new renewable energy sources as they develop;*
- 7.12 *To encourage the use of solar energy.*
- 7.13 *To encourage the use of energy efficient solid fuel burners with low emissions in order to maintain the visual amenity values of the Cardrona Valley.*

## **Implementation Methods**

Objective 7 and associated policies will be implemented through a number of methods including:

- i District Plan
  - (a) Subdivision rules and assessment matters
- ii Other
  - (a) Design Guidelines

## **Explanation and Principal Reasons for Adoption**

Sustainability needs to be addressed comprehensively, from the broad scale subdivision design through to the individual dwelling. Part 15 of the District Plan contains objectives and policies, rules and assessment matters that address the subdivision process. The objectives and policies for the Zone build on the general subdivision provisions in the District Plan, reflecting the importance of sustainability objectives for the Zone.

## **Objective 8 Recreation**

***To provide for and encourage recreational opportunities and activities within the Zone and their linkage with recreational***

***activities throughout the Cardrona Valley and the surrounding area.***

## **Policies**

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

## **Implementation Methods**

Objective 8 and associated policies will be implemented through a number of methods including:

- i District Plan
  - (a) Subdivision rules and assessment matters, which specifically require public access easements and the establishment of walkways.
- ii Other
  - (a) Design Guidelines

## 12.21.4 Environmental Results Anticipated

Implementation of the objectives, policies and methods for the Zone will result in:

### i Landscape Values

- (a) A Village that complements the landscape of the Cardrona Valley through careful design and location of buildings.

### ii Integrated Community

- (a) A year round destination with recreational activities provided in both summer and winter.
- (b) A well structured, vibrant, sustainable and integrated community that provides for permanent residents, visitors and seasonal workers.

### iii Spatial Planning and Design

- (a) The creation of a Village with a unique character, and a strong sense of place.

### iv Ecological Values

- (a) The improvement of ecological values within the site, particularly within water courses.

### v Heritage Values

- (a) The protection of significant heritage values, and an increased understanding of the heritage of the Zone and the wider Cardrona Valley.

### vi Infrastructure

- (a) The Village incorporating sustainable design and management practices.

### vii Recreation

- (a) A well connected Village with walkways, cycle ways, bridle trails and roading connections throughout with linkage to the surrounding area.

## 12.22 Mount Cardrona Station Special Zone Rules

### 12.22.1 Zone purpose

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

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

The preparation of site and zone standards in the District Plan and Design Guidelines will ensure that the Village contributes to the social, economic and cultural wellbeing of the wider community; contributing to the integration of the built and natural environment.

#### 12.22.1.1 Interpretation

It is noted that Activity Areas 1, 2, 3, 5 and 6 all contain sub-areas. Except where 'a' or 'b' is specifically listed, the rules of the Activity Area shall apply. For example, Activity Area 3 contains two sub-activity areas 3a and 3b. Where

a rule refers to Activity Area 3, it applies to both Activity Areas 3a and 3b.

## 12.22.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone rules. The provisions of the Mount Cardrona Station Special Zone will take precedence over the District Wide Rules in any situation where the rules differ. Otherwise the provisions of the District Wide Rules shall continue to apply.

- i Heritage Protection - Refer Part 13
- ii Transport - Refer Part 14
- iii Subdivision - Refer Part 15
- iv Hazardous Substances - Refer Part 16
- v Utilities - Refer Part 17
- vi Signs - Refer Part 18
- vii Relocated Buildings and Temporary Activities - Refer Part 19

## 12.22.3 Activities

### 12.22.3.1 Permitted Activities

Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.

### 12.22.3.2 Controlled Activities

The following shall be **Controlled Activities** provided they are not listed as a **Prohibited, Non-Complying or Discretionary** Activity and they comply with all the relevant **Site** and **Zone** Standards.

The matters in respect of which the Council has reserved control are listed with each controlled activity.

#### i **Educational facilities and community activities, including health and day care facilities, in Activity Areas 1, 2 and 3b**

Matters over which control is reserved:

- (a) Site layout
- (b) External appearance of buildings
- (c) Parking, loading and access
- (d) Location of outdoor activities

#### ii **Visitor Accommodation in Activity Areas 1 and 2**

Matters over which control is reserved:

- (a) Parking and access, including bus and pedestrian access
- (b) Noise
- (c) Hours of operation of premises licensed for the sale of liquor associated with visitor accommodation.

#### iii **Residential Activities that are ancillary to farming and commercial recreation activities within Activity Area 5b**

Matters over which control is reserved:

- (a) Size and number of units
- (b) Access and car parking

#### iv **Earthworks that are for the purposes of:**

- (i) Access roads

- (ii) Underground car parks
- (iii) Walkways
- (iv) Farm tracks and bridle paths
- (v) Utilities
- (vi) Mitigatory earthworks as shown on Structure Plan D

And that:

- exceed a volume of **200m<sup>3</sup>** per site (within a 12 month period); or
- expose an area of bare soil greater than **400m<sup>2</sup>** in area within that site (within a 12 month period) where the average depth is greater than 0.5m; or
- are undertaken within 7m of a water body.

Shall be a controlled activity.

Matters over which control is reserved:

- (a) Sediment control
- (b) Dust control
- (c) Site rehabilitation and landscaping.

## **v Buildings within Activity Areas 1 and 5a**

Matters over which control is reserved:

- (a) External appearance including colours and materials;
- (b) Site configuration and building orientation;
- (c) Signage;

- (d) Lighting;
- (e) Landscaping;
- (f) Consistency with the Mount Cardrona Station Design Guidelines (2008);
- (g) Provision for parking.

## **vi Mitigation Earthworks and Planting Plan**

Matters over which control is reserved:

- (a) Proposed plant species and bunding
- (b) Consistency with Structure Plan D: Mitigation Earthworks and Planting Plan

## **vii Buildings within Activity Area 8a**

Matters over which control is reserved:

- (a) External appearance
- (b) Landscaping
- (c) Access and parking

## **viii Premises Licensed for the Sale of Liquor within Activity Area 1**

Premises licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 11pm and 7am with respect to the scale of the activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor:

- (a) To any person who is residing on the premises (temporarily or permanently)
- (b) To any person who is present on the premises for the purpose of dining.

### 12.22.3.3 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as a **Prohibited or Non-Complying** Activity and they comply with all the relevant **Zone** Standards. Any activity that does not comply with the site standards shall be a restricted discretionary activity.

- i Commercial activities (excluding service stations) and Commercial Recreational Activities in Activity Areas 2 and 3**
- ii Visitor Accommodation in Activity Area 3**
- iii Educational facilities and community activities in Activity Areas 3 (except 3b), 4, and 5.**
- iv Access Roads and Carparking in Activity Area 6 and 7, except:**
  - (a) Roads identified within the Structure Plan.
  - (b) Underground car parks.

- v Buildings and Structures associated with the erection and maintenance of a gondola within Activity Areas 6 and 7 that provides access from the Village Precinct to the surrounding recreational activities.**
- vi Take off and landing of aircraft (except for emergencies) within Activity Area 5a.**
- vii Buildings and structures within Activity Area 6 that are for the following purposes:**
  - (a) Recycling Station
  - (b) Gas storage facilities
  - (c) Buildings located within 25 metres of the southern boundary of Activity Area 3b, and that are less than 50m<sup>2</sup> in size.

### 12.22.3.4 Non-complying Activities

The following shall be non-complying activities provided that they are not listed as a prohibited activity.

- i Buildings in Activity Areas 6, 7 and 8**

Except:

  - (a) Buildings in Activity Area 6a
  - (b) Historic equipment
  - (c) Bus shelters within Activity Area 6 (permitted pursuant to Site Standard 12.22.5.1(viii))
  - (d) Buildings within Activity 8a approved pursuant to Controlled Activity Rule 12.22.3.2(vii).
  - (e) One recycling station within Activity Area 6 approved pursuant to Rule 12.22.3.3(vii)(a)

- (f) One gas storage facility within Activity Area 6 approved pursuant to Rule 12.22.3.3(vii)(b)
  - (g) Two buildings within the Indicative Education Precinct within Activity Area 6, approved pursuant to Rule 12.22.3.3(vii)(c).
  - (h) Buildings and structures associated with the erection and maintenance of a gondola approved pursuant to Rule 12.22.3.3(v).
- ii Commercial activities, including commercial recreational activities in Activity Area 4**
- iii Visitor Accommodation**
- (a) Located within Activity Areas 4, 5, 6, 7 and 8
  - (b) Located within a secondary unit.
- iv Residential Activities in Activity Areas 6, 7 and 8**
- v Service Stations**
- vi The construction of any building within the Zone**
- (except within Activity Area 8a) prior to approval of subdivision consent that establishes public access easements throughout Activity Areas 6 and 7 that are in general accordance with the Mount Cardrona Station Walkways Plan (Structure Plan C).
- vii Take off and landing of aircraft; except for**
- (a) Emergencies
  - (b) Take off and landing within Activity Area 5a approved pursuant to Rule 12.22.3.3(vi)

## 12.22.3.5 Prohibited Activities

The following shall be **prohibited activities**

- i Except for a recycling station approved pursuant to Rule 12.22.3.3(vii):**
- Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or fish or meat processing or any activity requiring an Offensive Trade Licence under the Health Act 1956.
- ii Planting of the following tree species:**
- (a) Pinus radiata
  - (b) Pinus muriata
  - (c) Pinus contorta
  - (d) Pinus ponderosa
  - (e) Pinus sylvstris
  - (f) Pinus nigra
  - (g) Douglas Fir
  - (h) All Eucalyptus varieties
- iii Factory farming, Forestry activities and Mining**
- iv Industrial Activities**
- v The installation of any domestic heating appliance that is designed to have the ability to burn coal.**
- vi Residential Flats**

There shall be no residential flats constructed within the Mount Cardrona Station Special Zone.

## 12.22.4 Non-notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Act, unless the Council considers special circumstances exist in relation to any such application:

- i All applications for Controlled Activities;**
- ii Applications for the exercise of Council's discretion in respect of the following site standards:**
  - (a) Earthworks
  - (b) Outdoor Living Space
  - (c) Village Green
  - (d) Bus shelters
  - (e) Minimum Gross Floor Area
  - (f) Service Areas and Access

## 12.22.5 Standards

### 12.22.5.1 Site Standards

#### **i Village Green**

- (a) Within Activity Area 1(a), every building with road frontage adjacent to the Village Green (Activity Area 6a) shall be built up to the street boundary along the full frontage of the site, except:
  - (i) where a pedestrian linkage is provided with a maximum width of 6.2m; and
  - (ii) the building may be set back up to 2m from the front boundary within 8m of any building corner.

This rule shall not preclude the provision of recessed entrances within any façade to a depth of 0.75m.

#### **ii Setbacks from Roads and Secondary Rear Access Lanes**

- (a) Within Activity Area 1a all buildings shall be set back a minimum of 1m from the main access/through route B (as depicted on the Mount Cardrona Station Special Zone Structure Plan A).
- (b) Within Activity Areas 1b and 2a all buildings shall be set back a minimum of 1m and a maximum of 3m from the road boundary. Except:
  - (i) The minimum setback from the main access/through route B (as depicted on the Mount Cardrona Station Special Zone Structure Plan A) for buildings within Activity Area 1b and 2a shall be 1 metre.
- (c) Within Activity Areas 2b and 3 all buildings shall be set back a minimum of 2m and a maximum of 4m from the road boundary.
- (d) Within Activity Area 4 the minimum setback from road boundaries of any building shall be 4.5m.
- (e) Within Activity Areas 2, 3 and 4 all garages and carports must be setback at least 1 metre from the front façade of the residential unit (i.e. the façade that faces the road).
- (f) Setbacks from secondary rear access lanes:

Where the site has access to a secondary rear access lane, all residential units and secondary units shall be set back at least 2 metres from the rear lane boundary. There shall be no setback requirements from this rear lane for garages and accessory buildings.

- (g) Setback from Cardrona Valley Road

Within Activity Area 8a all buildings shall be set back at least 10m from the boundary of the Cardrona Valley Road.

### iii Setbacks from Internal Boundaries - Activity Areas 1, 2, 3, 4

- (a) There shall be no internal setback requirements within Activity Areas 1 and 2a.
- (b) Within Activity Area 2b there shall be one internal setback of 1m.
- (c) Within Activity Area 3, all buildings shall be set back at least 3.5m from the rear boundary, and at least 2m from all other internal boundaries.
- (d) Within Activity Area 4 all buildings shall be set back at least 4m from all internal boundaries.
- (e) Accessory buildings for residential activities (other than those used for the housing of animals) may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2m of an internal boundary.
- (f) Within Activity Areas 1, 2 and 3 no setback is required from an internal boundary where buildings share a common wall on that internal boundary.
- (g) Setbacks from Farm Yard Car Parks:

Where the site has access to a farm yard car park, all residential units and secondary units shall be set back at least 2 metres from the boundary of the farm yard car park. There shall be no setback requirements from the farm yard car park for garages and accessory buildings.

### iv Outdoor Living Space

The following provision shall be made for outdoor living space

- (a) The minimum provision of outdoor living space for each residential unit and secondary unit contained within the net area of the site shall be:
- (i) Activity Area 1
- 5m<sup>2</sup> contained in one area with a minimum dimension of 2m.
- (ii) Activity Area 2a
- Residential unit: 20m<sup>2</sup> contained in one area with a minimum dimension of 3.5m.
  - Secondary unit: 5m<sup>2</sup> contained in one area with a minimum dimension of 2m.
  - Above ground residential unit: 8m<sup>2</sup> balcony with minimum dimension of 2m.
- (iii) Activity Area 2b
- Residential unit: 36m<sup>2</sup> contained in one area with a minimum dimension of 3.5m.
  - Secondary unit: 5m<sup>2</sup> contained in one area with a minimum dimension of 2m.
- (iv) Activity Area 3

- Residential unit: 36m<sup>2</sup> contained in one area at the ground floor level, with a minimum dimension of 6m.
- Secondary unit: 5m<sup>2</sup> contained in one area with a minimum dimension of 3.5m.

- (b) The outdoor living space shall be readily accessible from a living area.
- (c) No outdoor living space shall be occupied by any building.

**v Building Height**

The maximum building height within each Activity Area shall be:

Activity Area	Maximum Height
1	12m
2	8m

**vi Stud Height**

Within that area of Activity Area 1a that fronts the Village Green, any building or part of a building within 6 metres of the front façade shall have a minimum ground floor stud height of 3.9 metres measured from floor to floor.

**vii Boundary Fencing**

The maximum height of any Boundary Fencing shall be:

- (a) Road Boundary: 1.2m in height;
- (b) Side yard boundaries: Between the road boundary and a point 1 metre behind the front façade of the dwelling: 1.2m in height;
- (c) All other boundaries: 1.8m in height.

Except:

Boundary fencing located between a private allotment and Activity Area 6 or 7 shall have a maximum height of 1.2m.

**viii Bus Shelters within Activity Area 6**

Bus Shelters shall have dimensions no greater than 7.2m x1.8m.

**ix Minimum Gross Floor Area – Residential Units (excluding secondary units) within Activity Areas 1, 2, 3 and 4**

Number of bedrooms	Minimum Gross Floor Area (square metres) (including above ground outdoor decking)
1 (including studio units)	50
2	75
3	90
4	115

**x Service Areas and Access – Activity Area 1**

Any storage or servicing areas shall be contained within the building or accessed from a service lane at the rear of the property.

**xi Earthworks**

The following limitations apply to all earthworks (as defined in this Plan), except for:

- (i) earthworks associated with a subdivision that has both resource consent and engineering approval, and
  - (ii) earthworks for the purposes of activities listed in Controlled Activity Rule 12.22.3.2(iv)
- (a) Earthworks

- (i) The total volume of earthworks does not exceed **200m<sup>3</sup>** per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
  - (ii) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed **400m<sup>2</sup>** in area within that site (within a 12 month period).
  - (iii) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m<sup>3</sup>** (notwithstanding provision 17.2.2).
  - (iv) No earthworks shall:
    - expose any groundwater aquifer;
    - cause artificial drainage of any groundwater aquifer;
    - cause temporary ponding of any surface water.
- (b) Height of cut and fill and slope
- (i) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
  - (ii) The maximum height of any cut shall not exceed 2.4 metres.
  - (iii) The maximum height of any fill shall not exceed 2 metres.
- (c) Environmental Protection Measures
- (i) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
  - (ii) Any person carrying out earthworks shall:
    - Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
    - Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.
  - (iii) Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
- xii Buildings within Activity Area 8a**
- No building within Activity Area 8a shall have a gross floor area of greater than 80m<sup>2</sup>.
- xiii Commercial Activities in Activity Area 1b**
- No commercial activities shall occur in Activity Area 1b until such time as at least 50% of the ground floor level of Activity Area 1a has been built and occupied by commercial activities.

## 12.22.5.2 Zone Standards

i All subdivision, use and development shall be undertaken in general accordance with the Mount Cardrona Station Special Zone Structure Plan.

### ii Building Restriction Line

- (a) **No building** shall be located between the Building Restriction Line and the Zone boundary (as depicted on Structure Plan A).
- (b) **No building** shall be located between the Building Restriction Line- Maximum height 4.5m and the Zone boundary (as depicted on Structure Plan A).
- (c) **(No building** shall be located within the Mitigation Bund- No Build as depicted on Structure Plans A and B.

### iii Building Height

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

**Except:**

- (a) Within Activity Area 1b building heights shall be in accordance with the Mount Cardrona Station Structure Plan B “Village Height Restriction Lines”, such that:

- (i) Any building or parts of a building located between the ‘Building Restriction Line- Maximum Height 4.5m’ and the ‘Building Restriction Line- Maximum Height 5m’ (as depicted on Structure Plan B) shall have a maximum height of 4.5m.
- (ii) Any building or parts of a building located between the ‘Building Restriction Line- Maximum Height 5m’ and the ‘Building Restriction Line- Maximum Height 6m’ (as depicted on Structure Plan B) shall have a maximum height of 5m.
- (iii) Any building or parts of a building located between the ‘Building Restriction Line- Maximum Height 6m’ and the ‘Building Restriction Line- Maximum Height 7m’ (as depicted on Structure Plan B) shall have a maximum height of 6m.
- (iv) Any building or parts of a building located between the ‘Building Restriction Line- Maximum Height 7m’ and the ‘Building Restriction Line- Maximum Height 8m’ (as depicted on Structure Plan B) shall have a maximum height of 7m.
- (v) Any building or parts of a building located between the ‘Building Restriction Line- Maximum Height 8m’ and the ‘Building Restriction Line- Maximum Height 9m’ (as depicted on Structure Plan B) shall have a maximum height of 8m.
- (vi) Any building or parts of a building located between the ‘Building Restriction Line- Maximum Height 9m and the ‘Building Restriction Line- Maximum Height 10m’ (as depicted on Structure Plan B) shall have a maximum height of 9m.
- (vii) Any building or parts of a building located between the ‘Building Restriction Line- Maximum Height 10m’ and the

'Building Restriction Line- Maximum Height 11m' (as depicted on Structure Plan B) shall have a maximum height of 10m.

(viii) Any building or parts of a building located between the 'Building Restriction Line- Maximum Height 11m' and the 'Building Restriction Line- Maximum Height 12m' (as depicted on Structure Plan B) shall have a maximum height of 11m.

(b) Within Activity Area 3a

(i) Any building or part of a building located within a site adjacent to the 'Building Restriction Line- Maximum Height 4.5m' (as depicted on the Mount Cardrona Station Special Zone Structure Plan) shall have a maximum height of 4.5m.

#### iv Building Coverage – all buildings

The maximum building coverage for all activities on any site shall be:

Activity Area	% site coverage	% site coverage - dwelling and secondary unit
1a	95%	N/A
1b	80%	N/A
2	65%	75%
3	45%	55%
4	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> , whichever is the lesser.	N/A
5a (woolshed)	40%	N/A
5b (homestead)	30%	N/A

#### v Noise Limits

(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:

(i) daytime (0800 - 2200 hrs) 60dBA L10

(ii) night time (2200 - 0800 hrs) 50dBA L10 and 70dBA Lmax

(b) Activity Areas 2,3 and 4

Activities located within Activity Areas 2, 3 and 4 shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within Activity Areas 2, 3 and 4

(i) Daytime 0800- 2000 hours 50dBA L<sub>10</sub>

(ii) Night-time 2000- 0800 hours 40dBA L<sub>10</sub> and 70dBALmax

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS6082:1991.

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.

#### vi Educational and Community Precinct

(a) Within 15 years from the date at which the Mount Cardrona Station Plan Change becomes operative buildings constructed within Activity Area 3b shall be for the purpose of educational facilities or community activities only.

- (b) 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.

## vii Walkways

Until such time as the walkway along the eastern boundary of Activity Areas 1, 3a, 3b has been constructed, no buildings shall be erected within Activity Area 3a.

## viii Mitigation Earthworks and Planting

No building shall be erected within Activity Areas 1b, 3a and 3b prior to the Mitigation Earthworks and Planting Plan (MEPP) (Structure Plan D) being approved and implemented pursuant to Controlled Activity Rule 12.22.3.2(vi)

Upon approval of the MEPP under Rule 12.22.3.2(vi) implementation shall commence within the first available planting season.

## 12.22.6 Assessment Matters

### i Controlled and Discretionary Activities- Educational Facilities, Community Activities, Visitor Accommodation in Activity Area 3, Health and Day Care Facilities

The extent to which:

- (a) The activity is compatible with the amenity values of the surrounding environment, considering:
  - (i) The visual amenity of the street, neighbouring properties and open space;
  - (ii) Hours of operation;
  - (iii) The proximity of outdoor facilities to neighbours and potential noise effects;

- (iv) The ability to landscape and or mitigate adverse visual effects.

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

- (c) Outdoor storage areas do not have an adverse effect on the visual amenity of the surrounding area, and are screened from public view.

### ii Controlled Activity - Buildings within Activity Areas 1 and 5a

In considering applications for buildings within Activity Areas 1 and 5a, the Council shall take into account the Mount Cardrona Station Design Guidelines (2008) the recommendations of the Design Review Board, and the extent to which:

- (a) The building has been considered as part of the wider environment in terms of how it reflects its location within the Village and the location of the open spaces it may face;

- (b) Views to the surrounding mountains have been considered in the design of the building;

- (c) The building design provides visual interest through articulation and variation;

- (d) The ground and first floor facades of the building establish a strong relationship to pedestrians, and the first floor appears accessible;

- (e) The building design is sympathetic to the character of the Village; having regard to:

- (i) materials
- (ii) glazing treatment

(iii) vertical and horizontal emphasis

(iv) Colours

(f) Proposed landscaping is consistent with the Mount Cardrona Station Design Guidelines (2008), utilising plant species that reflect the surrounding environment, are drought tolerant and reflect the character of the Zone.

(g) Car parking is unobtrusive and is consistent with the Mount Cardrona Station Design Guidelines (2008)

### iii **Controlled Activity - Mitigation Earthworks and Planting Plan**

The extent to which:

(a) The earthworks are consistent with Structure Plan D.

(b) The proposed planting is consistent with the planting list provided within Schedule 1a of the Mount Cardrona Station Design Guidelines (2008).

(c) The planting and earthworks reduce the effect of buildings within Activity Areas 1b, 3a and 3b, particularly when viewed from dwellings accessed from the paper road on the eastern side of the Cardrona River.

### iv **Controlled activity - buildings within Activity Area 8a**

The extent to which:

(a) The building and associated activities:

(i) Are consistent with the maintenance of Activity Area 8a as the access to the Cardrona Ski Field;

(ii) Are compatible with the amenity values of the surrounding environment;

(iii) Do not adversely affect the functioning and amenity of the Cardrona Valley Road.

(b) Landscaping is used to soften the visual appearance of any buildings.

### v **Controlled Activity - Visitor Accommodation within Activity Areas 1 and 2**

The extent to which:

(a) The activity is compatible with the amenity values of the surrounding environment, considering:

(i) Hours of operation associated with any premises licensed for the sale of liquor

(ii) The proximity of outdoor facilities to neighbours and potential noise effects

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

(c) Outdoor storage areas do not have an adverse effect on the visual amenity of the surrounding area, and are screened from public view.

### vi **Controlled Activity - Premises Licensed for the Sale of Liquor in Activity Area 1.**

The extent to which:

(a) The activity is compatible with the amenity values of the surrounding environment, considering:

(i) Hours of operation

- (ii) The proximity of outdoor facilities to neighbours and potential noise effects
- (iii) The adequacy of screening between the activity and any surrounding visitor accommodation or residential activities
- (iv) The character and scale of the activity.

**vii Discretionary Activity - Commercial Activities and Commercial Recreational Activities in Activity Areas 2 and 3**

The extent to which the activities are compatible with surrounding residential activities, by taking into account:

- (a) Potential effects on the amenity of the street, neighbouring properties and open space;
- (b) Hours of operation;
- (c) The proximity of outdoor facilities to neighbours and potential noise effects;
- (d) The ability to landscape and or mitigate adverse visual effects.

**viii Discretionary Activity - Car parking and access within Activity Areas 6 and 7**

The extent to which:

- (a) The car parking and access is necessary in order to enable public access to the open space areas;
- (b) The effects from hard surfaces can be avoided through use of permeable material;
- (c) The car park and access areas are rural in character;
- (d) Landscaping is used to mitigate adverse effects;

- (e) Earthworks are minimised through appropriate site location and design.

**ix Discretionary Activity - Structures associated with the erection and maintenance of a gondola**

Consideration includes, but will not be limited to, the extent to which:

- (a) Adverse visual effects can be mitigated through the use of appropriate colour, design and location;
- (b) The activity provides direct access from the Village Precinct to surrounding recreational activities, and reduces the need for private vehicle use on the ski field access road;
- (c) Comprehensive car parking facilities are provided that
  - (i) are located where they are easily accessible from the Village Precinct to surrounding recreational activities;
  - (ii) are effectively landscaped with species appropriate to the site so that adverse visual effects are minimised;
  - (iii) Provide significant permeable surfaces in order to reduce potential stormwater run-off.
- (d) The provision of linkage bus services from surrounding areas have been incorporated into the proposal;
- (e) As far as practicable the integrity of the open space area through which the gondola extends is retained;
- (f) The path of the gondola is sensitively located to reduce its visual effect (with regard to skyline, ridgeline and prominent slope);
- (g) The path of the gondola has an effect on the ecological functioning of natural stream/ native ecosystems;

- (h) Safety has been incorporated into the design;
  - (i) The structures and associated facilities are designed so that earthworks are minimised.
- x Discretionary Activity - Take off and landing of aircraft within Activity Area 5a**
- (a) The extent to which noise from aircraft would:
    - (i) Be compatible with the character of the surrounding area;
    - (ii) Adversely affect the pleasant use and enjoyment of the surrounding environment by residents and visitors;
    - (iii) Adversely affect the quality of the experience of people partaking in recreational and other activities.
  - (b) The cumulative effect of a dispersed number of take off and landing sites;
  - (c) Convenience to and efficient operation of existing airports.
  - (d) The visual effect of the take off and landing of aircraft and associated activities;
  - (e) The frequency and type of aircraft activities;
- xi Discretionary activity - buildings within Activity Area 6**
- (a) With respect to gas storage facilities and a recycling station, the extent to which:
    - (i) The built form and structures and associated landscaping have been designed to avoid or mitigate any adverse effects on the visual amenity of public places or open space;
    - (ii) The building and structures are necessary for the functioning of the Zone;
    - (iii) The building and structures have been located where they can be absorbed into the landscape.
  - (b) With respect to buildings located within the Indicative Education Precinct, the extent to which
    - (i) The building is necessary for the functioning of sports fields
    - (ii) The building can not be accommodated within the neighbouring Activity Area 3b
    - (iii) A significant buffer is retained between the edge of the development and the southern boundary of the Special Zone.
    - (iv) The building is designed and located such that adverse effects on landscape values are avoided.
- xii Site Standard - Commercial Activity in Activity Area 1b**
- (a) The extent to which the commercial activity does not detract from the vibrancy and cohesion of Activity Area 1a;
  - (b) The extent to which the commercial activity contributes to the mix of activities already established within Activity Area 1a;
  - (c) The extent to which the commercial activity is required to locate in Activity Area 1b in terms of functional operating or servicing requirements.
- xiii Site Standard - Village Green and Road Setbacks and Secondary Rear Access Lanes**
- (a) The extent to which the intrusion into the front yard is necessary to enable more efficient, practical use of the remainder of the site and a layout that responds to the surrounding context;

- (b) The extent to which the building will detract from the coherence, openness and attractiveness of the site as viewed from the street and adjoining sites;
- (c) The ability to provide adequate opportunities for landscaping that can help mitigate the effects of the intrusion into the setback;
- (d) The ability to provide adequate on-site parking and manoeuvring for vehicles.

#### **xiv Site Standard - Internal Setbacks**

- (a) The extent to which the intrusion into the internal boundary is necessary to enable more efficient, practical use of the remainder of the site and a layout that responds to the surrounding context;
- (b) The extent of any potential adverse effects on adjoining sites from the proximity of the building, including reduced privacy, visual dominance and loss of access to sunlight;
- (c) The ability to provide adequate landscaping around the building.

#### **xv Site Standard - Outdoor Living Space**

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site;
- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents;
- (c) The extent to which the reduction in outdoor living space or the lack of access to sunlight is compensated for by alternative space within buildings with access to reasonable sunlight and fresh air.

#### **xvi Site Standard - Building Height**

- (a) The extent to which the increased building height may:

- (i) be incompatible with the scale of the surrounding buildings and local character;
- (ii) adversely affect properties within the vicinity;
- (iii) overshadow adjoining sites and result in reduced sunlight.

- (b) Whether the effects of the increased height could be mitigated through site layout and increased setback distances;

- (c) Within Activity Area 1, whether the height intrusion

- (i) Helps define and give character to open spaces, squares, streets, paths and parks;
- (ii) Helps provide variation in building height that contributes to the legibility, visual interest and character of the neighbourhood;
- (iii) Is used in combination with other design considerations such as street and open space layout, site configuration, building form, façade articulation and roof form design;
- (iv) Has taken into account the importance in framing important vistas or views.

#### **xvii Site Standard - Stud height in Activity Area 1**

- (a) The ability of the building to provide for a range of uses at the ground floor.

#### **xviii Site Standard - Boundary Fencing**

- (a) The extent to which the fence is consistent with the overall character of the Mount Cardrona Station Special Zone, and retains the relationship between the private and public realm.

#### **xix Site Standard - Bus Shelters in Activity Area 6**

The extent to which:

- (a) The materials, colour and landscaping of the bus shelter is consistent with the character of the Zone;
- (b) Coach parking and turning areas are provided that are safe and efficient and are easily accessed from Cardrona Valley Road.

**xx Site Standard - Minimum Gross Floor Area**

- (a) The compatibility of the proposed buildings with the scale of other buildings in the surrounding area;
- (b) The ability to provide adequate on-site amenity.

**xxi Site Standard - Servicing and Access in Activity Area 1**

- (a) The extent to which the pedestrian focus at the building frontage is retained;
- (b) The ability to minimize adverse effects of loading and access on the coherence and character of the street.

**xxii Controlled Activity and Site Standard – Earthworks**

- (a) Environmental Protection Measures
  - (i) Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
  - (ii) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
  - (iii) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
  - (iv) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.

- (v) Whether appropriate measures to control dust emissions are proposed.
- (vi) Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects.

NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

(b) Effects on landscape and visual amenity values

- (i) Whether the scale and location of any cut and fill will adversely affect:
  - the visual quality and amenity values of the landscape;
  - the natural landform of any ridgeline or visually prominent areas;
  - the visual amenity values of surrounding sites

(ii) Whether the earthworks will take into account the sensitivity of the landscape.

(iii) The potential for cumulative effects on the natural form of existing landscapes.

(iv) The proposed rehabilitation of the site.

(c) Effects on adjacent sites:

(i) Whether the earthworks will adversely affect the stability of neighbouring sites.

(ii) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.

(iii) Whether cut, fill and retaining are done in accordance with engineering standards.

- (d) General amenity values
  - (i) Whether the removal of soil to or from the site will affect the surrounding roads, and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.
  - (ii) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
  - (iii) Whether natural ground levels will be altered.
- (e) Impacts on sites of cultural heritage value:
  - (i) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

## 14.2 Transport Rules

Add the following to Site Standard 14.2.4.1:

**Table 1B - Mount Cardrona Station Special Zone – On-site parking space requirements**

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	

Amend the Clarification of Tables as follows:

### Clarification of Tables 1, 1A and 1B

...

**Except:**

- (f) Within the Mount Cardrona Special Zone Village Precinct no parking shall be required on site where it can be demonstrated that adequate parking is provided in a communal carpark.
- (g) Within Mount Cardrona Special Zone Activity Areas 3 and 4 no parking shall be provided on site where it can be demonstrated

that adequate parking is provided in a farm yard car park adjacent to the site.

Amend Rule 14.2.4.1(ix) Queuing as follows:

ix **Queuing**

On-site queuing space shall be provided for all vehicles entering a parking or loading area. The required queuing space length shall be in accordance with the Table 2 below, except that where the parking area has more than one access the required queuing space may be divided between the accesses. Queuing space length shall be measured from the road boundary at the vehicle crossing to the nearest vehicle control point or point where conflict with vehicles already on the site may arise.

**Except:**

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.

**Assessment Matters - no change to 14.3.2 (iii) of the District Plan**

## 15.2 Subdivision, Development and Financial Contribution Rules

Add the following to Zone Standard 15.2.6.3(i)(a) Lot Sizes

...

Zone	Minimum Lot Area	
Mount Cardrona Station Special Zone	Activity Area 1	No minimum
	Activity Area 2a	200m <sup>2</sup>
	Activity Area 2b	250m <sup>2</sup>
	Activity Area 3	500m <sup>2</sup>
	Activity Area 4	1000m <sup>2</sup>
	Activity Area 5(a)	No minimum
	Activity Area 5(b)	No minimum
	Activity Area 6	No minimum
	Activity Area 7	No minimum
<p>Except:</p> <p>In the Mount Cardrona Station Special Zone:</p> <p>(i) <u>No minimum allotment size shall apply in Activity Area 2 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.</u>                      NB: For the purposes of this Rule, the term residential unit does not include secondary unit.</p> <p>(ii) <u>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>.</u></p>		

Add the following to 15.2.6.3(i) Zone Standard:

- (h) Mount Cardrona Station Special Zone

- (i) A covenant shall be registered on the title of each allotment within the Zone in favour of the Council that requires that any building shall be assessed by the Mount Cardrona Station Design Review Board.

Note:

The Design Review Board shall comprise of at least four members agreed by the Council and the developer and shall include persons qualified in the following professions:

- landscape architect
- architect
- resource management planner
- urban designer

When assessing the design of any building the Design Review Board shall be guided by the Mount Cardrona Station Design Guidelines dated September 2008.

- (ii) 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 except those allotments created for the purposes of roads, access lots including driveways and walkways, reserves and or utilities.
- (iii) All subdivision shall be in general accordance with Structure Plan A- Mount Cardrona Station Structure Plan.

Add the following to 15.2.7.1 Controlled Subdivision Activities-Subdivision Design

- ii **Within the Mount Cardrona Station Special Zone, the Council reserves control over the following matters:**
- (a) Whether the subdivision design is in general accordance with Structure Plan A- Mount Cardrona Station Structure Plan.

- (b) Whether the subdivision is consistent with the Mount Cardrona Station Design Guidelines (2008).
- (c) Location of pedestrian access.
- (d) Provision for stormwater management.
- (e) Orientation of lots to maximise solar gain.
- (f) The scale and nature of earthworks and the disposal of excess material.
- (g) Design of roads to provide a rural character and pedestrian friendly environment.
- (h) The allotment created can be adequately accessed and serviced (including for bulk reticulation) to provide for the maximum capacity of that allotment for subdivision and/or land use.

### **Add the following to 15.2.7.3 Subdivision Design - Assessment Matters**

- (x) Within the Mount Cardrona Station Special Zone the extent to which:
  - (a) The subdivision design is in general accordance with Structure Plan A- Mount Cardrona Station Structure Plan.
  - (b) The subdivision is consistent with the Mount Cardrona Station Design Guidelines (2008) and the recommendations of the Design Review Board.
  - (c) The objectives and principles of SNZ: HB 44:2001 have been achieved.
  - (d) The development is staged in a logical manner, ensuring that adverse effects on amenity values of the site and its surrounds are as far as possible retained throughout the construction phase.
  - (e) Roads are designed so that they in accordance with the Roding Schedule contained in the Mount Cardrona Station Design Guidelines (2008) and contribute to a 'rural' character, avoiding

kerb and channelling and wide road widths, and creating a pedestrian friendly environment.

- (f) Road widths and other traffic calming measures are utilised within the Village Precinct to enable the creation of a pedestrian friendly environment.
- (g) Ford crossings within Activity Area 6 are encouraged in order to maintain a rural character.

### **Add the following to 15.2.8.3 Property Access- Assessment Matters**

- (iv) The provisions of the Council's Code of Practice for Subdivision in respect of the design and construction of roads and private access, with the exception of the Mount Cardrona Station Special Zone, where roads and private access shall be designed and constructed in accordance with the Roding Schedule contained within the Mount Cardrona Station Design Guidelines (2008).
- (xiv) Within the Mount Cardrona Station Special Zone, the extent to which:
  - (a) Roding location and design is in general accordance with the Structure Plan A-Mount Cardrona Station Structure Plan.
  - (b) Roding is designed in a manner reflecting a rural environment, avoiding the use of kerb and channelling, and instead using techniques such as planted swales.

### **Add the following to 15.2.11.1 Water Supply matters over which control is reserved**

- Within the Mount Cardrona Station Special Zone, the initiatives proposed to reduce water demand and water use.

### **Add the following to 15.2.11.3 Zone Standards - Water Supply**

- (iii) **Where no communal owned and operated water supply exists, all lots other than lots for access, roads, utilities and reserves, shall be provided with a potable water supply of at least 1000 litres per**

day per lot.

- (a) Except within the Mount Cardrona Station Special Zone where:
  - i every allotment, other than allotments for access, roads, reserves, open space or utilities, shall be connected to the one reticulated restricted potable water supply.
  - ii the reticulated restricted 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
  - iii where bulk water meters are not provided every allotment connected to the reticulated restricted water supply shall be provided with a water meter at the frontage to the allotment to measure the consumption of water on that allotment.
  - iv A consent notice shall be placed on each certificate of title restricting the use of reticulated restricted water supply for potable use; any water used for irrigation must be sourced from a separate supply (for example rain water or recycled greywater).

**Add the following to 15.2.11.4 Water Supply- Assessment Matters**

- (ix) Within the Mount Cardrona Station Special Zone, the extent to which:
  - (a) Initiatives to reduce water use, including education of future landowners and restrictions on irrigation, have been proposed.
  - (b) Techniques to reuse and recycle water, including the recycling of greywater, have been proposed.
  - (c) The collection of rainwater and its use for household water supply and irrigation is provided.

**Add the following to 15.2.12.3 Stormwater – Assessment Matters**

- (xii) Within the Mount Cardrona Station Special Zone, the extent to which:
  - (a) Natural flow paths have been used in the design of stormwater management systems.
  - (b) Techniques have been adopted to ensure that stormwater flows exiting the site are no greater than the flows that existed predevelopment.
    - (i) The rate of stormwater discharge remains equal to or less than that of pre-development; and
    - (ii) The quality of water in that discharge remains equal to or better than that of pre-development.

**Add the following to 15.2.13.2 Sewage Treatment and Disposal**

- (viii) In the case of the Mount Cardrona Station Special Zone:
  - (a) The need to adopt sustainable solutions to sewage treatment and disposal.
  - (b) Whether alternative methods based on sustainable design solutions have been considered.

**Add the following to 15.2.15.1 Energy Supply and Telecommunications matters over which control is reserved**

- Within the Mount Cardrona Station Special Zone, the provision for alternative energy sources.

**Add the following to 15.2.15.2 Energy Supply and Telecommunications- Assessment Matters**

- (vii) Within the Mount Cardrona Station Special Zone, the extent to which:
  - (a) Subdivision design and layout assists in lot layout and configuration that achieves good solar gain for each dwelling.
  - (b) Adequate energy supply is provided to the site, but opportunities to reduce energy use throughout the

site and use alternative energy sources are encouraged.

***Add the following to 15.2.18.1 Controlled Subdivision Activity - Easements***

***i Mount Cardrona Station Special Zone – Matters Over Which Control is Reserved***

- (a) The provision of public access through Activity Areas 6 and 7 of the Mount Cardrona Station Special Zone in general accordance with the Mount Cardrona Station Walkways Plan (Structure Plan C).

***Add the following to 15.2.18.2 Easements- Assessment Matters***

- (j) Within the Mount Cardrona Station Special Zone the extent to which:
  - (i) Public access easements through Activity Area 7 provide access to the historic water races, while ensuring their protection.
  - (ii) Access easements provide potential linkages between the site and surrounding walkways, enabling connection between Mount Cardrona Station and the existing Cardrona village.
  - (iii) Access easements and easements in gross are in general accordance with the Mount Cardrona Station Walkways Plan (Structure Plan C).

## Definitions

Add the following definitions to the definitions section of the District Plan:

**BOUNDARY FENCING**

In the Mount Cardrona Station Special Zone means any fence that is located on or near the site boundary, and which demarcates the boundary of the private allotment from surrounding sites and public spaces.

**BUS SHELTERS**

In the Mount Cardrona Station Special Zone means buildings providing shelter for passengers using bus services.

**FARM YARD CAR PARK**

In the Mount Cardrona Station Special Zone means an area providing parking for adjacent residential units and secondary units, and includes all parking spaces and manoeuvre areas.

**HISTORIC EQUIPMENT**

In the Mount Cardrona Station Special Zone means items of an historic nature that reflect the past goldmining and pastoral activities undertaken within the Cardrona Valley.

**SECONDARY REAR ACCESS LANE**

In the Mount Cardrona Station Special Zone means any road, access lane or access lot established at the time of subdivision for the purpose of providing side or rear access for vehicular traffic to any site or sites.

**SECONDARY UNIT**

In the Mount Cardrona Station Special Zone means a residential activity that:

- Consists of no more than one unit in the same ownership as the residential unit; and
- Has a gross floor area of between 35m<sup>2</sup> and 60m<sup>2</sup> (excluding accessory buildings); and
- Contains no more than one kitchen and one laundry; and
- Is within the same certificate of title as the residential unit.

**DESIGN REVIEW BOARD**

In the Mount Cardrona Station Special Zone means a panel of at least four members who assess the design of subdivisions and buildings, who are agreed to by the Council and the developer and who are qualified in the following professions: landscape architecture, architecture, resource management planning, urban design

## 18.2 Signs - Rules

*Add the following controlled activity rule for signage within the Mount Cardrona Station Special Zone:*

### 18.2.1 Controlled Activities

...

- (b) All signs within the Mount Cardrona Station Special Zone, with Council's control limited to:
  - (i) Colour and materials
  - (ii) Design
  - (iii) Location
  - (iv) Size
  - (v) Consistency with the Mount Cardrona Station Design Guidelines (2008)

*Add the following assessment matters for signage within the Mount Cardrona Station Special Zone*

### 18.3.2 Assessment Matters

...

#### ii Controlled Activity – Signs within Mount Cardrona Station Special Zone

The extent to which:

- (a) The colour and materials complement the external appearance of surrounding buildings;

- (b) The design, location and size complements the surrounding built environment and does not dominate built form;
- (c) The design is consistent with other signs in the vicinity;
- (d) The size, colour and location do not adversely affect traffic safety;
- (e) The signage is consistent with the Mount Cardrona Station Design Guidelines (2008).