

## Plan Change 52 – Mount Cardrona Station Special Zone

Queenstown Lakes District Council gives public notice as of **23 February 2017** that it has 'accepted for processing' and is inviting submissions on the following private plan change to the Operative District Plan: Plan Change 52: Mount Cardrona Station Special Zone.

### The purpose of the Plan Change is:

In summary, the proposed plan change:

- a) Requests a change to the Operative District Plan (ODP) as this relates to the Mount Cardrona Station Special Zone (MCSSZ).
- b) Requests a change to the ODP Chapter 15 (Subdivision and Development) as this relates to the MCSSZ.
- c) Seeks amendments to the policy framework to reflect the amendments to the MCSSZ Structure Plan including:
  - (i) The introduction of a golf course into the MCSSZ;
  - (ii) Deleting the Activity Area 6a "Village Green" area and replacing it with a village square or public open space area within the village core in Activity Area 1a, allowing for more flexibility in the urban design of the village core;
  - (iii) Continue to provide for gondola access to the Cardrona Ski Area;
  - (iv) The introduction of an area for carparking and shuttle bus operations for the Cardrona Ski Area.
- d) Reconfigure Structure Plan Activity Areas A, C and D to provide for the following changes:
  - (i) Introduce a new activity area, Activity Area 9, to contain the golf course;
  - (ii) Shift the village core (Activity Area 1a) so that it is more centrally located;
  - (iii) Expand Activity Area 4 to the west to (in part) compensate for the residential development area lost by the inclusion of the golf course;
  - (iv) Introduce a new activity area, Activity Area 8c, at the northwestern part of the Zone, to enable the co-ordination of car parking and shuttle bus access to the Cardrona Ski Area;
  - (v) Delete Activity Area 6a, the "Village Green", as the village core is shifted;
  - (vi) Delete Activity Area 3a which is redundant as it is located within the golf course area in new Activity Area 9;
  - (vii) Expand Activity Area 5b adjacent to the Cardrona Ski Area access road, to enable appropriate activities adjacent to and which could benefit from proximity to the base of the access road.
  - (viii) Re-orient the main access road into the Zone from Cardrona Valley Road, to reflect the conclusions of the traffic engineers about the most appropriate location for the intersection;
- e) Modify the provisions to reflect the changes to the Structure Plans set out above;
- f) Amendments to the subdivision rules for the MCSSZ in Chapter 15 of the ODP and include:
  - (i) Reducing the minimum lot size required in Activity Area 3 (from 500m<sup>2</sup> to 300m<sup>2</sup>, with a 350m<sup>2</sup> minimum average, to provide for flexibility in subdivision design) and in Activity Area 4 (from 1000m<sup>2</sup> to 800m<sup>2</sup>) to increase the potential density in these areas and to (in part) compensate for commercial and residential development areas lost by the inclusion of the golf course.
  - (ii) Delete the provision restricting commercial development in Activity Area 1a to increase flexibility in overall development sequencing and to remove an unnecessary market intervention.
- g) Modify the provisions to refer to the Mount Cardrona Station Design Guidelines 2017, which have been updated to reflect the revised layout within the Structure Plan and amended provisions supporting this plan change.

The above provides for a broad overview of the key changes set out by the requestor.

### How can I find out more about this plan change?

A full copy of the plan change and associated Section 32 Report can be inspected at the following locations:

- QLDC website: [www.qldc.govt.nz](http://www.qldc.govt.nz) – under District Plan Changes
- **Queenstown**  
Council offices: 10 Gorge Road  
Public library: 10 Gorge Road
- **Wanaka**  
Council offices: 47 Ardmore St Street  
Public library: Dunmore Street, Wanaka
- **Arrowtown**  
Public library: 58 Buckingham Street

### Making a Submission

Any person may make a submission to the proposed plan change. Submission forms can be downloaded from the website or are available from the above locations. The closing date for submissions is **22 March 2017**. Submissions must be in writing and sent to:

Queenstown Lakes District Council  
Private Bag 50072  
QUEENSTOWN

Attention: **Policy Team – Plan Change 52**

Or email to [pcsubmission@qldc.govt.nz](mailto:pcsubmission@qldc.govt.nz) (quote “**Plan Change 52**” in the subject line).

### **What happens next?**

Following the receipt of public submissions, a summary of the decisions requested will be prepared. This will then be publicly notified for further submissions. You can only make a further submission if you represent a relevant aspect of the public interest (e.g. A community association or environmental organisation) or have an interest in the plan change that is greater than the general public (e.g. the plan change affects your property rights).

The Council will appoint a Hearing Committee to assess the Plan Change and the submissions lodged to it, including further submissions. The Committee will hold a public hearing to enable submitters to present their submissions.

Following deliberation, a decision will be issued by the Council to decline, approve, or approve with modifications the Plan Change. Any person who was a submitter, or lodged a further submission, and who is not satisfied with the decision reached, may appeal that decision to the Environment Court.

### **Want more info?**

For further information regarding this Plan Change, please call Nigel Bryce on (03) 477 2119 (extension 2) and/or download a copy of the “Guide to Plan Changes in the Queenstown Lakes District” from the Council website or pick up a copy from your local Council office.

*This notice is pursuant to Clause 5 of the First Schedule to the Resource Management Act 1991.*