

**APPENDIX 3 CLEAN VERSION OF THE PC52 PROVISIONS, FOLLOWING
AMENDMENT**

12.21 Mount Cardrona Station Special Zone

12.21.1 Zone Purpose

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

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

12.21.2 Objectives and Policies

Objective 1 – Sustainable Management

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

Policies:

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

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

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

- 1.2 *Social and economic sustainability*
To establish a Village that provides for the health and wellbeing of residents and visitors, with design that is conducive to social interaction and the establishment of a sense of place. Through providing a mix of uses, recreational and tourism opportunities and housing opportunities, to provide an environment that appeals to a range of people.
- 1.3 *Heritage (historic value) sustainability*
To build on the heritage values that exist in the Cardrona Valley, and use the heritage values to assist in providing an identity for the Zone.
- 1.4 *Energy sustainability*
To ensure that the Zone is energy efficient; and the following is achieved:
- *buildings are aligned to achieve maximum solar gain;*
 - *where possible renewable energy sources are used, particularly solar heating.*
- 1.5 *Sustainable infrastructure provision*
To ensure that infrastructure supporting the Village has minimal impacts on the natural functioning of the environment through:
- *Minimising water takes and disposal of waste;*
 - *Designing infrastructure systems to have the capacity to meet changes in demand.*
- 1.6 *Sustainable management of landscape values*
To achieve a built environment that has a limited footprint when viewed within the wider landscape context, and to encourage built form that harmonises with the landscape rather than competing with it.
- 1.7 *Sustainable growth management*
To create a Zone that provides for future growth of the Queenstown Lakes District in a contained location, avoiding inappropriate urban sprawl and providing a critical mass that enables effective infrastructure provision.

Objective 2 - Landscape

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

Policies:

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

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

Objective 3 - Integrated Community

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

Policies:

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

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

Objective 4 - Spatial Planning and Design

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

Policies:

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

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

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

4.10 Within Activity Area 2:

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

4.11 Within Activity Area 3:

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

4.12 Within Activity Area 4:

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

4.13 Within Activity Area 5:

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

4.14 Within Activity Area 6:

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

4.15 Within Activity Area 7:

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

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

4.16 Within Activity Area 8:

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

4.17 Within Activity Area 9:

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

Objective 5 – Ecological Values

To improve ecological values where possible within the Zone.

Policies:

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

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

Objective 6 – Heritage Values

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

Policies:

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

Objective 7 - Infrastructure

Long term environmental sustainability of the Village and its surrounds.

Policies:

Roading

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

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

Water management

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

Energy

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

- 7.12 To encourage the use of solar energy.

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

Objective 8 - Recreation

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

Policies:

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

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

12.22 Mount Cardrona Station Special Zone Rules

Interpretation:

It is noted that Activity Areas 1, 2, 5, 6, 7 and 8 all contain sub-areas. Except where 'a' or 'b' or 'c' is specifically listed, the rules of the Activity Area shall apply. For example, Activity Area 1 contains two sub-activity areas 1a and 1b. Where a rule refers to Activity Area 1, it applies to both Activity Areas 1a and 1b.

12.22.1 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 |

12.22.2 Activities

12.22.2.1 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**.

12.22.2.2 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 3 and commercial recreation activities in Activity Area 5

Matters over which control is reserved:

- Site layout
- External appearance of buildings
- Parking, loading and access
- Location of outdoor activities
- Access to open space areas for educational facilities
- Noise

ii. Visitor Accommodation in Activity Areas 1b and 2

Matters over which control is reserved:

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

iii. Earthworks that are for the purposes of:

- Access roads
- Underground car parks
- Walkways
- Construction and maintenance of the golf course and related ground works including access and irrigation storage and reticulation
- Farm tracks and bridle paths
- Utilities
- Mitigatory earthworks as shown on Structure Plan D
- Construction of buildings

and that:

- exceed a volume of **200m³** per site (within a 12 month period); or
- expose an area of bare soil greater than **400m²** 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.

Matters over which control is reserved:

- Sediment control
- Dust control
- Site rehabilitation and landscaping
- Effects of golf course construction on natural landform

iv. **Buildings within Activity Areas 1 and 5**

Matters over which control is reserved:

- External appearance including colours and materials
- Site configuration and building orientation
- Signage
- Lighting
- Landscaping
- Consistency with the Mount Cardrona Station Design Guidelines (2017)
- Advice of the Design Review Board
- Design and height of a landmark building in Activity Area 1a in terms of the building's relationship to a Village square or public open space and surrounding buildings
- Provision for parking

v. **Earthworks and planting required by Structure Plan D: Mitigation Earthworks and Planting Plan**

Matters over which control is reserved:

- Proposed plant species and bunding
- Consistency with Structure Plan D
- The use of plant species that are proven to grow locally.

vi. **Buildings within Activity Area 9 (for the purpose of golf course and driving range operations and maintenance) and Activity Area 8a**

Matters over which control is reserved:

- External appearance
- Landscaping
- Access and parking

vii. **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. Matters of control are reserved 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:

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

12.22.2.3 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 any site standards shall be a restricted discretionary activity with the Council's discretion limited to the activity subject to the site standard.

- i. **Commercial activities** (excluding service stations) in Activity Areas 1b, 2, 3, and 5 and **Commercial Recreational Activities** in Activity Areas 2 and 3
- ii. **Visitor Accommodation** in Activity Areas 3 and 4
- iii. **Educational facilities and community activities** in Activity Areas 4 and 5.
- iv. **Access Roads** in Activity Areas 6 and 7 and **Carparking** in Activity Area 6a except:
 - Roads identified within Structure Plan A.
 - Underground car parks.

- v. **Buildings and Structures associated with the erection and maintenance of a gondola within** Activity Areas 6a, 6b and 7 that provides access from the Village Centre to the surrounding recreational activities.
- vi. **Take off and landing of aircraft (except for emergencies)** within Activity Area 5.
- vii. **Buildings and structures that are for the following purposes:**
 - (a) One recycling Station (Activity Area 6a only)
 - (b) One gas storage facility (Activity Area 6a only)
 - (c) Tennis courts (Activity Areas 6a and 6b only).
- viii. **Within Activity Area 8c: carparking; earthworks for carparking formation and avoidance or mitigation of visual effects; and buildings that are for shuttle / ski area ticketing, bus shelters, ablution facilities and ancillary commercial uses.**

The Council's discretion is restricted to the following matters:

- (a) Effects of carparking, associated buildings and mitigation earthworks and landscaping on landscape and visual amenity values when viewed from Activity Areas 1, 2, 3, 4, 5 and 6 within the Zone, or from the existing dwelling on Lot 6 LT 344432, or from the Cardrona Valley Road;
- (b) In relation to earthworks: sediment control, dust control, site rehabilitation, the sealing of the carpark, and landscaping.
- (c) Nature and scale of the ancillary commercial uses and associated buildings

Note: "ancillary commercial uses" includes activities such as chain fitting, coffee carts and other small scale activities that provide services to people utilising the transport-related purpose of the Activity Area.

- ix. **Any:**

- **building** (and associated roading, parking and other related and ancillary activities) for any purpose
- **permanent road**
- **permanent infrastructure**

proposed to be constructed prior to the subdivision to create the site(s) for that activity.

12.22.2.4 Non-complying Activities

The following shall be Non-Complying Activities provided that they are not listed as a Prohibited Activity. Any activity which is not listed as a Prohibited Activity and which does not comply with one or more of the relevant zone standards shall be a Non-Complying Activity.

- i. **Buildings in Activity Areas 6, 7, 8 and 9**
Except:
 - Buildings in Activity Area 6a approved pursuant to Rule 12.22.2.3(vii)
 - Historic equipment
 - Bus shelters within Activity Area 6a
 - Buildings within Activity Areas 8a and 9 approved pursuant to Rule 12.22.2.2(vi).
 - Buildings and structures associated with the erection and maintenance of a gondola approved pursuant to Rule 12.22.2.3(v).
 - Buildings within Activity Area 8c approved pursuant to Rule 12.22.2.3(viii).
 - Fencing for tennis courts which is over 2m in height in Activity Areas 6a and 6b
- ii. **Commercial activities, including commercial recreational activities,** in Activity Area 4.
- iii. **Service Stations**
- iv. **The construction of any building within the Zone** (except within Activity Area 8a or Activity Area 9 approved pursuant to Rule

12.22.2.2(vi) prior to approval of subdivision consent that establishes public access easements throughout Activity Areas 6 and 7 that are in general accordance with Structure Plan C.

- v. **Take off and landing of aircraft; except for**
 - Emergencies
 - Take off and landing within Activity Area 5 approved pursuant to Rule 12.22.2.3(vi)
- vi. **Secondary Units in Activity Area 2a** on lots less than 230m²
- vii. **Any motorised vehicle activity on, or use of, the legal road at the south-east corner of the Zone in Activity Area 6c, linking to Pringles Creek Road**
- viii. **Tennis courts in Activity Area 6c**

12.22.2.5 Prohibited Activities

The following shall be **Prohibited Activities**

- i. **Except** for a recycling station approved pursuant to Rule 12.22.2.3(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:**
 - Pine (*Pinus radiata*)
 - Bishops Pine (*Pinus muricata*)
 - Contorta or lodgepole pine (*Pinus contorta*)
 - Ponderosa Pine (*Pinus ponderosa*)
 - Scots pine (*Pinus sylvestris*)
 - Corsican Pine (*Pinus nigra*)
 - Douglas Fir (*Pseudotsuga menziesii*)
 - Mountain Pine / Dwarf Mountain Pine (*Pinus mugo*)
 - Maritime Pine (*Pinus pinaster*)

- European larch (*Larix decidua*)
- Sycamore
- Hawthorn
- Boxthorn

- 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. This rule does not apply to secondary units.
- vii. **Buildings in Activity Area 7a**
- viii. **Residential Activities and Visitor Accommodation Activities in Activity Areas 5, 6, 7, 8 and 9**
- ix. **Activity Area 7**
 - (a) Buildings, except:
 - Buildings and structures associated with the erection and maintenance of a gondola approved pursuant to Rule 12.22.2.3(v);
 - Necessary farm buildings approved (location and materials) by the Design Review Board
 - (b) Bikes, except on marked and surveyed tracks;
 - (c) Public access during periods that the area is closed for grazing.
- x. **Parking of vehicles and machinery in Activity Areas 6b, 6c and 7 after construction in these areas.**

12.22.3 Non-notification of Applications

Any application for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited notified:

- (i) All applications for **Controlled** Activities;
- (ii) Applications for the exercise of Council's discretion in respect of the following site standards:
 - Earthworks
 - Outdoor Living Space
 - Village square / public open space area in Activity Area 1a
 - Bus shelters
 - Minimum Gross Floor Area
 - Service Areas and Access

12.22.4 Standards

12.22.4.1 Site Standards

i. Village square / public open space area in Activity Area 1a

- (a) Within Activity Area 1a, a village square / public open space area shall be provided as a focal point to the Village. The village square / public open space area shall adjoin:
 - Activity Area 6b to the north
 - Commercial activities (including food and beverage) at ground floor level and/or road to the east, south and west.

The location, area, and design of the village square / public open space area shall be determined and assessed at the time the building(s) within Activity Area 1a are consented pursuant to Rule 12.22.2.2(iv).

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 depicted on 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.
- (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 set back 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 [note: the requirements below do not apply to hotel guest units]

- (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
5m² contained in one area with a minimum dimension of 2m.
 - (ii) Activity Area 2a

- Residential unit: 20m² contained in one area with a minimum dimension of 3.5m.
- Secondary unit: 5m² contained in one area with a minimum dimension of 2m.
- Above ground residential unit: 8m² balcony with minimum dimension of 2m.

(iii) Activity Area 2b

- Residential unit: 36m² contained in one area with a minimum dimension of 3.5m.
- Secondary unit: 5m² contained in one area with a minimum dimension of 2m.

(iv) Activity Area 3

- Residential unit: 36m² contained in one area at the ground floor level, with a minimum dimension of 6m.
- Secondary unit: 5m² 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

* Except for the single landmark building in Activity Area 1a, provided for by Rule 12.22. 4.1(xiii), which shall have a maximum height of 24m

vi. Stud Height

Within that area of Activity Area 1a that fronts the Village square / public open space area, 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:

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

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 6a

Bus shelters shall have dimensions no greater than 7.2m x 1.8m.

ix. Minimum Gross Floor Area – Residential Units (excluding secondary units) within Activity Areas 1, 2, 3 and 4 [note: the requirements below do not apply to hotel guest units]

Number of bedrooms	Minimum Gross Floor Area (square metres) (including above ground outdoor decking)
Studio units	40
1	50
2	65
3+	90

x. Service Areas and Access – Activity Area 1

- (a) 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:

- earthworks associated with a subdivision that has both resource consent and engineering approval, and
- earthworks for the purposes of activities listed in Rule 12.22.2.2(iii)

1. Earthworks

- (a) The total volume of earthworks does not exceed **200m³** per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
- (b) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed **400m²** in area within that site (within a 12 month period).
- (c) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).
- (d) No earthworks shall:
 - (i) expose any groundwater aquifer;
 - (ii) cause artificial drainage of any groundwater aquifer;
 - (iii) cause temporary ponding of any surface water.

2. Height of cut and fill and slope

- (a) 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.
- (b) The maximum height of any cut shall not exceed 2.4 metres.

(c) The maximum height of any fill shall not exceed 2 metres.

3. Environmental Protection Measures

(a) 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.

(b) Any person carrying out earthworks shall:

(i) 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.

(ii) 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.

(c) 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 80m².

xiii. Landmark Building in Activity Area 1a

In Activity Area 1a, one building only may comprise, among one or more design components, a landmark design component. The landmark design component shall not exceed the following dimensions:

- Maximum dimension of width or length: 8 metres
- Maximum width x length: 50m²

The building containing the landmark design component shall abut or be adjacent to the Village square / public open space area.

12.22.4.2 Zone Standards

i. **All subdivision, use and development** shall be undertaken in general accordance with Structure Plans A – D. except that:

a) The intersection of Cardrona Valley Road and the Access Road, and the intersection of the Cardrona Ski Field Access Road and the Ski Field Link Road, may be moved up to 25 metres in any direction in order to enable safe and efficient functioning of those intersections.

b) The roading design shall show a minimum separation distance of 25m between the Access Road / Cardrona Valley Road intersection and the Tuohy's Gully Road / Cardrona Valley Road intersection.

ii. **Building Restriction Line**

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

(b) **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
4	5.5m

MOUNT CARDRONA STATION SPECIAL ZONE

12

5a (woolshed)	6m
5b (homestead)	8m
6	4m
8a, 9	7m
8c	4.5m

Except:

- (a) Within Activity Area 1a a maximum building height of 24m for the single landmark building element that abuts or is adjacent to the Village square / public open space area.
- (b) Within Activity Area 1b maximum building heights shall be in accordance with the Mount Cardrona Station Structure Plan B “Building 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 6m’ shall have a maximum height of 4.5m.
 - (ii) Any building or parts of a building located between the ‘Building Restriction Line Maximum Height 6m’ and the ‘Building Restriction Line Maximum Height 8m’ shall have a maximum height of 6m.
 - (iii) Any building or parts of a building located between the ‘Building Restriction Line Maximum Height 8m’ and the ‘Building Restriction Line Maximum Height 10m’ shall have a maximum height of 8m.
 - (iv) Any building or parts of a building located between the ‘Building Restriction Line Maximum Height 10m’ and the ‘Building Restriction Line Maximum Height 12m’ shall have a maximum height of 10m.

- (c) The maximum height for Activity Area 6 does not apply to pylons and other structures associated with a gondola in activity areas 6a and 6b.

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	95%	N/A
2a	75%	75%
2b	80%	
3	45%	55%
4	40% except that where the site is greater than 800m ² in size, the maximum site coverage shall be 40% or 400m ² , whichever is the lesser.	N/A
5a (woolshed)	40%	N/A
5b (homestead)	30%	N/A

v. Noise Limits

- (a) Activity Area 1
Activities located within Activity Area 1 shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within Activity Area 1:
 - daytime (0800 - 2200 hrs) 60dBA L10
 - night time (2200 - 0800 hrs) 50dBA L10 and 70dBA Lmax
- (b) Activity Areas 2, 3, 4 and 5
Activities located within Activity Areas 2, 3, 4 and 5 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, 4 and 5

Daytime 0800- 2000 hours 50dBA L₁₀
Night-time 2000- 0800 hours 40dBA L₁₀ and 70dBAL_{max}

- (c) Activities conducted in adjoining Activity Areas shall not exceed Activity Areas 2, 3, 4 and 5 noise limits at any point within the boundary of any site within Activity Areas 2, 3, 4 and 5.
- (d) Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS6082:1991.

vi. Mitigation Earthworks and Planting

No building shall be erected within Activity Area 1b or in the Southern Neighbourhood (as shown on Structure Plan A) prior to the Mitigation Earthworks and Planting Plan (MEPP) (Structure Plan D) being approved pursuant to Rule 12.22.2.2(v) and implemented. Mitigation planting area M4 (as shown on Structure Plan D) shall be planted at commencement of development occurring on-site. For the areas of M4 at higher elevations (adjacent to Activity Area 4) the mitigation shall comprise earth mounding with native grasses, low tussocks and shrub species.

Prior to the commencement of development occurring on-site, the pines species in mitigation planting area M5 (as shown on Structure Plan D) shall be removed and the area replanted in accordance with the Mount Cardrona Station Design Guidelines 2017.

Upon approval of the MEPP under Rule 12.22.2.2(v) implementation shall commence within the first available planting season.

vii. Commercial Activities in Activity Area 1a

Within Activity Area 1a the maximum combined total gross floor area of the following activities is restricted to 3000m²:

- Bars
- Licensed Premises
- Restaurants
- Retail sales / Retail / Retailing
- Taverns

Provided that:

- (a) this rule does not apply to any of the activities listed above if those activities are ancillary to and located in the same premises as any visitor accommodation operation;
- (b) this rule does not apply to any temporary activity as defined in this District Plan;
- (c) this rule shall cease to have effect on 8 December 2026.
- (d) For the purpose of this rule gross floor area excludes any areas for access, car parking and loading.

viii. Maximum number of units within the Zone

The number of residential units (excluding secondary units) and visitor accommodation units within the Zone shall not exceed 1000.

For the purposes of this rule a residential or visitor accommodation unit shall have a GFA greater than 50m². In respect of buildings with multiple units of less than 50m², the number of units will be calculated as the sum total GFA of all units with an individual GFA of less than 50m², divided by 50.

ix. Protection of stream bed and riparian margins in Homestead Gully – Activity Area 7b

No development shall occur in the zone until a Homestead Gully Management Plan for the M6 Homestead Gully (as shown on Structure Plan D) has been prepared by the landowner and approved by the Council and complied with. The purpose, features and

implementation of the Homestead Gully Management Plan are set out in **Appendix A** to this Zone.

x. Protection of water races in Activity 7b and Chaff Storage Platform in Activity Area 9

Prior to the commencement of development occurring on-site, the landowner shall be responsible for preparing and submitting to the Council for its approval a Management Plan for the water races and their margins and the chaff storage platform. The Management Plan will set out the on-going care and protection of the water races and their margins, including fencing and the planting of the downhill side of the water races in *Chionochloa* ecosystem species, having regard to the management recommendations set out in the report *Mount Cardrona Station Addendum November 2016* (Arch Hill Heritage Report No. 165).

The landowner shall also fill in any breaches in the water races except for drainage to the open space areas in Activity Area 6.

The management plan will also set out the on-going care and protection of the chaff storage platform, and how this feature will be incorporated into the golf course as a feature of historical interest.

The Management Plan shall be complied with on an ongoing basis.

xi. Buildings within Activity Area 8c

The total combined gross floor area of all buildings within Activity Area 8c shall not exceed 400m².

12.22.5 Assessment Matters

i. Controlled and Discretionary Activities - Educational Facilities, Community Activities, Visitor Accommodation in Activity Areas 3 and 4, Health and Day Care Facilities, Commercial Recreation Activities in Activity Area 5

The extent to which:

- (a) The activity is compatible with the amenity values of the surrounding environment, considering:
 - The visual amenity of the street, neighbouring properties and open space;
 - Hours of operation;
 - The proximity of outdoor facilities to neighbours and potential noise effects;
 - Access to open space areas for education facilities;
 - 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 5

In considering applications for buildings within Activity Areas 1 and 5, the Council shall take into account the Mount Cardrona Station Design Guidelines (2017), advice 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:
 - materials
 - glazing treatment
 - vertical and horizontal emphasis
 - Colours
- (f) Proposed landscaping is consistent with the Mount Cardrona Station Design Guidelines (2017), 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 (2017)
- (h) The design of the single landmark building reflects its function as a central point within the wider MCS Village and a key node within the village.
- (i) In Activity Area 1a:
 - Buildings are designed to maximise outlook towards nearby trees and greens within Activity Area 9;
 - Buildings adjacent to the village square / public open space area are designed to address and provide an active interface with the village square / public open space area, taking into account the matters in 12.22.5(xii) below.

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

In relation to Structure Plan D, 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 (2017).
- (c) The planting and earthworks reduce the effect of buildings within Activity Area 1b, particularly when viewed from dwellings accessed from the paper road on the eastern side of the Cardrona River.
- (d) The proposed planting uses plant species that are proven to grow locally.

iv. **Controlled activity- buildings within Activity Areas 8a and 9**

The extent to which:

- (a) The building and associated activities:
 - In Activity Area 8a, are consistent with the maintenance of Activity Area 8a as the access to the Cardrona Ski Area and do not adversely affect the functioning of the Cardrona Valley Road.
 - Are compatible with the amenity values of the surrounding environment;
- (b) Landscaping, materials and colours are used to soften the visual appearance of any buildings.

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

The extent to which:

- (a) The activity is compatible with the amenity values of the surrounding environment, considering:
 - Hours of operation associated with any premises licensed for the sale of liquor
 - 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:
- Hours of operation
 - The proximity of outdoor facilities to neighbours and potential noise effects
 - The adequacy of screening between the activity and any surrounding visitor accommodation or residential activities
 - The character and scale of the activity.

vii. Discretionary Activity- Commercial Activities in Activity Areas 1b, 2, 3 and 5, and Commercial Recreational Activities in Activity Areas 2 and 3

- (a) The extent to which the activities are compatible with surrounding residential activities, by taking into account:
- Potential effects on the amenity of the street, neighbouring properties and open space;
 - Hours of operation;
 - The proximity of outdoor facilities to neighbours and potential noise effects;
 - The ability to landscape and or mitigate adverse visual effects.
- (b) In Activity Area 1b:

- The extent to which the commercial activity does not detract from the vibrancy and cohesion of Activity Area 1a;
- The extent to which the commercial activity contributes to the mix of activities already established within Activity Area 1a;
- The extent to which the commercial activity is required to locate in Activity Area 1b in terms of functional operating or servicing requirements.

viii. Discretionary Activity- Access Roads in Activity Areas 6 and 7 and Car parking in Activity Area 6a

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- Buildings and Structures associated with the erection and maintenance of a gondola within Activity Areas 6a, 6b and 7

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 to the Cardrona Ski Area, and reduces the need for private vehicle use on the ski area access road;
- (c) Comprehensive car parking facilities are provided that

- are located where they are easily accessible from the Village Centre;
- are effectively landscaped with species appropriate to the site so that adverse visual effects are minimised;
- 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 and do not adversely affect the historic water races.

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 and structures within Activity Areas 6a and 6b

With respect to gas storage facilities and a recycling station, the extent to which:

- (a) 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;
- (b) The building and structures are necessary for the functioning of the Zone;
- (c) The building and structures have been located where they can be absorbed into the landscape.

With respect to tennis courts, the extent to which:

- (a) The activity is compatible with the amenity values of the surrounding environment, particularly in relation to any noise and lighting;
- (b) The building and structures have been located where they can be absorbed into the landscape;
- (c) The location of the tennis courts adversely affects stormwater flow paths and stormwater management.

xii. Site Standard- Village square / public open space in Activity Area 1a

Whether and the extent to which:

- (a) the location, size and design of the village square / public open space area will allow it to:
 - be easily accessible to pedestrians;
 - act as the focal point for the Village;
- (b) the eastern, southern and western edges are or can be activated by commercial activities or food and beverage activities (including outdoor seating);
- (c) the design incorporates soft and/or hard landscaping, sculpture, and furniture to encourage interest, usability and vitality.
- (d) the outlook to the north across Activity Areas 6 and 9 is promoted.

xiii. Site Standard- 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:
 - be incompatible with the scale of the surrounding buildings and local character;
 - adversely affect properties within the vicinity;
 - 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
 - Helps define and give character to open spaces, squares, streets, paths and parks;
 - Helps provide variation in building height that contributes to the legibility, visual interest and character of the neighbourhood;
 - 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;
 - 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 6a

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 having regard to the proposed use of the building.

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

1. Environmental Protection Measures

- (a) Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) 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.
- (e) Whether appropriate measures to control dust emissions are proposed.
- (f) 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.

2. Effects on landscape and visual amenity values

- (a) 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
 - (b) Whether the earthworks will take into account the sensitivity of the landscape.
 - (c) The potential for cumulative effects on the natural form of existing landscapes.
 - (d) The proposed rehabilitation of the site.
3. Effects on adjacent sites:
- (a) Whether the earthworks will adversely affect the stability of neighbouring sites.
 - (b) 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.
 - (c) Whether cut, fill and retaining are done in accordance with engineering standards.
4. General amenity values
- (a) 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.
 - (b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
 - (c) Whether natural ground levels will be altered.
 - (d) Whether the golf course construction will generally maintain the natural contours of the land
5. Impacts on sites of cultural heritage value:
- (a) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.
- xxiii. Restricted Discretionary Activity – in Activity Area 8c: carparking; earthworks for carparking formation and visual avoidance or mitigation; and buildings that are for shuttle / ski area ticketing, bus shelters, ablution facilities and ancillary commercial uses (such as chain fitting services and coffee carts)**
- (a) Whether the carparking, associated buildings and activities are screened from view by mitigation earthworks and planting when viewed from:
 - Activity Areas 1, 2, 3, 4, 5 and 6 of the Zone;
 - the dwelling on Lot 6 DP 344432;
 - the Cardrona Valley Road.
 - (b) In relation to the earthworks required, the extent to which the matters in 12.22.5(xxii) above are satisfied.
 - (c) Sealing of the carpark to an acceptable standard.
 - (d) The extent to which the proposed uses and buildings are ancillary to and complementary with the primary car parking activity.
- xxiv. Discretionary activity – Rule 12.22.2.3(ix) – activities prior to subdivision of the site to accommodate that activity:**
- (a) Future efficient subdivision and development is not compromised by inappropriately located development.

- (b) The proposal is supported by a natural hazards assessment prepared by a suitably qualified professional engineer
- (c) Compliance with the Mount Cardrona Station Design Guidelines (2017).

APPENDIX A – MITIGATION PLANTING AREA 6 (M6) HOMESTEAD GULLY – PREPARATION, APPROVAL AND IMPLEMENTATION OF THE HOMESTEAD GULLY MANAGEMENT PLAN (HGMP)

The HGMP applies to all of the land within Activity Area 7b located south of the Ski Area access road, north of the ski area link road, and north of Activity Areas 1, 2, 3, 4 and 9, as shown on Structure Plan A and Structure Plan D.

The landowner shall be responsible for preparing and submitting the HGMP to the Council for its approval. The HGMP will set out the plans and methods to achieve:

- (i) The long term protection and enhancement of the natural values of the Homestead Gully area including all wetland and stream areas, riparian margins and the gully walls;
- (ii) The progressive removal of all weed species;
- (iii) The control of animal pest species;
- (iv) Complete fencing of the gully from the grassy slope to the northeast, to prevent intrusion by farm stock;
- (v) The inclusion of pedestrian trails, including (but not limited to) a 2-2.5m wide trail along the northern side of Homestead Creek as shown on Structure Plan A;
- (vi) In the floor of the Gully, the planting of indigenous species and at a density in general accordance with the following table:

Indigenous Plants for Ecological Plant Communities	Grid planting density – 1 plant per:
<i>Coprosma rugosa</i>	3.0m
<i>Halocarpus bidwillii</i> (bog pine)	4.0m
<i>Hebe salicifolia</i> (koromiko)	3.0m
<i>Olearia bullata</i> (tree daisy)	3.0m

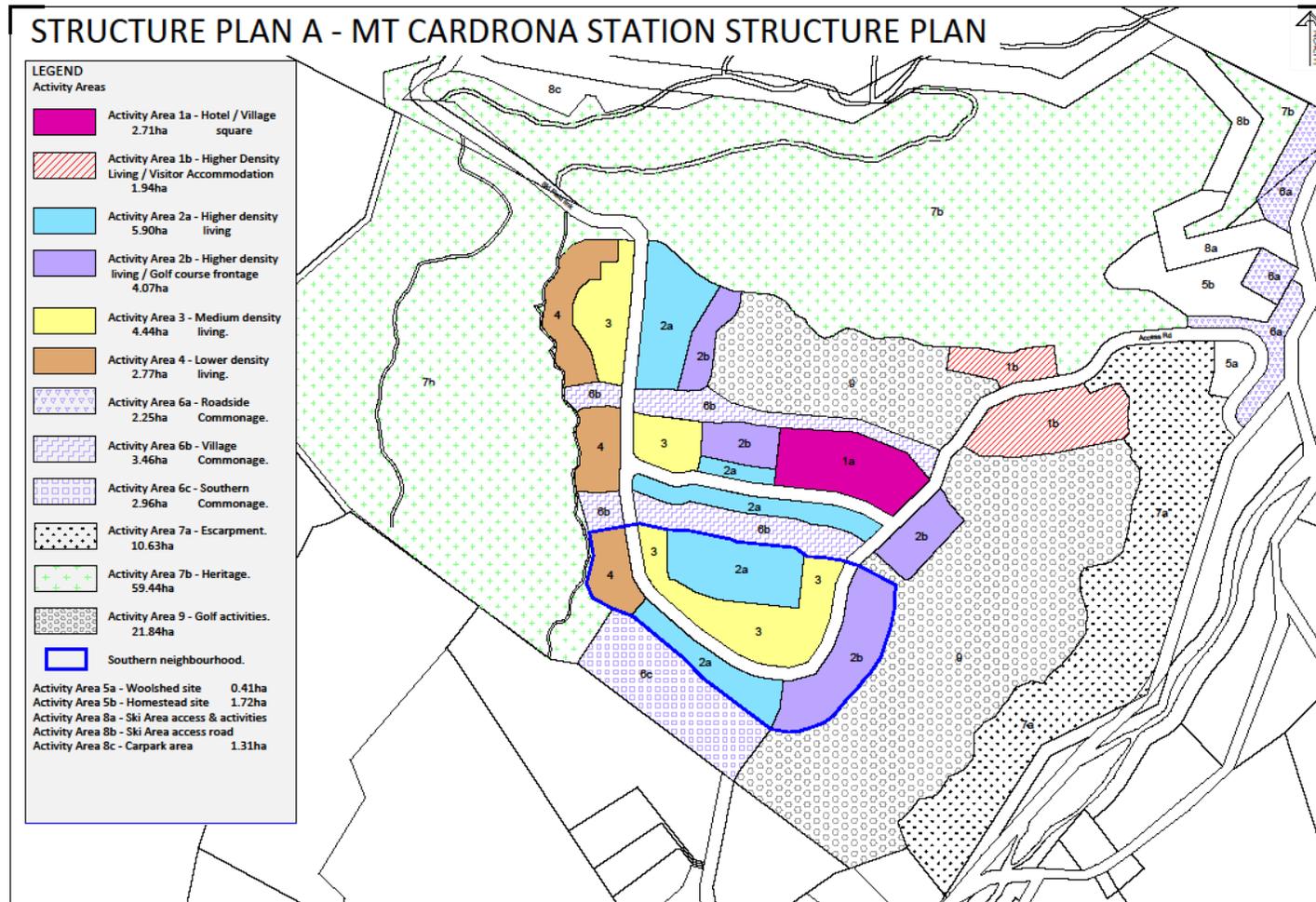
<i>Olearia hectorii</i> (tree daisy)	4.0m
<i>Carex secta</i> (oio, nigger head)	1.5m
<i>Chionochloa conspicua</i> (bush tussock)	1.5m
<i>Phormium tenax</i> (swamp flax)	2.0m

- (vii) On the northern face of the Gully, the planting of indigenous beech-hardwood species in pockets around the existing shrubland areas, and pockets of indigenous grey shrublands on the upper part of the face..
- (viii) On the southern face of the Gully, the planting of small groups of indigenous grey shrubland species particularly in the shallow depressions/gullies.
- (ix) The ongoing maintenance of the indigenous planting in (vi), (vii) and (viii) above;
- (x) In the area above the groundwater seepage line on the higher slopes of the south side of the gully, to maintain an extended Matagouri/grey shrubland mix of species;
- (xi) Careful design of the edge of the gully area including of any retaining walls necessary at the boundary with Activity Area 1b, in respect of the visibility from other parts of the gully and the Ski Area access road.

The HGMP shall set out the methods for implementation to achieve the goals in (i) – (xi) above, including any staging proposed as development through the zone proceeds, and shall specify the various responsibilities for the implementation and ongoing maintenance of the works required.

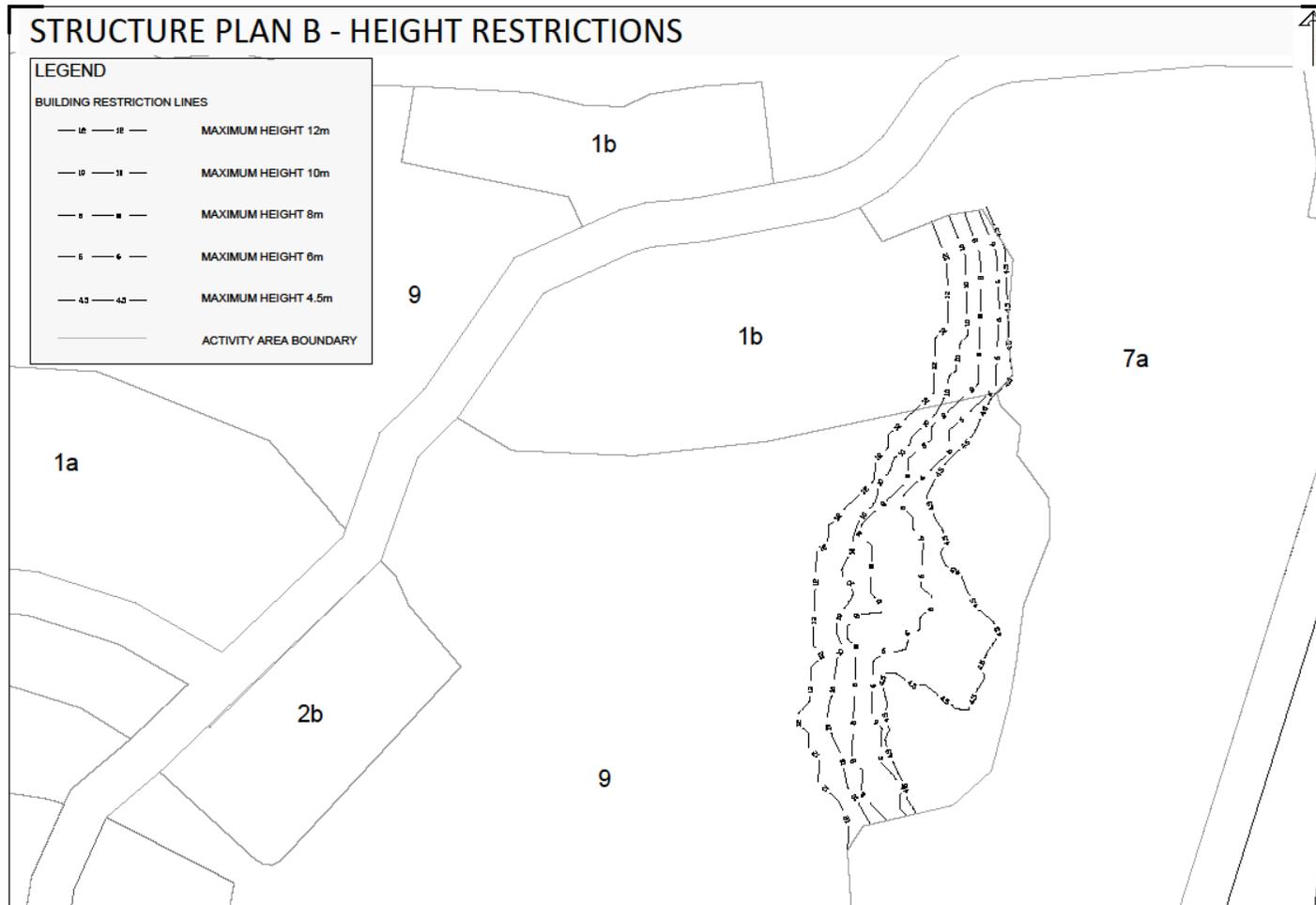
Once approved, the HGMP shall be complied with on an ongoing basis.

NOTE: Operative versions of Structure Plans A – D have been deleted. Proposed versions have been inserted as follows



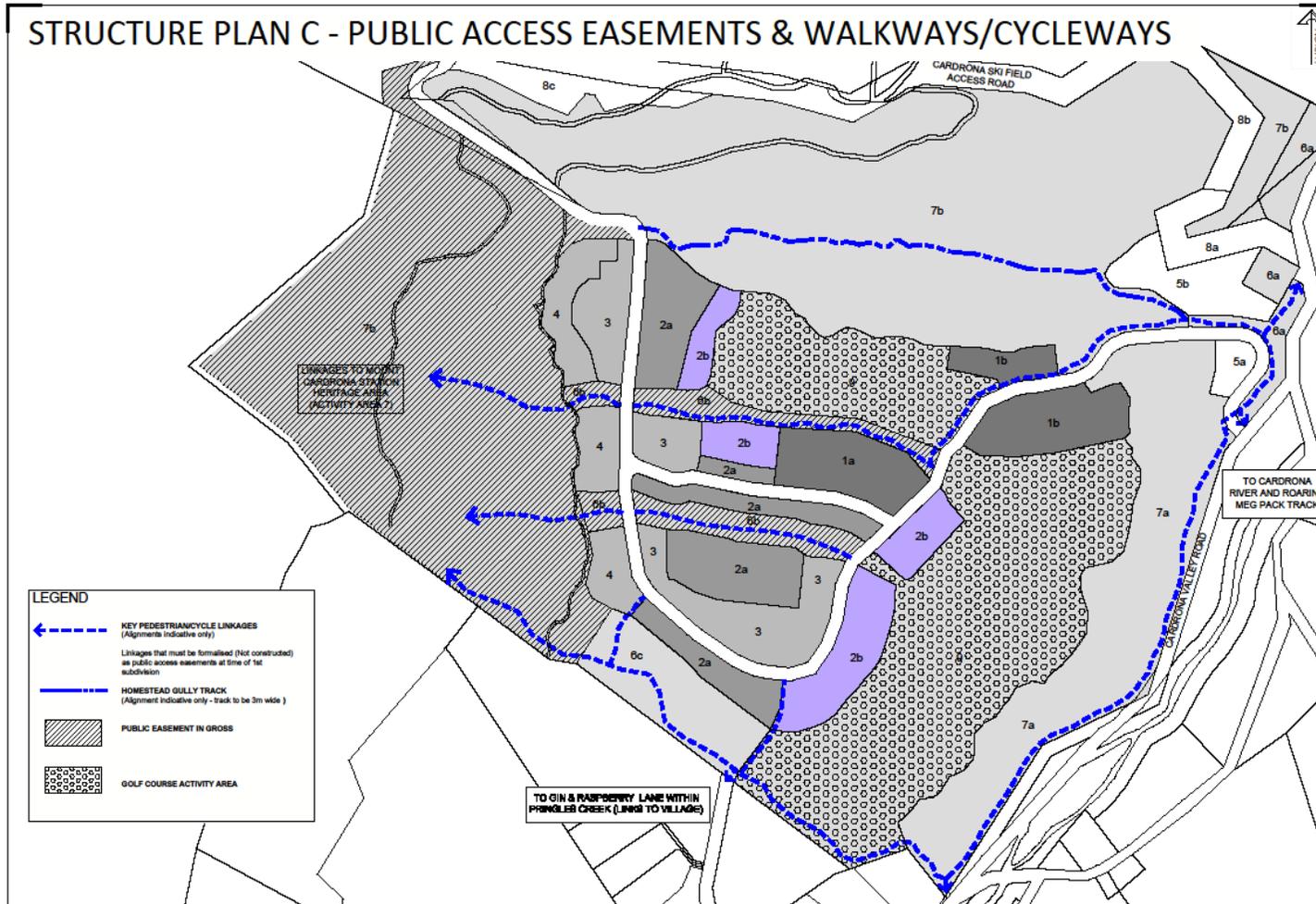
MOUNT CARDRONA STATION SPECIAL ZONE

12

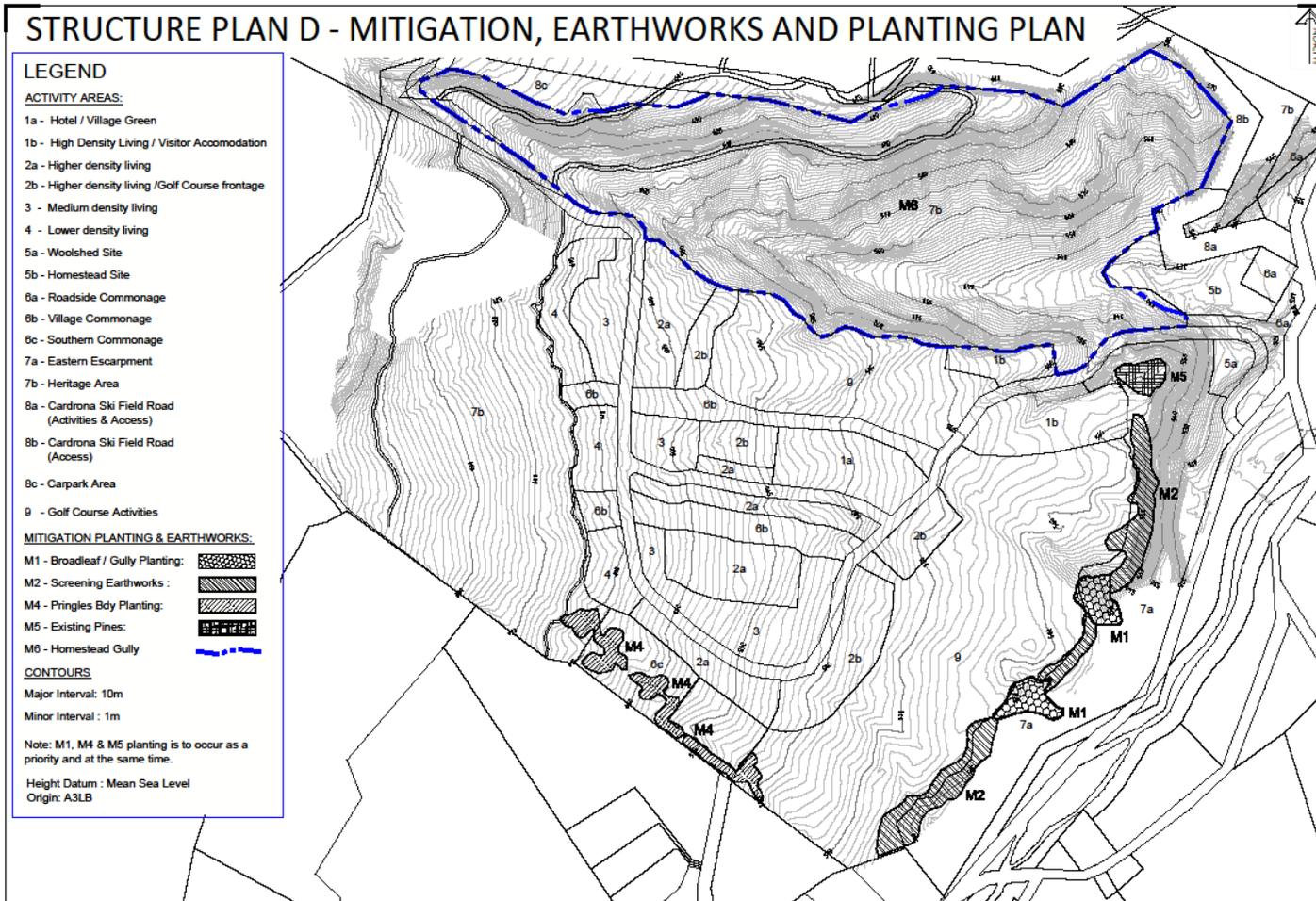


MOUNT CARDRONA STATION SPECIAL ZONE

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Comment [DCL1]: Amend to reinstate public easement in gross over Activity Area 6c.



Mount Cardrona Station Limited

Requested Plan Change – November 2016

Requested amendments to the Operative Queenstown-Lakes District Plan – Chapter 15 (Subdivision and Development)

Part 15.2 Subdivision, Development and Financial Contributions Rules

...

15.2.6.3 Zone Subdivision Standards – Lot Sizes and Dimensions

Any subdivision of land that does not comply with any one or more of the following Zone standards shall be a **Non-Complying Subdivision Activity**.

i Lot Sizes ...

- (a) No lots to be created by subdivision, including balance lots, shall have a net area less than the minimum specified for each zone in the Table below ...

Zone	Minimum Lot Area
Mount Cardrona Station Special Zone	Activity Area 1 – No minimum
	Activity Area 2a – 200m ²
	Activity Area 2b – 250m ²
	Activity Area 3 – 300m ² (minimum average 350m ²)
	Activity Area 4 – 800m ²
	Activity Area 5a and 5b – No minimum
	Activity Area 6 – No minimum
Activity Area 7 – No minimum	

Except:

In the Mount Cardrona Station Special Zone:

- (i) No minimum allotment size shall apply in Activity Area 2a and 2b where each allotment to be created and the original allotment all contain at least one residential unit. This exclusion shall not apply where any of the lots to be created contains only a secondary unit.

NB: for the purposes of this Rule, the term residential unit does not include secondary unit.

...

(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, and that the building shall be constructed in accordance with the terms of the Design Review Board's approval for that building.

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

When assessing the design of any building the Design Review Board shall be guided by the Mount Cardrona Station Design Guidelines (2017).

- (ii) No allotments shall be created that transect the boundary between Activity Areas 1a, 1b, 1b, 2a, 2b, 3, 4, 5a or 5b and the adjacent Activity Area 6, 7a or 7b 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.
- (iv) Any subdivision consent creating an allotment or allotments within the MCSSZ shall include a condition or conditions providing for the following:
 - (a) All land shall be cleared of exotic weed species and animal pests, and maintained in that state. This shall require the submission of a Weed Management Plan.
 - (b) Clause (a) above shall be complied with on a continuing basis by the subdividing owner and subsequent owners and shall be the subject of consent notices to be registered under the Land Transfer Act 1952.
 - (c) This clause may be applied in stages as subdivision through the Zone proceeds.
- (v) Any subdivision consent creating an allotment or allotments with a boundary adjoining the 1m buffer separation from the Walter Little's water race (archaeological site F41/590) shall include a condition or conditions requiring that prior to certification under section 224(c) of the Act a post and wire or post and rail fence shall be constructed along the western boundary of those allotment(s) and any open spaces between the lots.

...

15.2.7 Subdivision Design

15.2.7.1 Controlled Subdivision Activities - Subdivision Design

...

Within the Mount Cardrona Station Special Zone, the Council reserves control over the following matters:

- Whether the subdivision design is in general accordance with Structure Plan A - Mount Cardrona Station Structure Plan, except that;
 - a) The intersection of Cardrona Valley Road and the Access Road, and the intersection of the Cardrona Ski Field Access Road and the Ski Field Link Road, may be moved up to 25 metres in any direction in order to enable safe and efficient functioning of those intersections.
 - b) The roading design shall show a minimum separation distance of 25m between the Access Road / Cardrona Valley Road intersection and the Tuohy's Gully Road / Cardrona Valley Road intersection.
- Whether the subdivision has been approved by the Design Review Board and is consistent with the Mount Cardrona Station Design Guidelines (2017).

- Location and form of pedestrian access including the provision of easements in gross to secure public access over all areas identified as 'Key Pedestrian Linkages' and 'Public Easement in Gross' on Structure Plan C - Public Access Easements and Walkways.
- Provision for stormwater management.
- Orientation of lots to maximise solar gain.
- The scale and nature of earthworks and the disposal of excess material.
- Design of roads to provide a rural character and pedestrian friendly environment, including street lighting design and whether this avoids upward light spill into the night sky.
- 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.
- Natural hazards

...

15.2.7.3 Assessment matters for resource consents

...

- (ix) In addition to the above, 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 (2017) 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 widths are designed in general accordance with the Rooding Schedule contained in the Mount Cardrona Station Design Guidelines (2017). It is noted these are indicative only. These road widths are the MCS intended road widths but will be subject to Council engineering approval at time of Subdivision. All road designs are to contribute to a 'rural' character, avoiding kerb and channelling and wide road widths, and creating a pedestrian and cycling friendly environment.
 - (f) Road widths and other traffic calming measures are utilised within the Village Centre to enable the creation of a pedestrian and cycling friendly environment.
 - (g) Ford crossings within Activity Area 6 are encouraged in order to maintain a rural character.
 - (h) Pedestrian footpaths and trails are in accordance with the Mount Cardrona Station Design Guidelines (2017) and any relevant engineering standards.
 - (i) Street lighting is designed to avoid upward light spill into the night sky.