



QUEENSTOWN LAKES DISTRICT COUNCIL

PLAN CHANGE HEARING COMMITTEE

PLANNER'S SECTION 42A REPORT FOR

PLAN CHANGE 52: MOUNT CARDRONA STATION SPECIAL ZONE

FOR HEARING COMMENCING: 11 July 2017

REPORT DATED: 16 June 2017

SUBMITTED BY: Nigel Bryce
Consultant Planner

FOR AND ON BEHALF OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

CONTENTS

1.0	Introduction	3
2.0	Executive Summary	3
3.0	The Operative Mount Cardrona Station Special Zone & Proposed Plan Change	4
4.0	Relationship to Other Documents	10
5.0	A Summary of Submissions Received and Issues Raised	14
6.0	Discussion of the issues raised by submitters	14
6.1	Economic Benefits and Effectiveness of Plan Change	14
6.2	Effects on Landscape and Visual Amenity Values	17
6.3	Effects on Heritage	22
6.4	Structure Plan: Activity Areas 6 and 7b	24
6.5	Structure Plan: Activity Areas 8c (car park area)	32
6.6	Development Guidelines	35
6.7	Effects on Paper Road	38
6.8	Effects on Water Supply and Pringles Creek	39
6.9	Amendments to Specific Rules	42
7.0	Section 32AA Evaluation	43

ABBREVIATIONS

General Terms	
Operative Queenstown Lakes District Plan 2009	'District Plan'
Resource Management Act 1991	'the Act' or 'the RMA'
Plan Change 52	'the Plan Change'
Hectare	'ha'
Mount Cardrona Station Limited	'MCSL' or 'the Requestor'
Mount Cardrona Station Special Zone	'MCSSZ'
Assessment of Environmental Effects	'AEE'
Submitter Abbreviations	
Mount Cardrona Station Limited	MCSL
Heritage New Zealand	HNZ
Cardrona Alpine Resort Limited	CARL
Cardrona Valley Residents and Ratepayers Society Incorporated	CVRRSI

APPENDICES

A	Submissions
B	Further submissions
C	Summary of Decisions Requested
D	Amended MCSSZ Provisions as Recommended by Section 42A officer
D	An Assessment of Plan Change 52 Against Higher Order Objectives and Policies under Operative District Plan

1.0 INTRODUCTION

My name is Nigel Roland Bryce. I am employed by 4Sight Consulting Limited as the Company's Dunedin Manager and Principal Planning and Policy Consultant and I am a Full member of the New Zealand Planning Institute. I hold the qualifications of Bachelor of Resource and Environmental Planning Degree from Massey University, 1996.

I have 20 years' experience as a resource management practitioner in New Zealand and in the United Kingdom, which includes both public and private sector planning roles. I have a broad range of planning and process management experience and have been engaged by the Queenstown Lakes District Council to undertake a variety of reporting roles, including section 42A report officer for Plan Change 50 and Plan Change 46, approved in Queenstown and Wanaka, respectively. I was also the section 42A reporting officer for Chapter 27 (Subdivision and Development) that formed part of Stage 1 of the Proposed District Plan Review.

Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. I am authorised to give this evidence on the Council's behalf.

This report has been written in accordance with Section 42A of the Resource Management Act 1991. It discusses the various issues raised by submitters and makes recommendations in relation to the issues raised, in order to assist the Commissioners in their decision.

2.0 EXECUTIVE SUMMARY

Having considered the various issues raised in submissions, it is recommended that subject to the amendments recommended in this report, the provisions of the Mount Cardrona Station Special Zone contained within the District Plan be altered in accordance with the outcomes expressed within Plan Change 52: Mount Cardrona Station Special Zone. I have recommended the following amendments be adopted as part of the Plan Change, including:

Mount Cardrona Station Special Zone

Amend Policy 2.3 to provide for the avoidance of upward night spill on the night sky.

Amendments to Chapter 12.22 – Rules

Amend Rule 12.22.4.2x - Protection of Water Race and Chaff Platform.

Amend Rule 12.22.2.2(viii) - Buildings and Structures associated with the erection and maintenance of a gondola within Activity Areas 6 and 7b that provides access from the Zone to the Cardrona Ski Area.

Amend Rule 12.22.2.3(vi).

New assessment matter Rule 12.22.5(xxiv).

Amend Rule 12.22.2.3 (vii)(b).

Amend Rule 12.22.2.3(vii).

Amend Rule 12.22.5 Assessment Matter (iii).

Amend Rule 12.22.2.2(v).

Amendments to Chapter 15 - Subdivision and Development

Amend Rule 15.2.7 Subdivision Design, Rule 15.2.7.1 (Controlled Subdivision Activities - Subdivision Design).

Amend 15.2.7.3 (Assessment matters for resource consents)(ix)

I note that the above is a summary of my high-level recommendations only. I believe that it is also important for me to stress that my recommendations have been made without the benefit of hearing the evidence that, I understand, will be presented at the hearing. With the leave of the Committee, I propose to revisit my conclusions following the presentation of the evidence, but before the Requestor's right of reply.

The proposed changes to the provisions are shown in the Revised Chapter attached as **Appendix A** (Revised Chapter 12.22 MCSSZ and Chapter 15 - Subdivision and Development).

3.0 THE OPERATIVE MOUNT CARDRONA SPECIAL ZONE & PROPOSED PLAN CHANGE

3.1 Operative Mount Cardrona Special Zone

Plan Change 52 is a privately initiated plan change advanced by Mount Cardrona Station Limited (MCSL) which seeks to amend the provisions of the Mount Cardrona Station Special Zone under the Operative District Plan (Operative Plan). The following section provides a brief overview of the operative MCSSZ, before I discuss the extent of the changes proposed under PC52.

The land subject to Plan Change 52 is legally described as Lots 1-8 and Lots 10-12 DP 446161, Sec 6 SO 459975 and Lots 7-8 DP 21223. The operative MCSSZ is located on the western side of the Cardrona Valley, approximately 2 kilometres to the north west of Cardrona Township, immediately south of the Cardrona Ski Area access road and approximately 20 kilometres south west of Wanaka.

The MCSSZ was made operative in December 2011, following the resolutions of appeals to Plan Change 18 (Mount Cardrona Station Special Zone) and where the MCSSZ was confirmed under Environment Court decision 2010 NZEnvC /87.

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

The MCSSZ 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.

The operative MCSSZ seeks to provide for the creation of 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 MCSSZ is proposed to be managed in accordance with Structure Plan A – Mt Cardrona Station Structure Plan' (Structure Plan A), and mitigation responses including height and landscape screening are set out in 'Structure Plan B – Height

Restrictions’, ‘Structure Plan C – Public Access Easements & Walkways’ and ‘Structure Plan D – Mitigation Planting Plan’ contained in section 12.22 Structure Plan, which forms part of the District Plan.

Collectively, the Structure Plan A, identifies 8 Activity Areas within the site which have been established as a result of comprehensive landscape and urban design analyses. The Activity Areas identified within the Structure Plan A 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 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.

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.

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 indefinitely unless alternative land for these facilities is zoned or designated in the Cardrona Village or near the valley floor. If alternative land is provided elsewhere in Cardrona, Activity Area 3b is deemed to be zoned Activity Area

3a allowing 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

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.

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 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 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.

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.

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.

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 A also provides for a greater diversity of activities within the Village Precinct, contributing to its vibrancy and role as a focal point.

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 and to a large extent the Struct Plan is a cornerstone in delivering the development expectations within the MCSSZ, which is supported rules, development standards and assessment matters, as well as the Mount Cardrona Design Guidelines 2008 (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 under the operative subdivision provisions supporting MCSSZ 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).

Lastly, sitting outside of the Operative District Plan, MCSL and Council confirmed a separate MCS Stakeholders Deed. Essentially the Deed confirmed an agreement between MCSL and Council on the delivery of community housing, reserves and open space, staging of the development, implementation of owner's sustainability guide, infrastructure delivery, use of Design Guidelines, planting responses identified in the Mitigation Planting Plan, and vesting and stopping of roads.

Under the Stakeholder Deed that supported PC18, MCSL is required to make a contribution to community housing lots, comprising 4 residential lots within Activity Area 2b and 4 residential lots in Activity Area 3. The existing Stakeholder Deed is currently being updated, and the level of community housing lots delivered by PC52 will not be less than the provision agreed under PC18.

3.2 Plan Change 52 to Operative Mount Cardrona Special Zone

PC52 seeks to change the operative MCSSZ and associated supporting structure plans to provide for the inclusion of a golf course within the operative MCSSZ and advance changes to the structure plan to accommodate the golf course (identified in Activity Area 9). Changes are also proposed to the existing village core (Activity Area 6a Village Green) and replacing this with a newly proposed village square or public space area (proposed Activity Area 1a) so that it is more centrally located and better provides for the zone's commercial centre, main hotel and commercial hub for golf course (including clubhouse and pro shop).

The detailed economic analysis prepared by Insight Economics (attached as Document 6 to the Plan Change) identifies that the Plan Change will increase the residential development yields between the operative MCSSZ (estimated to provide for up to 576 lots/units) to 622 lots/units under the Plan Change. A difference of 46 lots/units over the operative MCSSZ.

In summary, the proposed Plan Change provides for the following key amendments to the operative MCSSZ¹:

- a) Change to the operative District Plan as this relates to the MCSSZ to incorporate the proposed structure plan amendments set out in d) below.
- b) Change to the operative Chapter 15 (Subdivision and Development) as this relates to the MCSSZ, which largely relates to changes to the minimum lots sizes set out in f) below.
- c) 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 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) 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) to compensate for residential development area lost by the inclusion of the golf course;

¹ Agenda Report, 2 February 2017

- (iv) Introduce a new activity area, Activity Area 8c, at the north-western 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 enable a more 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 500m² to 300m², with a 350m² minimum average, to provide for flexibility in subdivision design) and in Activity Area 4 (from 1000m² to 800m²) 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.

A detailed explanation of the Plan Change is set out in the section 32 evaluation attached to the Plan Change documents.² In accordance with section 42A(1B) (b), I have adopted much of that detail for the purposes of this report. Importantly, in my opinion, the section 32 evaluation is also supported by a number of technical assessment reports, which are also referred to extensively in this report.

The general location and the extent of the proposed Plan Change is shown in **Figure 1** below:

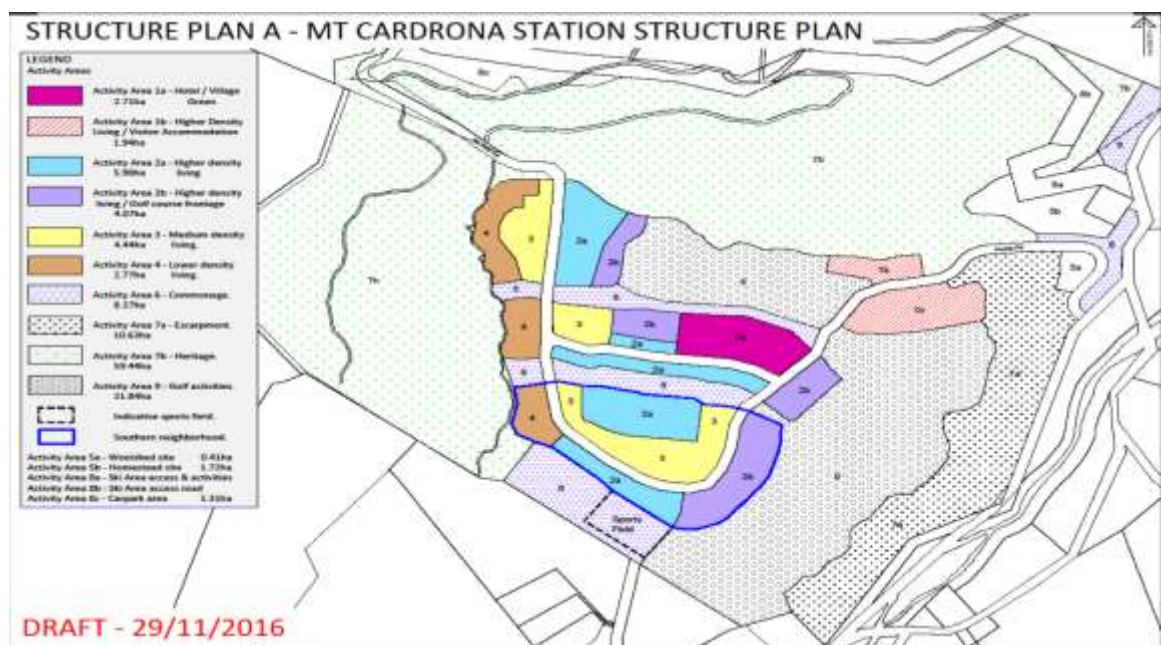


Figure 1 – Proposed Structure Plan Amended by proposed Plan Change 52 (with Golf Course identified within Activity Area 9)

² at section 3.2 of the section 32 report.

The Plan Change identifies and seeks to address the following resource management issues relating to the MCSSZ:

Appropriateness of Development Mix within Operative MCSSZ

The MCSSZ has been operative for a five-year period and since this date development has not commenced. The Requestor considers that this is due in part to the effects of the global financial crisis on market confidence generally, but also to an increasing sense of uncertainty about whether the MCSSZ, in its operative form, contains the right mix of components to enable and encourage its development.

While the wider Southern Lakes region has trended towards a broad 4-season destination for domestic and international visitors, rather than a 2-season (summer and winter) destination, Cardrona has remained relatively static and one of the reasons for this is that Cardrona is often regarded as a 1-season (winter) destination, given the major winter sport attractions of the Cardrona Ski Area and Snow park. There are very few summer and fringe season (spring and autumn) activities in the area, with the current extent of activities generally being limited to walking and mountain biking. The Plan Change seeks to provide for greater opportunities for the MCSSZ to become a year-round destination

The Requestor has identified that the proposed Plan Change would provide the potential for the construction of a golf course and with it the establishment of up to four international brand hotel operations, including interest in establishing a 4+ star hotel facility to co-locate with the golf clubhouse, pro-shop and food and beverage facilities for guests, golfers and residents. The hotel would also accommodate a sector of the winter market, saving daily travel from either Queenstown or Wanaka.

Prescriptive Nature of the Operative MCSSZ Impeding Development of Zone

The Requestor has identified that the existing prescriptive MCSSZ provisions, for example restrictions to the manner that the commercial core (Activity Areas 1a (retail/visitor accommodation and 6a (Village Green)) should be developed, offers limited flexibility and has been seen as an impediment for attracting commercial developers and hotel operators who prefer more flexibility in how to respond to meet market needs. The changes to the planning provisions proposed under PC52 seek to respond to this issue by enabling greater certainty within the planning provisions around how the key activity areas are to be developed, while maintaining appropriate design outcomes through the Mount Cardrona Design Guidelines.

Current Housing Mix and Layout Not Responsive to Current Market Trends

The Requestor identifies that the housing needs and typologies have evolved since the MCSSZ was first prepared. The proposed Plan Change seeks to overcome this issue by reducing the size of larger residential sections, to provide for a greater range of smaller sections and smaller residential units and to support these with a broad range of shared amenity including outlook and public open space with strong pedestrian links.

In relation to the existing MCSSZ provisions of the District Plan, Plan Change 52 seeks to delete the existing 'Structure Plan A – Mt Cardrona Station Structure Plan', 'Structure Plan B – Height Restrictions', 'Structure Plan C – Public Access Easements & Walkways' and 'Structure Plan D – Mitigation Planting Plan' contained in section 12.22 and to replace these with new Structure Plans that, in addition to the existing areas, incorporates the full extent of the new Activity Areas: 9 (golf course) and 8c (car park), and the other modifications being advanced under the Plan Change including the alteration of the details of the residential and visitor

accommodation activities.

I note, for completeness, that the section 32 Report and supporting documents (including the AEE) are available on the Council's website: <http://www.qldc.govt.nz/planning/district-plan/district-plan-changes/plan-change-52-mount-cardrona-station/plan-change-52-as-notified//>

In summary, the relevant provisions of the Operative District Plan, which are affected by proposed Plan Change 52 are:

- Volume 1 – Section 12.21 – *MCSSZ Purpose, objectives and policies*
- Volume 1 - Section 12.22 – *MCSSZ Rules*
- Volume 1 – Section 15.2 – *Subdivision, Development and Financial Contributions Rules*

4.0 RELATIONSHIP TO OTHER DOCUMENTS

4.1 COUNCIL STRATEGIES AND PLANS

The following section sets out documents that I consider to be directly relevant or that address broad level outcomes that are more applicable to the main centres of Queenstown and Wanaka, but are relevant in that they form the basis of the urban growth boundaries for these respective centres.

Cardrona Community Plan 2020 (2003)

A community workshop was held for the Cardrona Community Plan in December 2003. The objective was to establish a community vision, strategic goals and priorities for the next 10 to 20 years for the Cardrona community.

The Community Plan is intended to form the basis of:

Consistent decision making by Council;

Long term planning, land use, infrastructure, community facilities, environmental protection, financial allocation and prioritising;

Measuring results and making progress;

Finding consensus.

Page 7 of the Community Plan identifies the vision for Cardrona. The following extracts are of particular relevance, because they informed the direction that was taken in advancing the initial plan change that formed the basis of the operative MCSSZ (advanced through Plan Change 18).

“Cardrona is a small township with two main areas. The main historic township has the Cardrona hotel as its focal point and provides services for tourists including cafes, restaurants and accommodation. The northern township is mostly residential in character. Its character reflects the history and recreational opportunities of the area, both active and passive. It has reserve areas and walkways which allow visitors and residents alike to enjoy the valley in all seasons.”

Page 8 identifies key community outcomes for Cardrona. These have been fed into the Council's Long Term Plan. The following are of particular relevance:

“(c) to create and maintain walkways and reserve areas adjacent to the Cardrona River and between and around the towns for the enjoyment of residents and visitors.

- (d) *To retain the general character of the landscapes surrounding the townships.*
- (e) *To enhance public facilities and services to provide for the needs of a growing community and growing visitor numbers.*
- (f) *To retain the size of the current zoning of the Rural Visitor Zones, with some amendments in its location to enable logical development to occur.”*

Importantly, while the Cardrona Community Plan was a formative document in guiding the changes advanced to the zoning under Plan Change 18, this document is still relevant to PC52 on the basis that there are a number of infrastructural responses that are still to be delivered through the future development of the MCSSZ, including the provision of wastewater disposal system supporting PC52 and which may enable the wider Cardrona community to link in to.

Long Term Council Plan (2012 - 2022) (LTP)

The LTP is prepared under the Local Government Act 2002 and provides the community with a 10-year action plan that allows a coordinated response to growth issues, including articulation of the goals for community, social, infrastructure, traffic and asset management. Within certain parameters changes can be made each year through the Annual Plan process.

Wanaka 2020 (2002)

The Wanaka 2020 is identified here, however, is more relevant to Wanaka township and growth direction relating to the same.

The Wanaka 2020 document identifies the following Community Outcomes for Wanaka:

- Managing growth in a way that protects the landscape and the environment;
- A vital town centre servicing the daily needs of Wanaka;
- A connected settlement that is easy to get around on by foot and cycle;
- Growing the strength of our economy;
- Providing infrastructure for a growing population; and
- Protecting rural character.

The Wanaka 2020 is a non-statutory document, which provides the direction for the Wanaka Structure Plan and, with other plans, formed the basis of the Community Outcomes listed in the Long Term Council Community Plan. Of particular relevance to the Plan Change, in my opinion, are those outcomes relating to enabling a diverse community, efficient use of infrastructure, and a strong and diverse economy.

Wanaka Structure Plan (2007)

The final Wanaka Structure Plan was adopted in 2007. Cardrona sits outside of the Wanaka Structure Plan Growth Boundary. Its focus is on Wanaka and is of little relevance to the consideration of development within the Cardrona Valley.

Housing Our People in Our Environment Strategy (2005)

Adopted by Council in June 2005, the Housing Our People in Our Environment Strategy ('HOPE Strategy') relates to increasing the supply of affordable and community housing. The HOPE Strategy was revised in 2007 as a result of Plan Change 24: Affordable and Community Housing ('PC24') to incorporate a set of Guidelines.

The overall goal of this strategy is:

“to increase access to quality, affordable housing that is integrated into the community so as to support the community’s outcomes related to the sustainable economic, social and environmental development of the QLDC area.”

As noted at section 3.1 of this report, the provision for community housing to give effect to the HOPE Strategy and amendments implemented under PC24 was agreed at the time that the MCSSZ was established through PC18. The existing Stakeholder Deed is currently being updated, and the level of community housing lots delivered by PC52 will not be less than the provision agreed under PC18.

A Growth Management Strategy for the Queenstown Lakes District (April 2007)

The Growth Management Strategy for the Queenstown Lakes District (‘GMS’) is a non-statutory planning document that was prepared to help guide the District Council and the community in planning for the future growth and development of the District. Its main purposes are to:

- *Guide Council’s detailed planning for the urban settlements in the District;*
- *Provide a context for transportation planning and investment in infrastructure;*
- *Provide a context for land owners and developers, stating what type of growth is wanted and where;*
- *Help inform the community of likely changes to the District over the next 20 or so years and the steps Council will take to manage this growth; and*
- *Alert other infrastructure providers to the location and scale of growth to assist with their planning (for example, New Zealand Transport Agency, District Health Boards, and central government agencies such as Ministry of Education and Police).*

In the Wanaka area the GMS identified that the number of permanent residents will grow from 6,600 in 2006 to over 14,500 by 2026.

The GMS identifies a number of relevant Growth Management Principles including:

Principle 1: Growth is located in the right places

This principle refers to the need to direct where growth should be located so that the natural environment is protected, and growth supports the economic and social wellbeing of the District and its settlements.

- 1a All settlements are to be compact with distinct urban edges and defined urban growth boundaries.*
- 1b Growth is to be accommodated mainly in the two urban centres (Queenstown/Frankton and Wanaka), and existing special zones outside of these centres.*
- 1f Greenfields development within the defined growth boundaries of the two main urban settlements (Queenstown and Wanaka), such as at Frankton Flats, is to be carefully managed to ensure that land is used to effectively promote the full range of desired community outcomes, and that a mix of activities can be accommodated.*

Principle 2: The type and mix of growth meets current and future needs

Getting the right mix of growth is critical to the long run economic and social wellbeing of the District.

- 2c Affordable housing is to be actively pursued through regulatory and non-regulatory means.*
- 2f The diverse land needs of the business sector are to be understood and appropriate areas set aside for business uses, with more certainty about what types of activities can*

locate in the different business areas. In both Wanaka and Queenstown more space is to be provided for industrial and service activities, in separate areas...”

In Wanaka:

- 2n The expansion of the new commercial area proposed by the Wanaka Structure Plan is to be carefully managed so that the viability and vitality of the existing centre is not undermined.*
- 2o Land within the structure plan area is to be released for development in a staged manner, to help ensure efficient use of land, as well as to ensure infrastructure (particularly more land for business and community activities) is provided in-step with growth and the ensuring demand for goods and services.”*

I note, for completeness, to achieve Principle 1b, set out above, the GMS identifies that 85 per cent of the expected District-wide growth between 2006 and 2026 is to be accommodated in the Wanaka and Queenstown Growth Boundaries (consistent with the outcomes of the Wanaka Structure Plan 2007). However, Principle 1b acknowledges that growth outside of these main centres is to occur within special zones and through the structure plan process. In the context of the Cardrona Valley, this is centred on the Cardrona Township and MCSSZ.

Southern Sky Lighting Strategy 2017

The Southern Lighting Strategy 2017 has recently been updated and is a relevant consideration in responding to issues raised by this plan change. In relation to light pollution, the Southern Light Strategy states:

“Sky glow, or atmospheric pollution, is caused by light being spilled upwards which is wasted light and creates a glow in the sky, limiting our ability to see the stars and surrounding landscape at night. This can detract from recreational and scientific night sky observations where views of major constellations such as the Southern Cross may be obscured.

The aesthetic appeal can be influenced by the spectrum of light. This can be utilised to define and express the distinct difference between town centres, heritage precincts, suburban neighbourhoods, parks and open spaces, and rural areas.

QLDC’s Amenity strategy is to protect the night sky and aesthetic appeal of the District by:

- 1. Supporting recreational and scientific night sky observation by minimising sky glow*
- 2. Minimising upward waste light*
- 3. Defining the colour appearance of light to create an inviting environment*
- 4. Controlling levels of brightness and glare*
- 5. Controlling obtrusive and nuisance light spill*
- 6. Defining consistent light fittings and materials.”*

5.0 A SUMMARY OF THE SUBMISSIONS RECEIVED AND THE ISSUES RAISED

A total of ten original submissions and two further submissions were received to the Plan Change. The submitters are listed in **Appendix B** and further submitters in **Appendix C** to this report. The full summary of decisions requested are attached as **Appendix D** to this report.

I note that the two further submissions were made by original submitters.³

³ Cardrona Alpine Resort Limited, Mount Cardrona Station Limited.

5.1 SCOPE OF SUBMISSIONS

The scope of the submissions lodged to Plan Change 52 range from requests to modify the Plan Change in its present form via changes to the associated Structure Plan, through to providing support for the Plan Change in its proposed form.

I note that no submitter is seeking the decline of the Plan Change.

5.2 THE ISSUES AND REPORT FORMAT

The RMA, as amended in December 2013, no longer requires this report, or the Council decision, to address each submission point but, instead, requires a summary of the issues raised in the submissions. As such, this report considers the various decisions requested by submitters, grouped under the following issues:

- Economic Benefits & Effectiveness of Plan Change 52
- Effects on Landscape and Visual Amenity Values;
- Effects on Heritage Values;
- Structure Plan: Activity Areas 6 and 7b;
- Structure Plan: Activity Area 8c (car park area);
- Effects on Paper Road;
- Mount Cardrona Design Guidelines;
- Effects on Water Supply and Pringles Creek;
- Amendments to Specific Rules.

Some submissions highlight or seek to address more than one issue. I address such submissions, where they are relevant, under the issue topic headings set out above.

For each issue the report is generally structured as follows:

- The issues raised and decision requested, and my opinion regarding the same; and then
- My specific recommendations in terms of the issue.

Please note that the Requestor has provided an updated copy of the planning provisions to include those amendments set out in the MCSL further submission. I have appended this as **Appendix D** and have included my proposed additions set out with purple, underlined text.

Please also note that I refer to those that lodged submissions in the initial notification period (being prior to the 22nd March 2017) as the '**Original Submitters**', and to those that lodged further submissions as the '**Further Submitters**' throughout the remainder of this report.

6.0 DISCUSSION OF THE ISSUES RAISED BY SUBMITTERS

6.1 ECONOMIC BENEFITS & EFFECTIVENESS OF PLAN CHANGE

The Issues and Decisions Requested

A number of original submitters identify the economic benefits of the Plan Change and consider the Plan Change to be a more efficient and effective means of achieving the purposes of the RMA. In particular:

- Cardrona Alpine Resort Limited (CARL)(submitter 52/06) considers that PC52 is a more efficient and effective means of achieving the purposes of the RMA than the provisions contained within the District Plan. In particular, the submitter supports the following notified policies: Policy 4.16, Policy 7.1, Policy 7.6(b) and Policy 8.6.⁴
- Support the Plan Change proposed and considers that the Plan Change will make Mt Cardrona Station an all year-round activity destination, as Cardrona Alpine Resort now is.⁵
- The submitter has strong support for the Plan Change as an immediate neighbour.⁶
- The submitter supports the Plan Change as it will be beneficial to the Cardrona Village and the local economy; the proposed golf course will be a great asset to the area and poses excellent opportunities for locals and visitors alike; the effects on the environment are no greater (if not less) than what is currently allowed for under the Mount Cardrona Station Special Zone of the District Plan.⁷
- The submitter generally supports the provisions of PC52 as they relate to Activity Area 8c, as they better reflect the existing land use than the existing zoning does. Further, the Plan Change is also likely to be complementary to future logical uses of the adjacent area, and likely to enable efficient integration of the transport network and access to the mountain.⁸
- The submitter supports the Plan Change in that it will be an improvement to the current zoning and the implementation of a golf course will make the development more attractive. In addition to this, the hotel complex will give visitors to the Cardrona Valley more reason to stay and will offer employment opportunities for the Cardrona community.⁹
- The submitter supports the proposals in PC52 and considers that it will facilitate infrastructural support for Cardrona Valley, including grey water/ sewerage disposal. Further, the submitter considers that the Plan Change will provide benefits such as new residential sections, recreational facilities such as golf course, play areas, and employment opportunities, as well as a solution to Ski field parking with its associated traffic congestion problem.¹⁰

Discussion

CARL, being submitter number six, through submission (52/06/03) supports the Plan Change, subject to a number of amendments. This Submitter supports all provisions which provide for connectivity and interaction between PC52 and the adjoining Cardrona Alpine Resort and considers that PC52 is more efficient and effective means of achieving the purpose of the RMA than the District Plan provisions. In particular, the submitter supports policies 4.16, 7.1, 7.6(b) and 8.6.

⁴ 52/06/03

⁵ 52/01/01

⁶ 52/03/01

⁷ 52/04/01

⁸ 52/06/02

⁹ 52/09/01

¹⁰ 52/10/01

Back Country Quads (52/01/01), Roberts Family Trust (52/04/01), CARL (52/06/02), Hil and Mario Kiesow (52/09/01) and CVRRSI (52/10/01) all identify support for the Plan Change on the basis of the positive economic benefits that it is anticipated to deliver.

I note that no submitters have sought rejection of PC52, and there is wide support for the approach taken.

I note that the Plan Change is supported by a detailed section 32 analysis and supporting technical information that concludes that the plan change is the most effective and efficient approach to deliver the development and supporting infrastructural outcomes originally envisaged for the MCSSZ.

The Plan Change is supported by a detailed economic analysis prepared by Insight Economics (attached as Document 6 to the Plan Change) which identifies that the development potential proposed under the PC52 configuration, including the golf course, will deliver higher ongoing economic benefits than the existing configuration provided by the District Plan, for the following reasons:

- the golf course will help support greater commercial activity and will attract additional visitors whose non-golf expenditure generates further ongoing benefits for the wider District;
- PC52 will directly support the New Zealand international golf tourism strategy and will enable Cardrona to become a year-round tourism destination;
- PC52 will provide a more meaningful contribution to new dwelling supply on the basis that the average dwelling prices will be cheaper under the proposed Plan Change because section sizes will be considerably smaller. This will help ensure the overall affordability of dwellings provided, and will assist in making the district's housing supply more affordable;
- PC52 will have a wider benefit to the Cardrona area in that the wastewater infrastructure required to service the MCSSZ (which is authorised by various regional and district consents) can be constructed earlier and in a more economically via manner. The systems can accommodate greater capacity than just the MCSSZ;
- the existing Cardrona village area, along with additional zoned but undeveloped capacity, can utilise the new systems once agreements are reached with the QLDC. The Plan Change will therefore serve to "unlock" development capacity in the area earlier than would otherwise be the case under the operative MCSSZ, which has remained undeveloped since becoming operative five years ago.

In considering the proposed Plan Change, I have had regard to whether it seeks to achieve the purpose of the RMA, set out in section 5, and informed by relevant matters set out under Part 2 of the Act.

Having considered the substantive issues raised within the section 32 evaluation and those identified through this submission process, in my opinion, the purpose of this Plan Change is not contrary to the purpose of the Act.

While the efficient use of this land resource is sought to be enabled by PC52, the amendments set out within section 6.2 and 6.9 of this report seek to better respond to the maintenance and enhancement of those landscape, visual amenity, and amenity considerations raised within submissions and which are relevant to inform Part II. I am satisfied that subject to the adoption of the amendments set out in this report, that the amendments to the operative MCSSZ and supporting provisions over the land contained within the PC52 boundary will provide for the sustainable management of natural and physical resources within this part of the Queenstown District.

Recommendations

Accept Submissions by Back Country Quads (52/01/01), Roberts Family Trust (52/04/01), CARL (52/06/02), Hil and Mario Kiesow (52/09/01) and CVRRSI (52/10/01) be accepted on the basis that such subject to the plan change being to reflect the recommendations of this report, that plan change is consistent with and will contribute to the purpose and principles of the RMA, including providing for the socio-economic wellbeing of residents of Cardrona.

6.2 ISSUE: EFFECTS ON LANDSCAPE AND VISUAL AMENITY VALUES

The Issues and Decisions Requested

A number of original submitters have raised concerns relating to landscape and amenity related concerns associated with PC52 (in broad terms) and highlight the following:

- Protection of the Southern Night Sky through ensuring that the zone streetscape and overall lighting design meets some form of zone and design guideline rules that protects the “night sky” similar to Tekapo and other special areas. Cardrona would be just as vulnerable in the future to loss of the night sky values. A covenant regarding lighting needs to be registered within the title for both now and in the future.^{11 12}
- Preservation of the dramatic night sky will require avoidance of light pollution from public and private lighting (in the Design Guidelines page 20).¹³
- The submitter seeks to ensure that any effects on the night sky from lighting in the zone are mitigated through amendments to Policy 2.3 and the provision of a new assessment matter.¹⁴

The submitters seek a range of relief including additional mitigation to respond to their concerns.

Discussion

I note that no submitter has raised any fundamental concerns relating to the landscape and visual amenity values as a result of the Plan Change as a whole. Rather, the issues raised by submitters are largely related to potential development effects of particular parts of the Plan Change or alternatively, broader concerns about the adoption of suitable design responses to manage issues such as light pollution from the future development. Further, there are a number of submissions that raise specific concerns relating to the need to protect the amenity values of adjoining properties bordering the MCSSZ. Some submitters have raised concerns relating to specific visual effects relating to development activities within Activity Area 6 and Activity Area 7b, which immediately border the adjoining Gin and Raspberry Lane subdivision to the southwest.

The Section 32 report sets out that the Site is within an Outstanding Natural Landscape.¹⁵

¹¹ 52/02/06

¹² 52/09/06

¹³ 52/03/04

¹⁴ 52/08/02

¹⁵ At paragraph 66 of the section 32 evaluation

The Section 32 evaluation is supported by a landscape assessment prepared by Ben Espie of Vivian+Espie which addresses the landscape and visual amenity effects of Plan Change 52 (attached as Document 10 to the section 32 evaluation).

Further, the Council has engaged its own independent landscape architect, Mr Dave Compton-Moen to address a number of the amenity related issues raised by submitters. Mr Compton-Moen's section 42A landscape response is attached as **Appendix E** to this report.

Loss of Amenity through Light Pollution Effects

Dr Pippa Kyle (52/02/06), Patrick Frengley (52/03/04), MCSL (52/08/02) and Hil and Mario Kiesow (52/09/06) all raise issues relevant to responding to light pollution as a consequence of the Plan Change. The submitters would like to see an alteration of PC52 to better provide for the protection of the night sky in the Cardrona Valley from light pollution.

The submitters describe the southern night sky and the impact the lighting provisions will have on light pollution in the valley. A number of the submitters mention the success of the Tekapo village lighting concept example, as well as the potential to mitigate the effects of light pollution through the following options:

- Adjusting zone and design guideline rules so that the zone streetscape and overall lighting design has to comply.
- A covenant regarding lighting registered within the title.
- Avoidance of light pollution from public and private lighting in accordance with QLDC Lighting Strategy.
- Include a zone rule that all light sources need to face downwards.

MCSL (52/08/02) seeks to ensure that any effects on the night sky from lighting in the zone are mitigated. The submitter seeks amendments to operative Policy 2.3 as follows:

~~*"All street lighting shall be designed to ensure vehicle and pedestrian safety while being at a low level and design to minimise light pollution."*~~

To maintain views of the night sky through appropriate control of the design and type of street lighting."

Further, MCSL seek a new Assessment Matter to be added to the zone to provide further clarification:

"All street lighting shall be in accordance with the Council's 'Southern Lights Strategy' and shall be designed and be of the type to minimise light spill, and the direct visibility of light sources beyond the roads intended to be lit."¹⁶

This is a matter that is relevant to amenity considerations under section 7(c) of the Act.

MCSL, through further submissions (FS-52/12/05, FS-52/12/07, FS-52/12/15, FS-52/12/45) supports in part the submissions made by Dr Pippa Kyle (52/02/06), Patrick Frengley (52/03/04) and Hil and Mario Kiesow (52/09/06) in regards to the lighting impacts of the design guidelines. MCSL notes that "the Council has a document entitled "Southern Light - Lighting Strategy March 2017", which is similar to the McKenzie District Council's "Night Sky" document. I note that the Southern Lighting Strategy has recently been updated and is a relevant consideration for the Panel. In relation to light pollution, the Southern Light Strategy states:

"Sky glow, or atmospheric pollution, is caused by light being spilled upwards which is wasted light and creates a glow in the sky, limiting our ability to see the stars and surrounding

¹⁶ 52/08/02

landscape at night. This can detract from recreational and scientific night sky observations where views of major constellations such as the Southern Cross may be obscured.

The aesthetic appeal can be influenced by the spectrum of light. This can be utilised to define and express the distinct difference between town centres, heritage precincts, suburban neighbourhoods, parks and open spaces, and rural areas.

QLDC's Amenity strategy is to protect the night sky and aesthetic appeal of the District by:

- 1. Supporting recreational and scientific night sky observation by minimising sky glow*
- 2. Minimising upward waste light*
- 3. Defining the colour appearance of light to create an inviting environment*
- 4. Controlling levels of brightness and glare*
- 5. Controlling obtrusive and nuisance light spill*
- 6. Defining consistent light fittings and materials."*

In considering the relief sought, the updated MCSSZ Design Guidelines 2017, at Part 2, section 2.4, already provides for specific reference to the Southern Light -Lighting Strategy and restricts the type and method of lighting that can be employed in public open space in the zone. The MCSSZ Design Guidelines 2017 sets out that lighting responses will be a key consideration when subdivision and buildings are considered through the Mount Cardrona Station Design Review Panel (I expand upon this review process at section 6.6 of this report). To ensure consistency between the policy framework supporting the MCSSZ and Design Review process, I have suggested further amendments to the Design Guidelines to ensure that lighting is designed to avoid upward light spill on the night sky.

Further, MCSL through submission (52/08/02) has sought to enhance the consideration of avoidance of night pollution through amendments to Policy 2.3, set out above, and the provision of a new Assessment Matter. I consider that the amendment to Policy 2.3 is appropriate to respond to this issue, however, recommend further amendments to the policy to ensure that it is more consistent with the policy direction advanced under the Proposed District Plan Review process. In particular, under the section 42A officer's reply to Hearing Stream 4 (Chapter 27 – Subdivision and Development Chapter), there are a number of policies that reinforce the need to avoid upward light spill on the night sky, including but not limited to:

"Policy 27.2.5.17...(iii) Have regard to the design, location and direction of lighting to avoid upward light spill, recognising the night sky as an element that contributes to the District's sense of place."

"Policy 27.2.5.5 Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways within subdivisions are provided for by having regard to:....

v. The provision for and standard of street lighting, having particular regard to the siting and location, the provision for public safety and to the avoidance of upward light spill on the night sky."

I note that the hearing for Hearing Stream 4 (Chapter 27 – Subdivision and Development Chapter) has now been formally adjourned for determination.

With respect to MCSL suggested assessment matter, as the relief by the submitter appears to apply this to street lighting, which would be considered at the time of subdivision, it is more appropriate for this matter to be included within the changes sought to the Operative Subdivision Chapter (15). I note also that for an assessment matter to be effective, the

corresponding rule should provide sufficient scope for the assessment matter to be considered. In the case of subdivision design under Rule 15.2.7.1 (Controlled Subdivision Activities - Subdivision Design) lighting does not appear to be a matter over which control has been restricted within the MCSSZ. As a consequence, I recommend that Rule 15.2.7.1 (Controlled Subdivision Activities - Subdivision Design) be amended to specifically provide for the consideration of street lighting and that the relief sought by MCSL be applied to 15.2.7.3 (Assessment Matters for Resource Consents) as this relates to MCSSZ under matters listed under clause (xii)(e). My suggested amendments to both Rule 15.2.7.1 and 15.2.7.3 (xii)(e) reflect the outcome in my recommended amended Policy 2.3.

Given the above, I support (in part) the relief in the submission of Dr Pippa Kyle (52/02/06) that seeks to ensure that the zone streetscape and overall lighting design meets some form of zone and design guideline rules that protects the 'night sky' and consider the amendments discussed above, will assist with responding to this issue. The submitter also considers it necessary for the registration of covenants to avoid night pollution from public and private lighting. I do not consider this to be necessary given that all subdivision and development within the MCSSZ must be advanced through a design review process (a process secured through covenants registered on the titles of all lots created as part of the zone), where the Panel determines whether the design of the subdivision and building appropriately respond to the MCSSZ Design Guidelines.

MCSL, through its further submissions (FS-52/12/05, FS-52/12/07, FS-52/12/15, FS-52/12/45) does not consider that any action is required in response to submissions made by Dr Pippa Kyle (52/02/06), Patrick Frengley (52/03/04) and Hil and Mario Kiesow (52/09/06) given that these matters are adequately covered in the MCSSZ provisions. MCSL would also support the participation of an International Dark Sky accreditation if the community wishes to do this. In relation to covenants, MCSL considers that no action is required because consideration of the Design Guidelines is already required for all subdivision and building activity within the MCSSZ.¹⁷ My suggested amendments to more effectively respond to the relief sought by submissions 52/02/06, 52/03/04, and 52/09/06 will also go some way to responding to the issues raised by these submitters.

Given the foregoing, I support, in part, the relief by the identified Original Submitters and the MCSL further submissions that seek to enhance the provisions of the MCSSZ to mitigate the effects of light pollution on the night sky.

Recommendations

Accept (in part) That submissions by Dr Pippa Kyle (52/02/06), Patrick Frengley (52/03/04) and Hil and Mario Kiesow (52/09/06) be accepted (in part) and that the planning provisions supporting MCSSZ and associated Design Guidelines that sit outside of the District Plan are amended to avoid upward spill on light on the night sky. I do not consider it necessary to introduce a covenant to address light pollution as this is more effectively responded to through changes to the planning provisions and Design Guidelines.

Accept (in part) That submission 52/08/02 (MCSL) be accepted (in part) on the basis that the revised policy wording to Policy 2.3 is considered more effective in responding to avoidance of light spill on the night sky.

Policy 2.3 is amended as follows:

¹⁷ FS-52/12, Pages 4, 6 and 13.

~~All street lighting shall be designed to ensure vehicle and pedestrian safety while being at a low level and design to minimise light pollution.~~

Avoid upward light spill on the night sky through appropriate control of the design and type of street lighting.

Amend 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.*
- *Whether the subdivision has been approved by the Design Review Board and is consistent with the Mount Cardrona Station Design Guidelines (2008 2017).*
- *Location and form of pedestrian access.*
- *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 on 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.”*

Amend 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:

(i) Street lighting is designed to avoid upward light spill on the night sky.

Amend the Design Guidelines as follows:

Page 2-14 of the Design Guidelines under section 2.4 Lighting, amend second sentence under heading ‘Guidelines’

“Street lighting is only provided when required as subdivision and development progresses.

All street lighting shall be in accordance with the Council’s Lighting Strategy entitled ‘Southern Lights’ and shall avoid upward spill of light on the night sky.

All lighting shall provide adequate light to ensure pedestrian safety, but shall be low level and of a consistent design and finish, and shall minimise avoid upward light pollution on the night sky.”

Amend Section 3.13 Outside Lighting Within Private Allotments, page 3-14 as follows:

“Aim

Low level lighting that ensures that views of the night sky is maintained through the avoidance of upward light spill on the night sky, achieves energy efficiency and provides private amenity.”

Page 3-23 of the Design Guidelines under section 3.22.3 – Final Review, amend bullet point five as follows:

“Details of any roof equipment.....and exterior lighting (designed to avoid upward spill of light on the night sky).”

6.3 ISSUE: EFFECTS ON HERITAGE VALUES & PROTECTION OF EXISTING WATER RACE

The Issues and Decisions Requested

Heritage New Zealand seeks that the chaff storage platform located within the Plan Change boundary is scheduled in the Inventory of Protected Features and seeks further protection of the existing water race located on site, while also seeking a range of amendments to the planning provisions to achieve the protection of heritage values. The submitter raises the following matters:

- The submitter seeks that the chaff storage platform (NZ site F41/563) is scheduled in the District Plan Inventory of Protected Features, and Proposed District Plan Schedule 26.10 as part of stage 2 of the District Plan review.¹⁸
- Alternatively, if the above relief is not accepted, the submitter seeks that Rule 12.22.4.2x is amended to specifically provide for the protection of heritage features on site.¹⁹
- The submitter seeks that Rule 12.22.4.2x - Protection of Water Race be amended to require the fencing off of Walter Little's Water Race and that fencing be contained within Activity Area 7b. Rule 12.22.4.2x is proposed to be amended to reflect this.²⁰

Discussion

Heritage New Zealand (52/07/01) considers that the proposed provisions acknowledge the heritage values associated with the Plan Change area and generally provide scope for these to be managed as the zone develops, however the submitter seeks a number of further amendments to the Plan Change.

Heritage New Zealand (52/07/06) raises concerns about the potential for the golf course to impact upon the Chaff storage platform (being an existing heritage feature identified in the Archaeological Assessment prepared by Angela Middleton dated May 2006). This feature is not identified as a protected feature under Appendix 3 – Inventory of Protected Features to the Operative Plan or listed within Chapter 26 (Historic Heritage) under the Proposed District Plan. Heritage New Zealand seeks that the chaff storage platform (NZAA site F41/563) is scheduled in the Operative District Plan Inventory of Protected Features, and Proposed District Plan Schedule 26.10 as part of stage 2 of the District Plan review. If the above relief is not accepted, the submitter seeks that Rule 12.22.4.2x be amended as follows:

“x. Protection of water races in Activity Area 7B & Chaff Storage Platform in Activity Area 9

¹⁸ 52/07/06

¹⁹ 52/07/06

²⁰ 52/07/02

*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, and 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."

The Plan Change is supported by an assessment of the archaeological and cultural values of the area, prepared by KTKO Limited (a copy of the report is attached as Document 8 to the section 32 evaluation). This assessment states *"that the proposed amendments [through PC52] do not fundamentally change the objectives of the zone, given the detail which was received. On that basis, the recommendations of the 2006 Cultural Values report still apply and should be taken into account. This will particularly apply to the area of the zone currently shown as Activity Area 7 – Heritage in the Operative District Plan which is now proposed to be shown as Activity Area 8, Golf Activities."*²¹

I note that the submitter also seeks that Rule 12.22.4.2x – (Protection of Water Race) be amended to require the fencing off of Walter Little's Water Race and that fencing be contained within Activity Area 7b.

MCSL, through further submission (FS-52/12/35) supports the submission made by Heritage New Zealand (52/07/02) in regards to the impact on heritage values. MCSL states that "the proposed amendments provide more appropriate rules in relation to the Walter Little water race". They recommend accepting this submission.²²

MCSL through further submissions (FS-52/12/36, FS-52/12/37, FS-52/12/38) also supports the submission points (52/07/03), (52/07/04) and (52/07/05) which supported notified Rule 12.22.2.2 (viii), Rule 12.22.4.2 (x) and Rule 12.22.5 (i). MCSL considers these to be necessary and appropriate and requests that these submissions be accepted. The provisions supported by both Heritage New Zealand and MCSL, through its further submission, require consideration and the protection of the historic water race for new building activity in Activity Area 6 and 7b and are considered effective in responding to historic heritage related issues raised by PC52.

Additionally, MCSL through further submission (FS52/12/39) supports Heritage New Zealand's submission (52/07/06), stating "the inclusion of provisions to protect the chaff storage platform, both as an addition to the Inventory of Protected Features and as an amendment to Rule 12.22.4.2 (x) is necessary and appropriate". They recommend accepting this submission on this basis.²³

²¹ KTKO Limited, 26 October 2016

²² FS-52/12, Page 11

²³ FS-52/12, Page 12

Having reviewed the provisions, it is evident that the operative MCSSZ provisions provide for a broad range of recognition towards the protection of heritage features on site, however they are not specific in terms of achieving the outcomes sought by Heritage New Zealand.

In relation to primary submission 52/07/06 advanced by Heritage New Zealand, I do not consider it effective to include amendments to the District Plan Inventory of Protected Features, given that this has now been updated through Stage 1 of the District Plan Review. With regard to timing, the hearing for Chapter 26 (Historic Heritage) has already been advanced through Stage 1 of the District Plan Review (Hearing Stream 3) and I understand that it is not the Council's intention to update this District Wide Chapter through Stage 2 of the District Plan Review. Put another way, the relief sought by Heritage New Zealand should have been advanced at the time that the submitter lodged submissions to Chapter 26 (Historic Heritage) as part of Stage 1 of the District Plan Review. As a consequence, I recommend that the submitter's alternative relief under 52/07/06 be accepted, given that this will still achieve a similar level of recognition and protection to historic heritage contained within MCSSZ and is within scope of the Plan Change.

Recommendations

Accept That submissions 52/07/01, 52/07/03, 52/07/04, 52/07/05 and 52/07/06 (Heritage New Zealand) and further submissions FS52/12/34, FS52/12/36, FS52/12/37, FS52/12/38 (MCCL) be accepted as they are necessary and appropriate to provide for heritage protection.

Accept (in part) That submission (52/07/02) and further submission (FS52/12/39) be accepted (in part) on the basis that the proposed amendments to Rule 12.22.4.2x - Protection of Water Race provides more appropriate rules in relation to the Walter Little water race.

- If PC52 is accepted, then I recommend that Rule 12.22.5.2(x) is amended to support the MCSSZ, as follows:

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 Chinonochioa ecosystem species, and 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."

6.4 ISSUE: STRUCTURE PLAN: ACTIVITY AREAS 6 & 7B

The Issues and Decisions Requested

A number of original submitters raise matters relating to the inclusion of Activity Areas 6 & 7B in the MCSSZ Structure Plan and state that:

- Zones 6 and 7b ‘commonage / heritage / grazing’ areas are protected from further development even at a later stage, and thus is enforced by registered covenants on title.²⁴
- The sports field/tennis court area located in the 100 metre buffer zone is removed / relocated out of this area as it is better located in the existing village public spaces. The reasons for this are: (i) it encroaches into the 100 metre mitigation strip and (ii) risks the use of night lights (refer night sky protection comment below), and (ii) risk of use of the paper road/Pringles Creek road for vehicle parking and movement congestion. Irrespective of whether it can be moved or not, as a minimum, it is sought that there is a restriction on the use of any lighting to daylight only and the paper road to be only used as a walkway / cycle and bridle path.²⁵
- Activity Areas 6 and 7a commonage to be preserved in perpetuity. Area 7a commonage to be protected by a Zone Rule.²⁶
- Area 6 “pushback” from the southern boundary of 100m to also be preserved in perpetuity to separate development from the immediate neighbours, by becoming a Zone Rule (including 7a).²⁷
- That the sports field in Area 6 to be deleted as no parking provision and no such capacity in the Pringles Creek community, now or ever.²⁸
- Modification of the Structure Plan and Zone rules is sought so that the Activity Area between the Southern Neighbourhood and the Pringles Creek boundary is designated as a 'Reserve' and as such all buildings, structures and installation of above ground infrastructure is excluded from this area. This area should seek to mitigate the built areas of the zone and provide public open space for the residents of the village, while preserving rural amenity values for the residents of Pringles Creek subdivision.²⁹
- The planning objectives and zone rules run contrary to the aims of the open space and mitigation in Activity Area 6 in that they allow built form and infrastructural development, which defeats the purpose of a buffer zone, compromises rural amenity and creates a precedent whereby further structures in the area are more likely.³⁰
- Development intensification in Activity Areas 1 to 4 and re-orientation of the village centre to more of a northerly aspect effectively makes the southern boundary, the rear boundary. This has the potential for community infrastructure to occur elsewhere in the zone including Activity Area 6.³¹
- A sports field located in Activity Area 6 is inappropriate as the vertical fall of the land in this area would require extensive earthworks and would ancillary buildings such as toilets, changing rooms, storage for gear, equipment and machinery, vehicle parking and floodlighting. A sports field would be far more appropriate on the flat valley floor in a more centrally located position.³²
- The requirement for the 100-metre setback from the Pringles Creek Road and Gin and Raspberry Lane as a zone rule and not as a covenant to avoid any adverse visual impact for the property owners now and in the future.³³

²⁴ 52/02/03

²⁵ 52/02/04

²⁶ 52/03/02

²⁷ 52/03/03

²⁸ 52/03/05

²⁹ 52/05/02

³⁰ 52/05/03

³¹ 52/05/04

³² 52/05/05

³³ 52/09/02

- Due to the proximity to the adjoining subdivision, the submitter would like a zone rule to prevent development within Activity Area 6. The submitter considers that a sports field does not make sense and would create an adverse effect in terms of light and noise pollution for neighbouring residents on Pringles Creek Rd and Gin & Raspberry Lane.³⁴

One submitter therefore opposes this aspect of the Plan Change. The other submitters support the Plan Change, subject to modifications.

Discussion

Activity Area 6 and 7b

From the relief sought by submitters (52/02/03, 52/02/04, 52/03/02, 52/03/03, 52/03/05, 52/05/02, 52/05/04, 52/05/05), it is evident that neighbouring properties to the south are concerned about the potential for buildings and lighting to be located within Activity Areas 6 and to subsequently diminish their amenity and outlook to the north. Specific issue is raised relating to the identification of an 'indicative sports field' in Activity Area 6.

Dr Pippa Kyle (52/02/02) seeks that Pringles Creek 100 metre buffer area is protected from any development risk through combination of zone rules and registered covenants on the title.

Further, Dr Pippa Kyle (52/02/03) and Patrick Frengley 52/02/02 seek that Activity Areas 6 and 7b are preserved in perpetuity.

Expansion of Activity Area 4 into operative Activity Area 7

One of the most significant changes introduced by the Plan Change is that it proposes to expand proposed Activity Area 4 to the west to (in part) compensate for residential development area lost by the inclusion of the golf course. The extent of this change is clearly shown in Figures 2 and 3 overleaf.

³⁴ 52/09/03



*APPENDIX 3: Existing Mount Cardrona Station Special Zone Zones Plan.

Figure 2 – Operative Structure Plan, with Proposed Structure Plan identified beneath.



*APPENDIX 4: Open Space within Existing Zones.

Figure 3 – Proposed Structure Plan showing Activity Area 4 sitting outside of Operative Structure Plan.

Mr Compton-Moen, for the Council, considers that “the proposed extension of Activity Area 4 outside of the footprint of the Operative Structure Plan will result in effects ‘not more than slight’ and that the changes are consistent with the Operative Structure Plan. There are benefits in moving development away from the front of the eastern escarpment where height

restrictions are required to the west where the area is visually less prominent. Development will not cross the historic water race which is considered positive. In all likelihood given the size of the lots, dwellings will be clustered close to the street frontage with (relatively) large rear yards and with a maximum height of 5.5m will result in limited adverse visual effects. This is where the no solid fencing covenants are important to ensure an open and natural character is maintained, and arbitrary boundary lines do not detract from the underlying topography.”

For the reasons outlined by Mr Compton-Moen, I agree that this aspect of the Plan Change will not undermine the integrity of the original purpose of Activity Area 7. Further, the existing water race, identified west of proposed Activity Area 4 is sufficiently protected through management plan responses identified under section 6.3 of this report.

Activity Area 6 – Sports Field Related Development

The Operative MCSSZ Structure Plan A identifies the location of an ‘indicative sports field’ in Activity Area 6. Further, the underlying Mount Cardrona Station Stakeholders Deed (Stakeholders Deed) identifies the land that the Council and MCSL agreed (as part of PC18) would be set aside to vest as reserve land. This comprises approximately 1.65 ha in area and includes Activity Area 6 and the land identified as an ‘indicative sports field’.

By way of background, MCSSZ sets out that “[a]ctivity 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 the golf course and potential sports fields located within the Indicative Education Precinct.”

Based on my consideration of the provisions proposed within PC52, there is a very similar development outcome anticipated, albeit building activities associated with a gondola in Activity Area 6 and 7b are more permissive through the Controlled Activity status proposed under Rule 12.22.2.3(viii), which I discuss in turn at the bottom of page 29 of this report.

While the operative provisions limit buildings within Activity Area 6, it is evident that some form of development can occur through the operative rule framework, although this is limited to recycling and gas storage facilities (refer operative Discretionary Activity Rule 12.22.3.3(vii) and proposed Discretionary Activity Rule 12.22.2.3(vi)) and buildings associated with gondola activities in Activity Area 7b (refer operative Discretionary Activity Rule 12.22.3.3(v) and proposed Controlled Activity Rule 12.22.2.3(viii))

The identification of the ‘indicative sports field’ on the MCSSZ Structure Plan A, was largely driven by the siting of Activity Area 3b – Educational and Community Facilities under Operative MCSSZ, which immediately adjoined the indicative sports field’. The original intent of co-locating Activity Area 3b next to this adjoining area of open space was because of the potential for a school to be located within this locality.

Plan change 52 proposes to delete reference to a specific dedicated area within the zone for education and community facilities. Instead, the intent is for the market to decide where community facilities are best located if and when they are required. The section 32 analysis to PC52 argues that *“educational facilities are provided for as a discretionary activity in Activity Area 2, Activity Area 3 and Activity Area 4”* and that providing for the activities in this

way is more efficient and effective than a dedicated location within the Zone.” Further, the section 32 analysis states “in appropriate locations and at an appropriate scale a community activity or education facility (such as a preschool) may be an efficient use of land and contribute to the community within the zone.”

MCSL, through further submission (FS-52/12/16, FS-52/12/26, FS-52/12/42) supports the submissions by Dr Pippa Kyle (52/02/04), Patrick Frengley (52/03/05), Ian Leslie and Toni Rasmussen (52/05/05) and Hil and Mario Kiesow (52/09/03) in regards to removing reference to a sports field in the Structure Plan. MCSL considers that the sports field can be deleted from the Structure Plan given that it is unlikely that formal sports activities requiring a sports field will ever be required in the MCSSZ area. MCSL therefore seeks that the “Sports Field” annotation from Structure Plans A and C and from the Design Guidelines be deleted.

Education and community facilities are expressly provided for under proposed Controlled Activity Rule 12.22.2.2(i). In my opinion, retaining reference to an ‘indicative sports field’ in the MCSSZ Structure Plan A, may assist with guiding where Educational and Community Facilities should be established through the siting of these facilities in close proximity to open space. Given the foregoing, while I appreciate the issues raised by submitters and MCSL, I consider it more appropriate for reference to ‘indicative sports field’ to be retained within the Structure Plan A. I also note that the Council and MCSL historically established a separate Stakeholder Deed that identified part of the southern portion of Activity Area 6 being vested as reserve, which reflects a broader community recreational use over this part of the MCSSZ. As such, I recommend that submissions of 52/02/03, 52/02/04, 52/03/02, 52/03/03, 52/03/05, 52/05/02, 52/05/05 are not accepted.

MCSL, through further submission (FS-52/12/16, FS-52/12/26, FS-52/12/42), argues that tennis courts are still a desirable amenity and these could be located in a variety of locations in Activity Area 6, including in the northern corner of the southern Activity Area 6 block. MCSL seeks that tennis courts be provided for in Activity Area 6 by way of a new discretionary activity rule which focusses the assessment on nearby residential amenity (including in relation to noise and lighting) and stormwater management. The proposed Rule and assessment matter reads as follows:

- 1) Add new rule 12.22.2.3(vi)(c) (Discretionary activities, buildings and structures in Activity Area 6): (c) Tennis courts
- 2) Add new assessment matter 12.22.5(xxiv): xxiv. Discretionary activity – Tennis courts in Activity Area 6:
 - Proximity of the courts to neighbouring properties and any adverse effects of noise and lighting on residential amenity;
 - Whether the location of the tennis courts adversely affects stormwater flow paths and stormwater management

This is a matter that has been reviewed by Mr Compton-Moen who considers that tennis courts will not have an adverse effect on the landscape character or visual amenity of the area, subject to lighting controls ensuring no upward light spill is incorporated into the rules. This outcome is, in my opinion adequately responded to through the provisions introduced by MCSL, through further submission (FS-52/12/16, FS-52/12/26, FS-52/12/42).

Dr Pippa Kyle (52/02/03) requests that activity areas 6 and 7b are protected from further development and that this is enforced by rules and registered covenants on the titles. MCSL, through further submission (FS 52/12/04) sets out the “rules of the MCSSZ already address the submitters concerns and that Activity Area 6 provides for a small amount of building ancillary to the uses of the zones (such as for recycling, gas storage) and that any other

buildings are non-complying activities. Further, MCSL sets out “Activity Area 7a only provides for buildings associated with a gondola or approved farm buildings, and any other uses are a non-complying activity. “ MCSL considers that “the MCSSZ rules therefore already provide significant protection of these areas from unanticipated development and that registered covenants are not appropriate as they are a private contract and can be amended between the parties.”

I agree with MCSL further submission (FS 52/12/04) that the proposed MCSSZ provisions seek to limit the type of buildings that can be located within Activity Area 6 and Activity Area 7b and to a large extent these rules remain unchanged, other than the proposed Controlled Activity Rule 12.22.2.3(viii) for new buildings or structures associated with the erection of gondola facilities within Activity Area 6 and 7b. PC52 seeks to amend this from a discretionary activity to a controlled activity.

While Dr Pippa Kyle (52/02/03) and Patrick Frengley’s (52/02/02) submissions do not raise specific issue with gondola activities within Activity Area 6 and Activity Area 7b, the scope of these submissions do seek to avoid further development within these areas.

Further, the submission by Ian Leslie and Toni Rasmussen (52/05/03) states *“that the planning objectives and zone rules run contrary to the aims of the open space and mitigation in Activity Area 6 in that they allow built form and infrastructural development in Activity Area 6, which defeats the purpose of a buffer zone and compromises rural amenity and creates a precedent whereby further structures even if designated non-complying activity would be more likely.”*

With respect to this submission, the intent of the MCSSZ and supporting policy and rules have never sought to avoid all development in Activity Area 6. This is specifically recognised under Policy 4.14 (within Activity Area 6) which *“provides for formal and informal public recreation activities and to restrict buildings in the area 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, a recycling station, and the provision of small scale buildings associated with potential sports fields..”*

In addressing submission 52/05/03 further, I note that the existing operative MCSSZ provides for development activities that can be undertaken within Activity Area 6 and Activity Area 7b. In my opinion, neither rule now proposed (including proposed Rule 12.22.2.2(viii) and proposed Rule 12.22.2.3(vi)) are considered to run contrary to the original intent of Activity Area 6, as implied by the submitter. In all cases, a consent pathway exists for buildings under the operative rule framework.

In terms of responding to the broader amenity concerns of Ian Leslie and Toni Rasmussen (52/05/03), the change to the activity status from discretionary to controlled activity status under proposed Rule 12.22.2.2(viii) is a matter that I consider in turn below.

The application of a controlled activity status for gondola activities was a matter recently discussed during Hearing Stream 11 (Ski Area Sub Zones). In her closing right of reply, dated 19th May 2017, Ms Bank’s Council policy planner and the section 42A officer to this hearing stream stated at paragraph 3.6:

“Through the hearing, the Panel has questioned the approach for (Passenger Lift Systems) (PLS), and the possible application of a district wide restricted discretionary status for gondolas (not only for those providing access to a SASZ, but also for other gondolas, such as the existing Skyline gondola). I consider restricted discretionary activity status to be

appropriate for gondolas district wide, regardless of whether they provide access to a SASZ or are for another purpose. This is because the resource management considerations for a gondola within the Rural Zone and any Outstanding Natural Landscape (ONL) are essentially consistent, wherever these systems may be located. The exception to this is between the existing SASZ at Cardrona and the Mount Cardrona Station Special Zone, where I recommend a controlled activity status is applied.....”

Under recommended Rule 21.4.27B, Ms Bank’s provides a controlled activity status for Passenger Lift Systems directly linking the Mount Cardrona Station Special Zone to the Cardrona Ski Area Sub Zone.

“Control is reserved to all of the following:

- The extent to which the passenger lift system breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.*
- Materials, colours and light reflectance, including consistency with the rural landscape of which the passenger lift system will form a part.*
- Landscape*
- Sediment and erosion control.*
- Balancing environmental considerations with operational characteristics.”*

I accept the issues raised within the submissions of Dr Pippa Kyle (52/02/03) and Patrick Frengley (52/02/02) that there needs to be an appropriate level of response to managing effects from buildings and structures within Activity Area 6 and Activity Area 7b. To this end, I consider that proposed Rule 12.22.2.2(viii) within PC52 should be consistent with recommended Rule 21.4.27B as this relates to the Ski Area Sub-Zone. I consider that the matters of control specified in Ms Bank’s recommended Rule 21.4.27B are more effective in guiding plan users on the matters considered necessary to manage effects on landscape and visual amenity values. The matters listed in proposed Rule 12.22.2.2(viii) are less prescriptive, and in my opinion, are less effective in responding to landscape and visual amenity considerations. I therefore recommend amendments to Rule 12.22.2.2(viii) to better align with the matters of control set out in recommended Rule 21.4.27B, while also ensuring that the rule more effectively responds to the amenity concerns raised by Dr Pippa Kyle (52/02/03) and Ian Leslie and Toni Rasmussen (52/05/03). Other than this suggested amendment and for the reasons identified in the preceding paragraphs, I do not consider that it is necessary to place further controls over development occurring within Activity Area 6 and Activity Area 7b.

Lastly, Ian Leslie and Toni Rasmussen (52/05/04) consider that as *“development intensification in Activity Areas 1 to 4 and re-orientation of the village centre to more of a northerly aspect effectively makes the southern boundary, the rear boundary. This has the potential for community infrastructure to occur elsewhere in the zone including Activity Area 6.”* MCSL opposes the submission (52/05/04) through further submission (FS-52/12/25) stating *“community infrastructure is provided for and will locate where it is most optimal in relation to other activities.”* I do not see the changes proposed by the Plan Change as resulting in greater need for further community infrastructure to be advanced in Activity Area 6. I also agree with MCSL that as recognised within Policy 4.14, discussed above, that the MCSSZ provides for some form of development in support of the functioning of the village to be sited in Activity Area 6 and I therefore do not support (52/05/04).

Recommendations

- Accept (in part)** That further submissions FS-52/12/16, FS-52/12/26, FS-52/12/42 (MCSL) that seek to include a new rule governing tennis courts in Activity Area 6, be accept (in part).
- Reject** That submissions 52/02/04 (Pippa Kyle), 52/03/05 (Patrick Frengley), 52/05/05 (Ian Leslie and Toni Rasmussen) and 52/09/03 (Hil and Mario Kiesow) that seek to delete reference to the 'indicative sports grounds' be rejected.
- Reject** That submission 52/05/04 (Ian Leslie and Toni Rasmussen) be rejected on the basis that community infrastructure is provided for and will locate where it is most optimal in relation to other activities, including within the Activity Area 6.
- Accept (in part)** That submission 52/02/03 (Dr Pippa Kyle) and 52/02/02 (Patrick Frengley) 52/05/02 (Ian Leslie and Toni Rasmussen) and 52/09/02 (Hil and Mario Kiesow), are accept (in part) on the basis that the landscape and visual amenity values associated within Activity Area 6 and 7b are important and further amendments made within this report are considered effective in responding to the issues raised by submitters.

- If PC52 is accepted, then I recommend that the following amendment to Rule 12.22.2.2(viii) is added to support the MCSSZ, as follows:

“viii. Buildings and Structures associated with the erection and maintenance of a gondola within Activity Areas 6 and 7b that provides access from the Zone to the Cardrona Ski Area.

Matters over which control is reserved:

- Location including the extent to which the passenger lift system breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes;
- External appearance, including materials, colours and light reflectance, including consistency with existing landscape features of which the gondola will form a part;
- Access and parking;
- Sediment and erosion control; and
- Protection of the historic water races”

- If PC52 is accepted, then I recommend that Rule 12.22.2.3(vi) is amended to support the MCSSZ, as follows:

“vii. Buildings and structures within Activity Area 6 that are for the following purposes:

- ~~R~~ One recycling Station
- ~~G~~ One gas storage facilities
- ~~Buildings located within 25 metres of the southern boundary of Activity Area 3, and that are less than 50m² in size. Tennis courts.”~~

- If PC52 is accepted, then I recommend the following additional assessment matter is added in support of 12.22.5(xxiv) to support the

MCSSZ, as follows:

“xxiv. Discretionary activity – tennis courts in Activity Area 6:

(a) Proximity of the courts to neighbouring properties and any adverse effects of noise and lighting on residential amenity, including the need to avoid light spill on the night sky;

(b) Whether the location of the tennis courts adversely affects stormwater flow paths and stormwater management”

6.5 ISSUE: STRUCTURE PLAN: ACTIVITY AREA 8C (CAR PARK AREA)

The Issues and Decisions Requested

A number of Original Submitters raise matters relating to the proposed Activity Area 8c (car parking area) on the Structure Plan and state that:

- If the MCSSZ is to provide for a ski field carpark / mitigation mounding, the carpark is sealed including the access road for the length between the entrance up to and the carpark. Further, that the ski field owners conduct rigorous dust mitigation measures for the remainder of the field access road, such that dust nuisance and effects on neighbouring properties are substantially reduced.³⁵
- The submitter generally supports the provisions of PC52 as they relate to Activity Area 8c as they better reflect the land use activities that are undertaken in the Ski Area Sub-Zone than the existing zoning. PC 52 is also likely to be complementary to future logical uses of the adjacent area, and likely to enable efficient integration of the transport network and access to the mountain;³⁶
- The submitter also notes that there are inconsistencies in the labelling of Activity Areas within *Structure Plan A – Mt Cardrona Station Structure Plan* and *Structure Plan B – Height Restrictions*. Specifically, the area identified as “Activity Area 9” within Structure Plan A is labelled as “Activity Area 8” within Structure Plan B. Additionally, “Activity Area 1b” within Structure Plan A is labelled as “Activity Area 1a” on Structure Plan B. The submitter requests that these errors (on Structure Plan B) be corrected;³⁷
- The submitter seeks an amendment to Rule 12.22.2.3vii relating to Restricted Discretionary Activities within Activity Area 8c to include ‘complementary commercial uses and buildings’.³⁸
- A requirement for Cardrona Ski Resort to seal the ski field access road to prevent degradation of air quality (dust) for the Mount Cadrona Ski Village and the Pringles Creek Community.³⁹

The submitters, subject to amendments set out their respective submissions, support the plan change.

Discussion

Dr Pippa Kyle (52/02/08) and Patrick Frengley (52/03/09) seek that the carpark (Activity Area 8c) and access (Activity Area 8a and b) be sealed including the access road length between the entrance up to and including carpark. Further, they seek that the Ski field owners conduct rigorous dust mitigation measures for the remainder of the field access road to manage dust

³⁵ 52/02/08

³⁶ 52/06/02

³⁷ 52/06/05

³⁸ 52/06/06

³⁹ 52/03/09

nuisance and effects on neighbouring properties. CARL, through further submission (FS-52/11/02) opposes these submissions on the basis that the Cardrona Access Road is not located within the MCSSZ. I agree with CARL and note that for the most part the ski field access road falls outside of the Plan Change boundary, and is therefore outside of the scope of this plan change. Only a small portion of the access road identified as Activity Areas 8a and 8b fall within the Plan Change boundary and I do not consider it appropriate to require sealing these small portions when the wider access road is unsealed as there would be limited benefit.

MCSL, through further submission (FS-52/12/09, FS-52/12/20) supports in part the submissions made by Dr Pippa Kyle (52/02/08) and Patrick Frengley (52/03/09), stating that "the ski area carpark in Activity Area 8c should be sealed and this should be enforceable by amending Rule 12.22.2.3 (vii)(b)." MCSL acknowledges and agrees with the submitter's point in relation to the ski field access road, however notes that the road is outside the MCSSZ and therefore outside of the scope of this Plan Change."

The amendments sought by MCSL comprise:

1) Modify Rule 12.22.2.3(vii)(b) as follows:

(b) In relation to earthworks: sediment control, dust control, site rehabilitation, the sealing of the car park, and landscaping.

In my opinion, the sealing of the car park contained within Activity Area 8c is an appropriate response given the likely future concentration of vehicle activity in this location of the MCSSZ.

In relation to primary submission advanced by CARL (52/06/05) which seeks corrections to minor inconsistencies in the labelling of activity areas within *Structure Plan A – Mt Cardrona Station Structure Plan* and *Structure Plan B – Height Restrictions*, this is supported to ensure effective plan administration and usability by plan users. The relief sought by CARL, was supported by MCSL under further submission FS-52/12/32.

CARL through primary submission (52/06/06) seeks an amendment to proposed Rule 12.22.2.3(vii) relating to restricted discretionary activities within Activity Area 8c to include "complementary commercial uses and buildings", such as chain fitting service or coffee cart activities to be located within this activity area. The submitter recommends an additional matter of discretion relating to the nature and scale of the complementary commercial use and notes that built form associated with these complementary activities is limited by Zone Standard 12.22.4.2(iii) – Height which restricts the maximum building height to 4.5m and Zone Standard 12.22.4.2(xi) – Buildings within Activity Area 8c which limits the total combined gross floor area of all buildings within Activity Area 8c to 400m². As such, an additional matter of discretion is suggested relating to the nature and scale of the complementary commercial use. MCSL through further submission (FS 52/12/33) supported this relief.

I note that Activity Area 8c is a reasonably exposed and elevated area, however, given that the existing plan provisions already place restrictions around the height and scale of buildings in this locality of the MCSSZ, I consider that the relief sought is acceptable, subject to ensuring that the wording of the rule does not expand the complementary commercial uses on site.

Recommendations

- Accept (in part)** That submission 52/02/08 (Dr Pippa Kyle) be accepted (in part) on the basis that sealing of the carpark contained within Activity Area 8c will ensure that dust nuisance is avoided, however sealing of the wider ski access road is outside of the scope of this Plan Change.
- Reject** That the submission 52/03/09 (Patrick Frengley) be rejected as the sealing of the wider ski access road is outside of the scope of this Plan Change.
- Accept** That submission 52/06/05 (CARL) be accepted on the basis that the minor inconsistencies require amendment for consistency across the Plan.
- If PC52 is accepted, then I recommend further amendments to Structure Plan A and B to support the MCSSZ, as follows:

*Amendments to Structure Plan B:
Labelling of Activity Areas within Structure Plan A – Mt Cardrona Station Structure Plan and Structure Plan B – Height Restrictions. Specifically, the area identified as “Activity Area 9” within Structure Plan A is labelled as “Activity Area 8” within Structure Plan B. Additionally, “Activity Area 1b” within Structure Plan A is labelled as “Activity Area 1a” on Structure Plan B.*
- Accept in Part** That submission 52/02/08 (Dr Pippa Kyle) and 52/03/09 (Patrick Frengley) be accepted in part through the provision for the sealing of the carpark in Activity Area 8c and this should be enforceable by amending Rule 12.22.2.3 (vii)(b):
- If PC52 is accepted, then I recommend amendments to Rule 12.22.2.3(vii)(b) to support the MCSSZ, as follows:

(b) In relation to earthworks: sediment control, dust control, site rehabilitation, the sealing of the car park, and landscaping.
- Accept** That submission 52/06/06 (CARL) and further submission FS-52/12/33 (MCSL) be accepted, on the basis that the inclusion of “complementary commercial services” in Rule 12.22.2.3vii is appropriate, given the built form is limited by site and zone standards. Further, the proposed amendment to Rule 12.22.2.3vii relating to Restricted Discretionary Activities within Activity Area 8c to include ‘complementary commercial uses and buildings’.
- If PC52 is accepted, then I recommend that Rule 12.22.2.3(vii) is amended to support the MCSSZ, as follows:

“Rule 12.22.2.3vii – Discretionary Activities
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 complementary commercial uses (limited to chain fitting services and coffee carts) and associated buildings.

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 and landscaping.
- (c) The nature and scale of the complementary commercial use.”

6.6 MOUNT CARDRONA STATION DESIGN GUIDELINES

The Issues and Decisions Requested

A number of original submitters raise issues with landscaping responses identified within the Mount Cardrona Station Design Guidelines and request the following relief:

- That the landscape planting plan reflected in the design guidelines, in particular for Pringles Creek mounding/buffer zone, is reviewed to ensure a priority use of local species that clearly survive / are self-sustaining in the vicinity at similar elevations. What works in the Pringles creek subdivision and surrounds are good examples to refer to. For example, silver tussocks grow exceptionally well in this area.⁴⁰
- That Mitigation planting must be done before any development work is undertaken.⁴¹
- That the existing strict design guideline rules for all dwellings and buildings will be kept in place, both for now and in the future.⁴²
- There is no mention of long term noxious weed and pest control, which needs to be included within the plan change. Recommends inclusion of a long term noxious pest and weed control requirement.⁴³
- Removal of *Macrocarpa* from mitigation planting as both evergreen and 15m when mature, which will cast unwanted shading of southern neighbour’s land, especially in winter.⁴⁴
- Add to Rule 12.22.2.2 (v) Earthworks and Planting required by Structure Plan D- another matter to which control is reserved:
“The use of plant species that are proven to grow locally.”⁴⁵
- Remove *Macrocarpa* from the list of species promoted in Area 3 sports field (within the Mt Cardrona Guidelines) and replace with Mountain Beech or a similar tree species.⁴⁶

Discussion

Landscaping Responses implemented through the Mount Cardrona Station Design Guidelines

I note that the submissions by Dr Pippa Kyle (52/02/07), Patrick Frengley (52/03/08) and Mount Cardrona Station Limited (MCSL) (52/08/03) raise issue about the species of plants used in the Mount Cardrona Design Guidelines.

⁴⁰ 52/02/07

⁴¹ 52/02/09

⁴² 52/02/10

⁴³ 52/03/07

⁴⁴ 52/03/08

⁴⁵ 52/08/03

⁴⁶ 52/08/04

Patrick Frengley (52/03/08) and MCSL (52/08/03) both seek that *Macrocarpa* be removed from the mitigation planting list of species promoted in Activity Area 6 due to its height when mature, which may cast unwanted shading of southern neighbours' land, especially in winter. MCSL seeks that Mountain Beech or a similar tree species could be used.

Both MCSL (52/08/03) and Dr Pippa Kyle (52/02/07) seek amendments to the planning provisions to ensure priority use is given to local species.

Dr Pippa Kyle (52/02/07) seeks that the landscape planting plan reflected in the design Guidelines (refer Part 3, page 3-9) in particular for Pringles Creek mounding/buffer zone (to be implemented within Activity Area 6) is reviewed to ensure a priority use of local species is provided for.

Dr Pippa Kyle (52/02/10) also identifies that mitigation planting should be done before any development work is undertaken, and that the existing strict design guideline rules for all dwellings and rules should be kept in place into the future.

In regards to Dr Pippa Kyle (52/02/07) submission requesting careful species selection, MCSL, through further submission (FS-52/12) supports the "amendments to the species list to ensure that appropriate species are planted that will survive the climate".

MCSL (52/08/03) seek amendments to Rule 12.22.2.2(v) Earthworks and Planting required by Structure Plan D to include another matter over which control is reserved: "*The use of plant species that are proven to grow locally.*" I consider that the relief sought by MCSL is an effective response to the issue raised by Dr Pippa Kyle (52/02/07), however, I have made minor amendments to the wording such that it refers to "proposed planting."

In responding to this submission and to the issue raised by Patrick Frengley (52/03/08), MCSL through submission (52/08/03) suggests to "delete *Macrocarpa* as a species in Activity Area 6 and replace with Mountain Beech or a similar species and ensure that only species that are suited to the environment are planted, such as silver tussocks." MCSL through submission (52/08/04) seeks that these amendments be included in Part 2 (Page 2-20) of the Design Guidelines 2017. I agree with this relief and consider that the planting of *Macrocarpa* may result in shading effects on adjoining southern properties and does not reflect the broader planting outcomes of the Design Guidelines.

In regards to Dr Pippa Kyle's submission (52/02/09) relating to mitigation planting, I note that the PC52 provisions (principally through Zone Standard 12.22.4.2(i) and (vi)) are geared towards ensuring that the mitigation planting response, as set out in Structure Plan D – Mitigation Planting Plan, is implemented before buildings are erected in Activity Area 1b or in the Southern Neighbourhood (shown on Structure Plan A). Essentially, this means that it is a non-complying activity under Rule 12.22.4.2(i) and (vi) to construct any buildings within these respective areas before mitigation planting is implemented in accordance with Structure Plan D – Mitigation Planting Plan. In my opinion, this existing rule is an effective response to address any mitigation responses necessary to ensure that the visual effects associated with buildings undertaken within the Southern Neighbourhood (identified on Structure Plan A) and which is located closest to the adjoining neighbouring subdivision are appropriately mitigated. I, therefore, do not recommend any further amendments to the planning provisions to respond to Dr Kyle's submission point.

Role of the Design Guidelines

Dr Pippa Kyle (52/02/10) seeks that the existing strict design guideline rules for all dwellings and buildings be kept in place, both for now and in the future. MCSL, through further

submission (FS 52/12/11), supports Dr Pippa Kyle's submission (52/02/10) in regards to the role of the Design Guidelines, stating "*[t]he Design Guidelines are an integral part of the philosophy of the future development to the zone. Rules of the Zone require that subdivisions and development are assessed through the Design Guidelines.*"

I note that the Design Guidelines were considered to be an integral part of the MCSSZ when this was approved by the Environment Court under decision [2010] NZEnvC/87. While not all buildings require resource consent (with a controlled activity resource consent only being required under Rule 12.22.2.2(iv) for buildings in Activity Areas 1 and 5), the design of all development is controlled through the Design Review Board (DRB), which is set up and run by an Incorporated Society which the developer will instigate. The requirement for all development to be assessed through the DRB is established through a covenant registered on the title of all lots and established under Rule 15.2.6.3(h)(i). The covenant is also granted in favour of the Council. Overall, the rule framework requiring buildings to achieve the design outcomes within the Design Guidelines and established under operative MCSSZ, is still required under the revised rule framework introduced under PC52. I consider that the rule framework is both effective and efficient and therefore do not recommend any further amendments, other than amending reference to the 2017 version of the Design Guidelines under Rule 15.2.6.3(h)(i).

Management of Noxious Weeds

Patrick Frengley (52/03/07) identifies the lack of long term noxious weed and pest control within the design guidelines and Plan Change.

MCSL, through further submission (FS52/12/18), supports Patrick Frengley's submission (52/03/07) in regards to the inclusion of noxious weed and pest control provisions, stating "*Noxious weed and pest control is controlled by the Regional Council, however MCS is aware that as custodians of the land every effort will be made to ensure that weed and pest control is undertaken regularly throughout the Zone, and by the homeowners' association. Pest management is an integral part of the Homestead Gully Management Plan which is required by Rule 12.22.4.2 (ix). Weed control will also be undertaken as part of the management of the golf course.*" MCSL, therefore, does not consider that any further action is required in relation to Patrick Frengley's concerns.

I note that existing subdivision Rule 15.2.6.3(h)(iv) already addresses management of noxious weeds and animals pests and reads:

"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."

I agree that the management of noxious weeds is an important issue, however this matter is already appropriately addressed within the existing subdivision standards that apply to the MCSSZ. I, therefore, do not consider it necessary to provide for further controls.

Recommendations

Accept That submissions 52/02/07 (Dr Pippa Kyle), 52/03/08 (Patrick Frengley), 52/08/03 and 52/08/04 (MCSL) and further submission FS-52/12/08, FS-

52/12/19 (MCSL) be accepted on the basis that careful plant species selection is required to ensure survival and landscape quality.

- If PC52 is accepted, then I recommend that the following amendment to Rule 12.22.5 Assessment Matter (iii) is added to support the MCSSZ, as follows:

“(d) The proposed planting uses plant species that are proven to grow locally.”

- If PC52 is accepted, then I recommend that the following amendment to Rule 12.22.2.2(v) is added to support the MCSSZ, as follows:

Add *“The use of plant species that are proven to grow locally.”*

Reject

That submissions 52/02/09 (Dr Pippa Kyle) and 52/03/07 (Patrick Frengley) be rejected, as it is considered that the relief sought by submitters, including need for mitigation planting to be implemented before development work is undertaken and management of noxious weeds, are already adequately responded through the planning provisions supporting PC52.

6.7 ISSUE: EFFECTS ON PAPER ROAD

The Issues and Decisions Requested

The purpose of the Paper Road is one of the issues raised in submissions with three submissions specifically addressing this matter. The points raised include:

- That the paper road still existing on the Pringles creek property should be cancelled or moved as it sits on a ridge when viewed from my property and house, and therefore is more visible and difficult to obscure. If it is used for a walkway there should be mitigation planting to limit the visibility of any walkway. It should have no motor vehicle access or parking.⁴⁷
- The ‘paper road’ connection to Gin and Raspberry Lane to be strictly limited to walking and cycling uses, plus possible future infrastructure connection to Pringles Creek/Village.⁴⁸
- The submitter seeks the inclusion of a zone rule that prevents vehicle access to Mount Cardrona Station from Pringles Creek Rd / Gin & Raspberry Lane. The paper road on Mount Cardrona Station and adjoining land should be for walking access only with no vehicle access or car parks available at the Pringles Creek Rd / Gin & Raspberry Lane end. However, the submitter would like to see their access to the walkways through the Mount Cardrona Station heritage area secured.⁴⁹

The relief sought by these submitters is that the plan change is approved subject to the revisions recommended to address their concerns.

Discussion

The issue raised by submitters relates to the use of the unformed paper road to the south of

⁴⁷ 52/02/05

⁴⁸ 52/03/06

⁴⁹ 52/09/04

Activity Area 6, identified on Structure Plan A, and relates to a small section of unformed paper road that connects with the southern boundary of MCSSZ.

MCSL, through further submission (FS-52/12), takes a neutral stance on Dr Pippa Kyle's (52/02/05), Patrick Frengley's (52/03/06) and Hil and Mario Kiesow's (52/09/04) submissions regarding the paper road. MCSL highlights that the paper road is outside the Plan Change area and therefore there is no scope to consider the relief sought. I agree with this conclusion and therefore recommend rejection of these submissions.

Recommendations

Reject That submission 52/02/05 (Dr Pippa Kyle), 52/03/06 (Patrick Frengley) and 52/09/04 (Hil and Mario Kiesow) be rejected as the paper road is outside the Plan Change area and therefore there is no scope for the relief sought.

6.8 ISSUE: EFFECTS ON WATER SUPPLY AND PRINGLES CREEK

The Issues and Decisions Requested

A number of submissions have been made that raise issues relevant to infrastructure and servicing of the Plan Change and include:

- The Pringles Creek / Gin & Raspberry Lane subdivision relies on the water supply from the Pringles Creek and Mount Cardrona Station has water rights from the Pringles Creek, as well. The submitter is aware that there is a minimum flow rule established for the Pringles Creek, however would like it confirmed that the water rights for the adjoining subdivision will be guaranteed and seeks an option to connect to the Mount Cardrona Station water scheme at some future stage.⁵⁰
- Seeks the protection of Pringles Creek water supply and creek and confirmation that the water consents for the zone are realistic and sustainable for the future.⁵¹
- That the Pringles Creek 100 metre buffer area is protected from any development risk in the future through a combination of zone rules and registered covenants on the title.⁵²
- Submitter seeks effective zone rules and objectives that ensure protection of water courses outside of the Mount Cardrona Station Special Zone where they will be affected by activities occurring within the zone and seek that the development target water efficiencies across the zone to reduce water demand. Further, they require that the Requestor provide clarification of the total water requirements for PC52 and the ability for those requirements to be provided for without effects on surrounding environment, including Pringles Creek. It is noted that the proposed Plan Change has increased the potential number of dwellings from 576 to 622 as well as a hotel.⁵³
- The sole mechanism for protection of Pringles Stream that is indicated in the Plan Change is the residual flow requirements of the permits. More detailed analysis, implementation of effective safeguards and robust water management measures to ensure sufficient volumes of storage and maximum water efficiencies within the zone is required. Provision should be made to ensure that the capture of all stormwater and grey water from all buildings is achieved and this will be utilised for irrigation of the golf course and public areas.⁵⁴

⁵⁰ 52/09/05

⁵¹ 52/02/01

⁵² 52/02/02

⁵³ 52/05/06

⁵⁴ 52/05/06

The submitters seek a range of relief including the adoption of additional mitigation to respond to their concerns.

Discussion

The submission by Dr Pippa Kyle (52/02/01) seeks the protection of the Pringles Creek water supply that supports the adjoining Pringles Creek / Gin & Raspberry Lane subdivision.

Further, the submission by Ian Leslie and Toni Rasmussen (52/05/06) seek clarification regarding the total water requirements of the Plan Change and the ability for those requirements to be provided for without effects on surrounding environment, including Pringles Creek. The submitter considers that the Proposal will result in an increase in year-round water requirements and that there is no data provided or analysis of the total daily water requirements of the zone, extraction volumes or storage requirements. Further, the submitter notes that the sole mechanism for protection of Pringles Stream is the residual flow requirements of the permits. The submitter requests more detailed analysis, implementation of effective safeguards and robust water management measures to ensure sufficient volumes of storage and maximum water efficiencies within the zone is required. Further, the submitter requests that provision should be made to ensure that the capture of all stormwater and grey water from all buildings is undertaken and this water shall be utilised for irrigation of the golf course and public areas.

The existing MCSSZ is reliant upon on-site service infrastructure to support the future development of the zone and the technical infrastructural requirements for servicing of the MCSSZ were established in the MWH reports that were submitted as part of PC18 that gave effect to MCSSZ. Resource consents for water⁵⁵ and wastewater⁵⁶ are in place to service the whole development. The Plan Change does not necessitate any changes to these existing consents and Otago Regional Council has confirmed that the water take consent has been given effect to. No other consents are required.

The Council's engineering team have raised no issues with the engineering information supporting this Plan Change, which is consistent with the service requirements supporting the operative MCSSZ.

MCSL, through further submission (FS-52/12/02 and FS-52/12/44) opposes the submissions made by Dr Pippa Kyle (52/02/01), Ian Leslie and Toni Rasmussen (52/05/06) and Hil and Mario Kiesow (52/09/05) which queries whether there is a sustainable water quantity to allow for climate change.

MCSL state that *"there is sufficient water supply for the Mt Cardrona Station Special Zone development and wider area, as addressed in the letter prepared by Tom Heller (hydrologist) dated 10 April 2017 – see Attachment A."* Mr Heller states in this letter that *"the rate and volume of water available, as authorised by existing consent 2009.191, is sufficient for both community development and golf course irrigation needs, as envisaged under the Plan Change. Mt Cardrona Station is able to fully comply with all Otago Regional Council conditions of the water permit to take water for its ongoing requirements."*⁵⁷

⁵⁵ Consent 2009.191 (ORC) to take and use water as primary allocation from Pringles Creek and the Cardrona River for communal domestic supply, commercial supply and irrigation. Its expiry date is 1 March 2030 and Consent 2009.435 (ORC) to take and use water as a primary allocation from Pringles Creek for irrigation. Its expiry date is 1 March 2030.

⁵⁶ RM061036.02 (QLDC) for buildings for effluent treatment and associated earthworks, which expires on 12 January 2019; Consent 2009.348 (ORC) to discharge 2164m³ per day of wastewater to land, which expires on 15 July 2045. This volume is adequate for the MCSSZ development, the Cardrona Ski Area and the expected expansion in the Cardrona village for the foreseeable future.

⁵⁷ FS-52/12, Page 17 - Letter by Tom Heller, 10 April 2017

Therefore, MCSL through the additional response provided by Mr Heller has confirmed that the water consent for the zone are realistic and sustainable for the future, noting that the consent is not required to be renewed until March 2030.

Further, Ian Leslie and Toni Rasmussen (52/05/06) request that provision should be made to ensure the capture of all stormwater and grey water from all buildings and this is to be utilised for irrigation of the golf course and public areas. In responding to this matter, I note that stormwater is principally managed through the open spaces (Activity Area 6), which are located around natural swales. Through PC52, these areas will continue to act as treatment and attenuation devices for the completed development. I do not recommend any further amendments to the MCSZ provisions, as I consider that this underlying stormwater management response is acceptable. It is again noted that Council's Engineering team have assessed the Proposal and consider that an adequate water, wastewater and stormwater arrangement have been made.

Overall, I am of the opinion that the Plan Change can be readily serviced and the existing water take consent 2009.191 (ORC) to take and use water as primary allocation from Pringles Creek and the Cardrona River for communal domestic supply, commercial supply and irrigation are adequate to service the water supply requirements of the future development outcomes envisaged under the proposed Plan Change.

Recommendations

Reject That Submissions by 52/02/01 (Dr Pippa Kyle), 52/05/06 (Ian Leslie and Toni Rasmussen) and 52/09/05 (Hil and Mario Kiesow) be rejected as it is considered that there is sufficient water supply for the Mt Cardrona Station Special Zone development and wider area.

6.9 ISSUE: AMENDMENTS TO SPECIFIC RULES

The Issues and Decisions Requested

A number of submissions seek modifications to the rules, and highlight the following concerns:

- The submitter seeks amendments to notified *Site Standard 12.22.4.1xi-Earthworks* to align with the provisions adopted by Plan Change 49 – Earthworks (PC4). These provisions, now operative, did not apply to the Mount Cardrona Special Zone or any other special zone. PC49 removed the square metre area limit of earthworks on the basis that the area of earthworks is intimately linked to the volume. It was considered that the purpose of the area limit standard was to control dust; however, dust is a matter controlled under the Environmental Protection Measures. As such, the submitter requests that *Site Standard 12.22.4.1xi (b)* is deleted.⁵⁸
- The submitter seeks amendments to Rule 12.22.4.2(i) - Buildings in Activity Areas 6, 7, 8 and 9 (Non-complying Activities) to provide for a new bullet point, which specifically exempts tennis court fencing:

*"- Fences surrounding tennis courts within Activity Area 6 that are over 2 metres in height are not considered 'buildings' for the purposes of this rule."*⁵⁹

⁵⁸ 52/06/04

⁵⁹ 52/08/01

Discussion

CARL submission (52/06/04) seeks amendments to notified Site Standard 12.22.4.1xi-Earthworks to align with the provisions adopted by Plan Change 49 (Earthworks) and notes that these provisions, now operative, do not apply to the Mount Cardrona Special Zone. The submitter requests that Site Standard 12.22.4.1xi-Earthworks is deleted.

MCSL, through further submission (FS-52/12/31) opposes the submission made by CARL (52/06/04), stating that *“Section 22 of the Operative District Plan controls all earthworks apart from earthworks in special zones. As these contain their own earthworks rules, the amendment proposed would mean that there are no earthworks rules in the Mt Cardrona Special Zone.”* MCSL seeks rejection of the submission made by CARL.

I can confirm that Rule 22.3.2.1 (d) of the operative Earthworks Chapter specifically exempts earthworks in Special Zones as identified in the MCSL further submission. As a consequence, I recommend rejection of submission (52/06/04), as the proposed rules supporting the Plan Change are more responsive to the zone.

MCSL through primary submission (52/08/01) seeks amendments to Rule 12.22.4.2(i) - Buildings in Activity Areas 6, 7, 8 and 9 (Non-complying Activities) to provide for a new bullet point, which specifically exempts tennis court fencing.

MCSL notes that tennis courts are usually located within or adjacent to sports fields. If a tennis court was contemplated within Activity Area 6, the height of the fence (over 2m) would require consent as it would be considered a “Building” under the operative District Plan definition of Building. Accordingly, the submitter considers that an exemption be included within Rule 12.22.2.4 for tennis court fencing.

I also note that MCSL, through further submission (FS-52/12/16, FS-52/12/26, FS-52/12/42), has sought that tennis courts be provided for in Activity Area 6 by way of a new discretionary activity rule (Rule 12.22.2.3(vi)(c) (Discretionary Activities, buildings and structures in Activity Area 6) and focusses the assessment on nearby residential amenity (including in relation to noise and lighting) and stormwater management. I consider that MCSL relief sought to Rule 12.22.2.3(vi)(c) to be more effective than the submitters relief sought through primary submission (52/08/01). I therefore recommend rejection of submission 52/08/01.

Recommendations

Reject That submission 52/06/04 (CARL) be rejected, on the basis that Section 22 of the Operative District Plan controls all earthworks apart from earthworks in special zones. As these contain their own earthworks rules, the amendment proposed would mean that there are no earthworks rules in the Mt Cardrona Special Zone and would result in an inconsistent rule framework governing special zone chapters.

Reject That submission 52/08/01 (MCSL) be rejected on the basis that the submitters alternative relief sought through further submissions FS-52/12/16, FS-52/12/26, FS-52/12/42 are considered more effective and better provides for the maintenance of amenity values through amendments sought Rule 12.22.2.3(vi)(c) (Discretionary activities, buildings and structures in Activity Area 6). Subsequently, it is recommended that further submissions FS-52/12/16, FS-52/12/26, FS-52/12/42 be accepted.

7.0 SECTION 32 – FURTHER EVALUATION

Under Section 32 of the RMA, a further evaluation is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (*the changes*). Changes and consequential changes are now proposed since the Section 32 Report was made, so a further evaluation is required, commensurate with the scale and significance of the changes.

In considering the Section 32, the following are noted:

While there have been amendments recommended to the supporting provisions (Policies, Rules and Other Methods) to the proposed M CCSZ, no specific further amendments are suggested to proposed Objective 1 (Sustainable Management), Objective 2 (Landscape), Objective 3 (Integrated Community), and Objective 4 (Spatial Planning and Design) and Objective 5 (Ecological values), Objective 6 (Heritage Values), Objective 7 (Infrastructure), and Objective 8 (Recreation) which underpins the development outcomes within PC52.

In the consideration of Assessment of Provisions (Policies, Rules and Other Methods) contained within proposed Section 12.21.2), no change is required to the assessments of:

- Policies 1.1 to 1.7 (proposed Section 12.21.2 Objectives and Policies);
- Policies 2.1 to 2.2, 2.4 to 2.7 (proposed Section 12.21.2 Objectives and Policies);
- Policies 3.1 to 3.5 (proposed Section 12.21.2 Objectives and Policies);
- Policies 4.1 to 4.17 (proposed Section 12.21.2 Objectives and Policies);
- Policies 5.1 to 5.4 (proposed Section 12.21.2 Objectives and Policies);
- Policies 6.1 and 6.2 (proposed Section 12.21.2 Objectives and Policies);
- Policies 7.1 and 7.13 (proposed Section 12.21.2 Objectives and Policies);
- Policies 8.1 to 8.7 (proposed Section 12.21.2 Objectives and Policies);
- Rules 12.22.2.1 (Permitted Activities);
- Rules 12.22.2.2 (Controlled Activities) (i) to (iv), (vi) to (vii);
- Rules 12.22.2.3 (Discretionary Activities) (i) to (v);
- Rules 12.22.2.4 (Non-complying Activities) (i) to (vi);
- Rules 12.22.2.5 (Prohibited Activities) (i) to (x);
- Rule 12.22.3 (Non-notification of Applications) (i) and (ii);
- Rule 12.22.4.1 (Site Standards)(i) to (xiii)
- Rule 12.22.4.2 (Zone Standards)(i) to (ix) and (xi);
- Assessment Matters under Rule 12.22.5(i) to (ii), (iv) to (xxiii).
- Amendments Subdivision Chapter 15;

However, changes within the following parts of the proposed provisions require re-assessment. In order to arrive at these conclusions, the scale and significance of the amendments and consequent effects are considered. The further comments are added to the existing Section 32 Analysis accordingly.

Policy 2.3

Policy 2.3 is amended as follows:

Avoid upward light spill on the night sky through appropriate control of the design and type of street lighting.

Efficiency and Effectiveness

The amendment sought better aligns with broader policy outcomes pressed through the Stage 1 District Plan Review and is considered more effective for plan administration and will provide a more appropriate policy framework for plan users to follow.

Benefits

The amendment will assist users of the Plan as applicants and consent planners to achieve clarity.

Costs

There are no costs associated with this amendment to Policy 2.3 as operative Policy 2.3 sought a similar policy outcome.

12.22 Rules

Rule 12.22.5.2(x)

“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 Chinonochioa ecosystem species, and 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.”

Efficiency and Effectiveness

The amended rule is considered efficient in terms of District Plan administration through providing clear guidance associated with the protection of historic heritage features contained within the plan change boundary and is more effective in addressing the policy outcomes under Objective 6 (Heritage Values), which promotes the protection of heritage features within the zone.

Rule 12.22.5.2(x) is not considered effective because it does not adequately respond to the protection of all historic features.

Benefits

Ensures that the rule is able to respond to the sensitivities of heritage features contained within the zone such as the chaff storage platform and existing water race.

Costs

The rule may result in additional costs associated with implementing fencing to protect the water race and chaff storage platform.

Rule 12.22.2.2(viii)

“Buildings and Structures associated with the erection and maintenance of a gondola within Activity Areas 6 and 7b that provides access from the Zone to the Cardrona Ski Area.

Matters over which control is reserved:

- *Location, including the extent to which the passenger lift system breaks the line and form*

- of the landscape with special regard to skylines, ridges, hills and prominent slopes;*
- *External appearance, including materials, colours and light reflectance, including consistency with existing landscape features of which the gondola will form a part;*
 - *Access and parking;*
 - *Sediment and erosion control; and*
 - *Protection of the historic water races”*

Efficiency and Effectiveness

The revised rule seeks to respond to amenity considerations raised by Ian Leslie and Toni Rasmussen (52/05/03) and linked to broader amendments to rule frameworks supporting controlled activities for gondola structures in the Ski Area Sub-Zone.

The amended rule is considered to be an efficient and effective method for managing gondola structures within this landscape, while addressing the issues raised as part of this assessment.

Benefits

Amendments are proposed to the existing controlled activity rule for Buildings and Structures associated with the erection and maintenance of a gondola within Activity Areas 6 and 7b that provides access from the Zone to the Cardrona Ski Area. The amendments sought align with recommended Rule 21.4.27B to Hearing Stream 11 (Ski Area Sub-Zone) and therefore provides for a more consistent application of controlled activity rules applicable across both the MCSSZ and adjoining Ski-Area Sub Zone. This will enhance usability of the plan for plan users and plan administrators.

Costs

There may be consequential costs for developers who will need to consider the additional matters of which control is reserved. This may add costs to the development process, however is considered acceptable when weighed against the benefits to the community.

Rule 12.22.2.3(vi) & Supporting Assessment Matter xxiv. Discretionary activity – tennis courts in Activity Area 6

Buildings and structures within Activity Area 6 that are for the following purposes:

- (a) One recycling Station*
- (b) One gas storage facility*
- (c) Tennis courts.”*

Assessment matter

xxiv. Discretionary activity – tennis courts in Activity Area 6:

- (a) Proximity of the courts to neighbouring properties and any adverse effects of noise and lighting on residential amenity, including the need to avoid light spill on the night sky;*
- (b) Whether the location of the tennis courts adversely affects stormwater flow paths and stormwater management”*

Efficiency and Effectiveness

The rule and supporting assessment matter are considered to be an effective method for managing the effects of tennis courts within Activity Area 6, should they be developed within this activity area. The Council has the ability to refuse consent in the event that such facilities

have the potential to adversely impact upon the amenity of adjoining residential properties to the south.

The assessment matter is considered effective in providing an adequate level of detail to assist the assessment process (while ensuring that assessment is specifically targeted with respect to the matters that could be raised by this form of recreational facility).

Benefits

The rule offers greater certainty to developers that Activity Area 6 is able to accommodate certain types of formal recreational facilities, providing they are appropriately designed and located to minimise effects on the receiving environment. Provides for certainty to the wider community that Activity Area 6 could accommodate recreational facilities.

Costs

There may be consequential costs for developers who will need to undertake a more detailed assessment, however these costs would likely to have been raised under the operative non-complying activity consent that would be required for similar recreational facilities. Further, there may be environmental costs associated with poorly design recreational tennis court facilities, however given that Council has full discretion to decline consent, these costs are likely to be low.

Rule 12.22.2.3(vii)

vii. 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 complementary commercial uses (limited to chain fitting services and coffee carts) and associated buildings.

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 complementary commercial uses and associated buildings

Efficiency and Effectiveness

PC 52 is also likely to be complementary to uses of the adjacent Ski Area Sub-Zone and AA8c provides an important area to support the ongoing functioning of the Cardrona Alpine Resort. The proposed amendments to Rule 12.22.2.3(vi) is considered effective in that it will complement activities already provided for within AA8c under the Operative MCSSZ.

Benefits

The amendment will enable complementary activities to be sited within AA8c and will better support the activities undertaken within the adjoining Ski Area Sub Zone.

Costs

This provision places a restriction on the use of sites, which may generate the need for resource consent should a new building be undertaken. While this will add costs associated with this rule, these are considered to be minor, and are outweighed by the benefits.

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 complementary commercial uses (limited to chain fitting services and coffee carts) and associated buildings.:

“(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 nature and scale of the complementary commercial uses and associated buildings.”

Efficiency and Effectiveness

PC 52 is also likely to be complementary to uses of the adjacent Ski Area Sub-Zone and AA8c provides an important area to support the ongoing functioning of the Cardrona Alpine Resort. The proposed amendments to Rule 12.22.2.3(vi) is considered effective in that it will complement activities already provided for within AA8c under the Operative MCSSZ. I note that both the height rule and maximum floor area provisions governing buildings within Activity Area 8c effectively control the potential for cumulative effects of buildings in this area of the Structure Plan supporting MCSSZ.

Benefits

The amendment will enable complementary activities to be sited within AA8c and will better support the activities undertaken within the adjoining Ski Area Sub Zone.

Costs

This provision places a restriction on the use of sites, which may generate the need for resource consent should a new building be undertaken. While this will add costs associated with this rule, these are considered to be minor, and are outweighed by the benefits.

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.*
- *Whether the subdivision has been approved by the Design Review Board and is consistent with the Mount Cardrona Station Design Guidelines (~~2008~~ 2017).*
- *Location and form of pedestrian access.*
- *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 on 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.”*

Efficiency and Effectiveness

The amendment sought better aligns with broader policy outcomes expressed through the Stage 1 District Plan Review and is considered more effective for plan administration and will be more effective in implementing the Council's own Southern Sky Strategy.

Benefits

The amendment will assist users of the Plan as applicants and consent planners to achieve clarity and will also provide greater guidance for members of the MCS Design Review Panel.

Costs

There are no costs associated with this amendment as the existing MCS Design Guidelines already stipulate similar design outcomes for streetlighting at the time of subdivision, however the proposed wording is more prescriptive and therefore more targeted as to its outcome.

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 (~~2008~~ 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 are designed in accordance with the Roding Schedule contained in the Mount Cardrona Station Design Guidelines (~~2008~~ 2017) 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 Centre 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.

(h) Pedestrian footpaths and trails to be are in accordance with the Mount Cardrona Station Design Guidelines (~~2008-2017~~) and any relevant engineering standards.

(i) Street lighting is designed to avoid upward light spill on the night sky.

Efficiency and Effectiveness

The amendment sought better aligns with broader policy outcomes expressed through the Stage 1 District Plan Review and is considered more effective for plan administration and will be more effective in implementing the Council's own Southern Sky Strategy.

Benefits

The amendment will assist users of the Plan as applicants and consent planners to achieve clarity and will also provide greater guidance for members of the MCS Design Review Panel.

Costs

There are no additional costs associated with this amendment as the existing MCS Design Guidelines already stipulate similar design outcomes for streetlighting at the time of subdivision, however the proposed wording is more prescriptive and therefore more targeted as to its outcome.

Appendix A

Note: **Red** text (in **addition** and **deletion**) denotes changes suggested by the QLDC in 2012 as part of preparation for the District Plan review, and agreed to by Mount Cardrona Station Limited

Blue text (in **addition** and **deletion**) denotes new changes proposed by Mount Cardrona Station Limited.

Purple text (in **addition**) denotes new changes proposed as part of the section 42A report

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, 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 a range of housing options, recreational activities, protection of open space, commercial activities, visitor accommodation, educational and community facilities, a range of housing options, sustainable infrastructure design, and the creation of a distinctive destination.

12.21.2 Issues

Issue 1:

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.~~

12.21.32 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.

~~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~~

~~(c) Design Guidelines that incorporate sustainable design~~

~~(d) 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:
- 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, reinforce natural patterns in the landscape and protect the areas of visual prominence such as the escarpment face.~~
 - 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.
 - 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 ~~To maintain views of the night sky through ensuring that street lighting is low level and is directed away from Cardrona Valley Road. Avoid upward light spill on the night sky through appropriate control of the design and type of street lighting~~

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.

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~~

~~(c) — 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 [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.*

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~~

~~(c) — Stakeholders deed~~

~~(d) — 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 is 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:
- 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 ~~the area~~ Activity Area 1a to become the Village ~~focus point~~ 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 ~~the a~~ Village Green 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 larger scale for visitor accommodation activities and higher density residential activities in Activity Area 1b.
 - To provide for a single landmark building abutting ~~the a~~ Village Green 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 [Precinct 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 [and or](#) mitigated by restricting the height of buildings and ensuring adequate building separation from the eastern escarpment;
- ~~To provide an educational and community precinct which can cater for potential demand for educational or community facilities;~~
- 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 the Activity Area, 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, a recycling station, and the provision of small scale buildings associated with potential sports fields ~~located within the education precinct~~.

4.15 Within Activity Area 7:

- To provide for the protection of heritage features within the Zone, and the [future](#) 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, ~~provisiending~~ [provisiending](#) for ecological enhancement, and ~~protectiending of~~ [protectiending of](#) 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~~ [7a\(a\)](#).

4.16 Within Activity Area 8:

- To maintain the existing [activities](#) and provide for future ~~uses~~ [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.

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~~
 - (c) ~~Design Guidelines~~
 - (d) ~~Design Review Board~~
 - (e) ~~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 8 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 including a golf course and related open spaces and amenities. 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. Specifically, building within Activity Area 1a will facilitate a single landmark building abutting the village green, intended as a focal point within the village. Such building may be free-standing or form part of another building. The landmark building element is intended to define the Village Precinct and contribute to the identity of the village. Commercial activities are encouraged to locate in Activity Area 1a, which also provides for visitor and worker accommodation and residential activities. *The combined total gross floor area of specific activities in Activity Area 1a is restricted to ensure that the commercial function of the Village is appropriately proportional to the overall population capacity of the Zone, and to ensure that the Village complements the commercial potential of the Rural Visitor Zone at Cardrona Village.*

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 indefinitely unless alternative land for these facilities is zoned or designated in the Cardrona Village or near the valley floor. If alternative land is provided elsewhere in Cardrona, Activity Area 3b is deemed to be zoned Activity Area 3a allowing 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 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 the golf course and 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 restricted, other than those associated with the provision of access to the surrounding recreational activities.~~

~~Activity Area 7a contains the steep escarpment immediately west of the Cardrona Road and east of the terrace. The escarpment is highly visible when viewed from the Cardrona Road and parts of the Cardrona Village, and is unsuitable for development. The policies seek to ensure that the natural values of the escarpment are maintained and enhanced through indigenous revegetation, and avoiding all buildings.~~

~~Activity Area a:~~

~~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 b~~

~~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, [including golf course areas](#), where their use is practical and complementary to the enhancement of the ecological values of the [site Zone](#) 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

 - ~~(b) 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

 - ~~(c) 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 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:
- (a) To encourage the provision of a comprehensive underground car parking facility within the Village Precinct Centre.
- (b) To provide for an area for car parking adjacent to the Cardrona Ski Area 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:
- (i) The rate of discharge remains equal to or less than that of pre-development
- (ii) 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~~
- ~~(b) 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 - 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*

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~~

~~(b) Design Guidelines~~

12.21.4 Environmental Results Anticipated

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

~~Landscape Values~~

- ~~• A Village that complements the landscape of the Cardrona Valley through careful design and location of buildings.~~

~~Integrated Community~~

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

~~Spatial Planning and Design~~

- ~~• The creation of a Village with a unique character, and a strong sense of place.~~

~~Ecological Values~~

- ~~• The improvement of ecological values within the site, particularly within water courses.~~

~~Heritage Values~~

- ~~• The protection of significant heritage values, and an increased understanding of the heritage of the Zone and the wider Cardrona Valley.~~

Infrastructure

- ~~The Village incorporating sustainable design and management practices.~~

Recreation

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

Note: **Red** text (in **addition** and **deletion**) denotes changes suggested by the QLDC in 2012 as part of preparation for the District Plan review, and agreed to by Mount Cardrona Station Limited

Blue text (in **addition** and **deletion**) denotes new changes proposed by Mount Cardrona Station Limited.

Green text (in **addition**) denotes new changes proposed in further submissions by Mount Cardrona Station Limited

Purple text (in **addition**) denotes new changes proposed as part of the section 42A report

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, 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.~~

Interpretation:

It is noted that Activity Areas 1, 2, ~~3~~, 5, ~~7~~ and ~~6~~ ~~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 ~~3~~1 contains two sub-activity areas ~~3~~1a and ~~3~~1b. Where a rule refers to Activity Area ~~3~~1, it applies to both Activity Areas ~~3~~1a and ~~3~~1b.

12.22.21 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 1 |
| (vii) | Relocated Buildings and Temporary Activities | - Refer Part 1 |

12.22.32 Activities

12.22.32.1 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**.

12.22.32.2 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~~b~~ 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

ii. Visitor Accommodation in Activity Areas 1~~b~~ 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 **400m** 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:

- Sediment control
- Dust control
- Site rehabilitation and landscaping.

iv. Buildings within Activity Areas 1 and 5~~a~~

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 (~~2008~~ 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 ~~the a~~ Village Green square or public open space and surrounding buildings-
- Provision for parking-

v. Earthworks and planting re uired 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: ~~Mitigation Earthworks and Planting Plan~~
- The use of plant species that are proven to grow locally.

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

a

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 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.

viii. Buildings and Structures associated with the erection and maintenance of a gondola within Activity Areas 6 and 7b that provides access from the Zone to the Cardrona Ski Area.

Matters over which control is reserved:

- Location including the extent to which the passenger lift system breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.
- External appearance, including materials, colours and light reflectance, including consistency with existing landscape features of which the gondola will form a part.
- Access and parking
- Sediment and erosion control; and
- Protection of the historic water races

12.22.32.3 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~~ 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 3 (except 3b), 4 and 5.
- iv. **Access Roads and Carparking** in Activity Area 6 and 7, except:
 - Roads identified within ~~the~~ Structure Plan A.
 - Underground car parks
 - Road access and parking associated with a gondola.
- ~~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) ~~One~~ One recycling Station
 - (b) ~~One~~ One gas storage facilities
 - (c) ~~Buildings located within 25 metres of the southern boundary of Activity Area 3, and that are less than 50m² in size. Tennis courts.~~
- vii. Within Activity Area c: 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 complementary commercial uses (limited to chain fitting services and coffee carts) and associated buildings.

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 complementary commercial uses and associated buildings

12.22.32.4 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, ~~and 8~~ and 9**
Except:
 - Buildings in Activity Area 6a approved pursuant to Rule 12.22.2.3(vi)
 - Historic equipment
 - Bus shelters within Activity Area 6 (~~permitted pursuant to Site Standard 12.22.5.1(viii)~~)
 - Buildings within Activity Areas 8a and 9 approved pursuant to Controlled Activity Rule 12.22.32.2(vi).
 - One recycling station within Activity Area 6 approved pursuant to Rule 12.22.32.3(vi)(a)
 - One gas storage facility within Activity Area 6 approved pursuant to Rule 12.22.32.3(vii)(b)
 - ~~Two buildings within the Indicative Education Precinct within Activity Area 6, approved pursuant to Rule 12.22.3.3(vii)(c).~~
 - Buildings and structures associated with the erection and maintenance of a gondola approved pursuant to Rule 12.22.32.2(viii).

- Buildings within Activity Area 8c approved pursuant to Rule 12.22.2.2(vii).

- ii. **Commercial activities, including commercial recreational activities,** in Activity Area 4.

- iii. ~~Visitor Accommodation:~~

- ~~— Located within Activity Area 4~~
- ~~— Located within a secondary unit.~~

- iv. **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 the Mount Cardrona Station Walkways Plan (Structure Plan C).

- vi. **Take off and landing of aircraft except for**

- Emergencies
- Take off and landing within Activity Area 5a approved pursuant to Rule 12.22.32.3(vi)

- vii. **Secondary Units in Activity Area 2(a)** on sections lots less than 230m²

12.22.32.5 Prohibited Activities

The following shall be **Prohibited Activities**

- i. **Except** for a recycling station approved pursuant to Rule 12.22.32.3(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:**

- ~~Pinus radiata~~
- ~~Pinus muricata~~
- ~~Pinus contorta~~
- ~~Pinus ponderosa~~
- ~~Pinus sylvestris~~
- ~~Pinus nigra~~
- ~~Douglas Fir~~
- ~~All Eucalyptus varieties~~

- 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, ~~and~~ and**

ix. **Activity Area 7**

(a) Buildings, except:

- Buildings and structures associated with the erection and maintenance of a gondola approved pursuant to rule 12.22.3.3(v) 12.22.2.2(viii);
- Necessary farm buildings approved (location and materials) by the Design Review Board

~~(b) Motorised vehicles;~~

~~(c) Bikes, except on marked and surveyed tracks;~~

~~(d) Access during periods that the area is closed for grazing.~~

x. **Parking of vehicles and machinery in Activity Areas 6 and 7 ~~during~~ and/or after construction in these areas.**

12.22.43 **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:~~

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 Green-square / public open space area in Activity Area 1a
 - Bus shelters
 - Minimum Gross Floor Area
 - Service Areas and Access

12.22.54 Standards

12.22.54.1 Site Standards

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

- (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:~~
- ~~— where a pedestrian linkage is provided with a maximum width of 6.2m; and~~
 - ~~— 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. 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 6 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/~~through route B (as road 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:

~~— 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 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 12.22.5.1\(xiv\)](#), which shall have a maximum height of 24m

vi. Stud Height

Within that area of Activity Area 1a that fronts the Village [Green 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 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 [\[note: the requirements below do not apply to hotel guest units\]](#)

Number of bedrooms	Minimum Gross Floor Area (square metres) (including above ground outdoor decking)
Studio units	40
1 (including studio units)	50
2	75 65
3+	90
4	115

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 [Controlled Activity Rule 12.22.32.2\(iii\)](#)

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 **20m** (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 a

No building within Activity Area 8a shall have a gross floor area of greater than 80m².

~~**xiii. Commercial Activities in Activity Area 1b**~~

~~No commercial activities shall occur in Activity Area 1b until such time as at least 65% of the ground level of Activity Area 1a is built and occupied by commercial activities.~~

xiv.i. 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: 8metres
- Maximum width x length: 50m²

The building containing the landmark design component shall abut or be adjacent to the Village [Green square / public open space area](#).

12.22.54.2 Zone Standards

- i. **All subdivision, use and development** shall be undertaken in general accordance with [the Mount Cardrona Station Special Zone Structure Plans A – D](#).
- 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)~~**(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
---------------	----------------

1a, 1b	15m
2a, 2b	10m
3	7m
3a and 3b	5.5m
4	5.5m
5a (woolshed)	6m
5b (homestead)	8m
6a	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 ~~Green square / public open space area~~.
- (b) 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.

~~(c) 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% 95%	N/A
2a	65% 75%	75%
2b	80%	
3	45%	55%
4	35% 40% except that where the site is greater than 1000m² 800m ² in size, the maximum site coverage shall be 35% 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 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 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

Daytime 0800- 2000 hours 50dBA L10

Night-time 2000- 0800 hours 40dBA L10 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

- (i) ~~Buildings constructed within Activity Area 3b shall be for the purpose of educational facilities or community activities only.~~
- (ii) ~~If alternative land for these facilities is zoned or designated in the existing Cardrona Village or on the valley floor, clause (i) shall expire, and Activity Area 3b shall be deemed to be zoned 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~~ 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 and implemented pursuant to ~~Controlled Activity~~ Rule 12.22.32.2(v). 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 12.22.32.2(v) implementation shall commence within the first available planting season.

ix 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 the date 15 years following the date that the Mount Cardrona Station Special Zone becomes operative.
- (d) For the purpose of this rule gross floor area excludes any areas for access, car parking and loading.

xviii Maximum number of units within the [MCSSZ Zone](#)

The number of residential [units](#) (excluding secondary units) and visitor accommodation units within the [MCSSZ 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 the M6 Homestead Gully (as shown on Structure Plan D) Management Plan has been adopted by the landowner and 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.

xii Protection of water races in Activity 7b and Chaff Storage Platform in Activity Area

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, [and 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 c](#)

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

12.22.65 Assessment Matters

i. Controlled and Discretionary Activities - Educational Facilities, Community Activities, Visitor Accommodation in Activity Area 3, 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;
 - 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 1a, 1b 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 ([20082017](#)), 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 ([20082017](#)), 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 ([20082017](#))
- (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 ~~precinct~~.
- (i) [In Activity Area 1a:](#)

- [Buildings are designed to maximise outlook towards nearby tees 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:

- The earthworks are consistent with Structure Plan D.
- The proposed planting is consistent with the planting list provided within Schedule 1a of the Mount Cardrona Station Design Guidelines ([20082017](#)).
- 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.
- [The proposed planting uses plant species that are proven to grow locally.](#)

iv. **Controlled activity- buildings within Activity Areas [a and](#)**

The extent to which:

- The building and associated activities:
 - [In Activity Area 8a, ~~A~~are consistent with the maintenance of Activity Area 8a as the access to the Cardrona Ski Field Area and do not adversely affect the functioning of the Cardrona Valley Road.](#)
 - Are compatible with the amenity values of the surrounding environment;

- ~~Do not adversely affect the functioning and amenity of the Cardrona Valley Road.~~

- Landscaping, [materials and colours](#) ~~is~~ [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:

- 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
- The location and design of vehicle access and loading areas is such that it ensures safe and efficient movement of pedestrians and vehicles;
- 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 Li uor in Activity Area 1.**

The extent to which:

- 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- 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 Controlled 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 the Cardrona Ski Area](#), and reduces the need for private vehicle use on the ski ~~field~~ [area](#) access road;
- (c) Comprehensive car parking facilities are provided that
 - are located where they are easily accessible from the Village ~~Precinct Centre to surrounding recreational activities~~;
 - 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 within Activity Area 6

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 buildings located within the Indicative Education Precinct, the extent to which~~

- ~~(a) The building is necessary for the functioning of sports fields~~
- ~~(b) The building can not be accommodated within the neighbouring Activity Area 3b~~
- ~~(c) A significant buffer is retained between the edge of the development and the southern boundary of the Special Zone.~~
- ~~(d) The building is designed and located such that adverse effects on landscape values are avoided.~~

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

- ~~(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.~~

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- ~~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:
 - 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 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 [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.

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 c: carparking earthworks for carparking formation and visual

avoidance or mitigation and buildings that are for shuttle / ski area ticketing, bus shelters, ablution facilities and complementary commercial uses (limited to chain fitting services and coffee carts) and associated buildings.:

(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 nature and scale of the complementary commercial uses and associated buildings.

xxiv. Discretionary activity – tennis courts in Activity Area 6:

(a) Proximity of the courts to neighbouring properties and any adverse effects of noise and lighting on residential amenity;

(b) Whether the location of the tennis courts adversely affects stormwater flow paths and stormwater management

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

The HGMP applies to all of the land within Activity Area 7 located south of ~~Road A~~ (the Skifield Area access road), north of ~~Read B~~ the ski area link road, and north of Activity Areas 1, 2, 3, ~~and 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;
- (vi) In the floor of the Gully, the planting of indigenous species and at a density in general accordance with the following table:

<i>Indigenous Plants for Ecological Plant Communities</i>	<i>Grid planting density – 1 plant per:</i>
<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

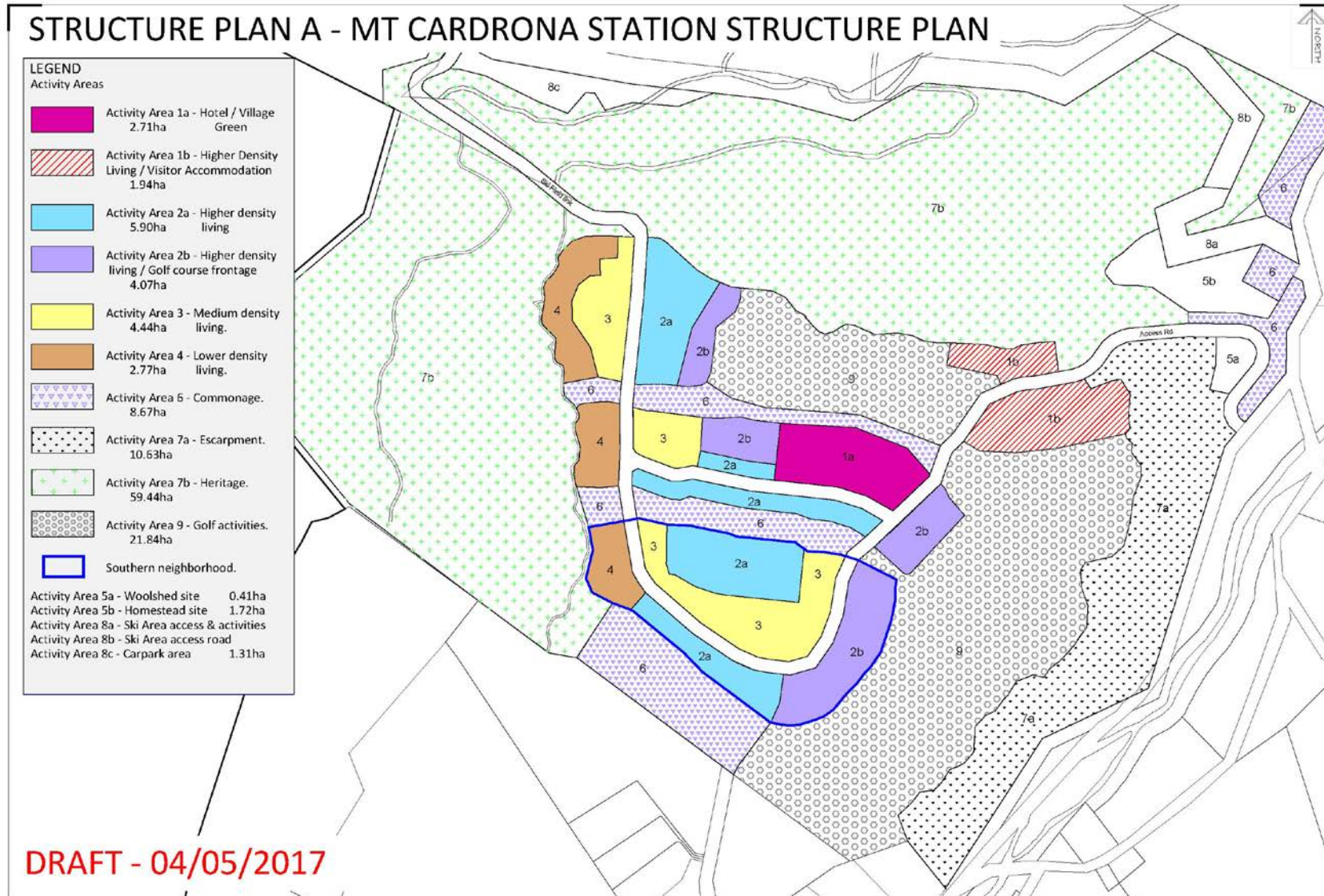
<i>Olearia hectorii</i> (tree daisy)	4.0m
<i>Carex secta</i> (oio, nigger head)	1.5m
<i>Chionochloa conspicua</i> (bush tussock)	1.5m
<i>Phormium tenax</i> (swamp flax)	2.0m

- (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 Skifield Area access road.

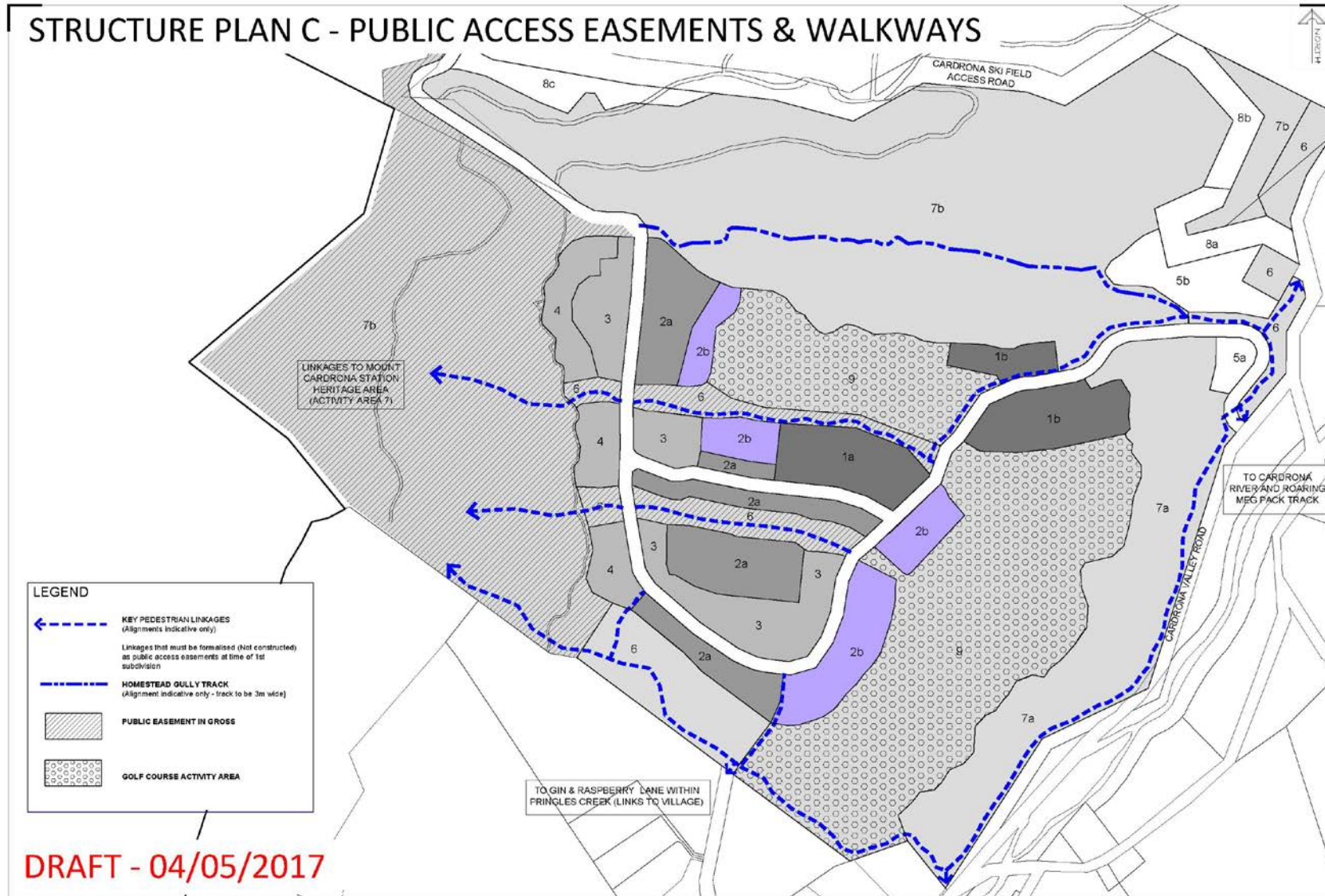
The HGMP shall set out the methods for implementation to achieve the goals in (i) – (xi) above, including any staging proposed as development through the zone proceeds, and shall specify the various responsibilities for the implementation and ongoing maintenance of the works required.

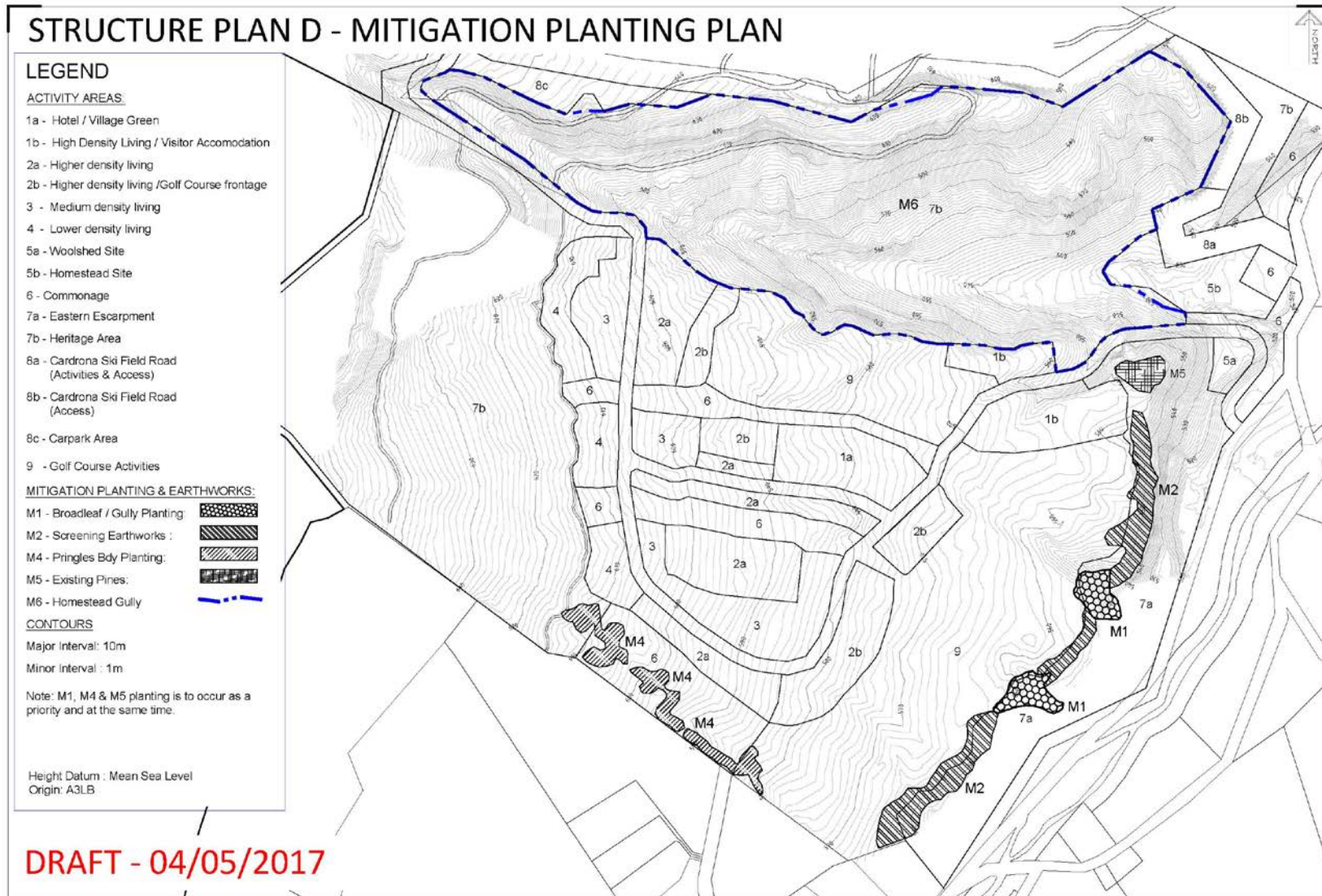
Once approved, the HGMP shall be complied with on an ongoing basis.

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









Requested Plan Change – November 2016

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

Requested amendments are shown in **strikeout** and **underline** as follows:
Purple text (in addition) denotes new changes proposed as part of the section 42A report

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 – 500m² <u>300m²</u> (minimum average 350m ²)
	Activity Area 4 – 1000m² <u>800m²</u>
	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.

- ~~(ii) Activity Area 3, 3a and 3b shall have a minimum allotment size of 500m², except where a comprehensive subdivision plan creating more than 5 allotments is lodged, in which case the average allotment size shall be 500m², with a minimum of 400m².~~

...

(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 dated ~~September 2008~~ 2017.

- (ii) No allotments shall be created that transect the boundary between Activity Areas 1a, 1ab, 1b, 2a, 2b, 3, ~~3a, 3b~~, 4, 5a or 5b and the adjacent Activity Area 6, ~~6a~~, 7a or 7ab 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) Prior to certification under section 224(c) of the Act in respect of the 200th residential lot within the MCSSZ, at least 350m² of gross floor area suitable for use for commercial purposes shall be constructed within Activity Area 1a.~~
- (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.

- Whether the subdivision has been approved by the Design Review Board and is consistent with the Mount Cardrona Station Design Guidelines (~~2008~~ [2017](#)).
- Location and form of pedestrian access.
- 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 on 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.

...

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 (~~2008~~ [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 are designed in accordance with the Roding Schedule contained in the Mount Cardrona Station Design Guidelines (~~2008~~ [2017](#)) 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~~ [Centre](#) 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.
 - (h) Pedestrian footpaths and trails ~~to be~~ [are](#) in accordance with the Mount Cardrona Station Design Guidelines (~~(2008~~ [2017](#))) and any relevant engineering standards.
 - (i) [Street lighting is designed to avoid upward light spill on the night sky](#).

Appendix B



FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



TO // Queenstown Lakes District Council



YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: Backcountry Quad Expeditions

Phone Numbers: Work: 021 0844 8815

Home:

Mobile: 021 0844 8815

Email Address: bcqexp@gmail.com

Postal Address:

Post code:



PLAN CHANGE // To which this submission relates to:

Plan change 52 Mt Cardrona Station

I intend to gain an advantage in trade competition through this submission.

* I do not intend to gain an advantage in trade competition through this submission.
** Directly affected by an effect of the subject matter of the submission:
(a) adversely affects my employment, and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.



SPECIFIC PROVISIONS // Of the proposal that my submission relates to are:

Plan change 52 Mt Cardrona Station



MY SUBMISSION IS //

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

Backcountry Quad Expeditions support the plan change proposed.
We feel the plan change will make Mt Cardrona Station a all year round activity destination.
As Cardrona Alpine Resort now is, This can only be good for the Cardrona Valley.



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

[Empty text box for details]

[Empty text box]

... to be heard in support of my submission

[Empty text box]

... with the following details:

SIGNATURE

Signature (to be signed for or on behalf of submitter) **

Date 20/03/2017

** If this form is being completed on-line you may not be able, or required, to sign this form.



Form 5: Submission On a Publicly notified Plan Change

To: Queenstown Lakes District Council

My Details:

Name: Dr Pippa Kyle

Telephone: Home: 03 4426744 Mobile: 021 1684813

Email - Preferred method of communication: pippa.kyle99@gmail.com

Address: 5 Gin & Raspberry Lane, Cardrona, RD 2, Wanaka, 9382

Plan Change: Mount Cardrona Station Special Zone (MCSSZ) Private Plan Change 52

I, Dr Pippa Kyle, directly affected by an effect of the subject matter of the submission:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition and or the effects of trade competition

Specific Provisions of the Proposal that my submission relate to are:

Water access, Pringles creek 100 m buffer zone, Lighting / night sky protection, Sports area, Paper road, Mitigation planting, Building design controls, Ski-field parking and dust control

My Submission is:

Thankyou for inviting me to provide a submission on the above Plan Change Amendment.

I am the owner of Lot 5 and 6 in the Pringles Creek Development. I have owned the land since 2004, having purchased it with my late husband Dr Glynn Russell, and we built our house in 2005 and developed the property thereafter. We loved this area when we first came to visit from Christchurch and built our house and developed the property due to the serene, outstandingly beautiful landscape both during the day and night. The environment here in Cardrona including the night sky is quite spectacular which is a precious feature of the Southern Hemisphere to be both loved and highly valued.

I consider the amendments listed in Private Plan Change 52 are a significant improvement from the original plan for me as a resident of Pringles Creek and therefore neighbour of this proposed development. As the zoning for development has already been accepted (Mount Cardrona Station Special Zone), I would consider that at least this proposed plan change will provide many advantages for the community, together with reduced environmental impact, particularly with the development of a golf course and the planned lower density of buildings.

Nevertheless, despite this support for the Plan change, I would consider that it is imperative, that issues are considered for the future, and with this process certain covenants are put in place to protect this precious but sensitive environment for the future.

I seek the following from the Local Authority:

1. That protection of Pringles Creek water supply and creek for highly predictable climatic conditions in the future i.e. the potential effects of global warming, is undertaken. Confirmation that the water consents for the zone are realistic and sustainable for the future.
2. That the Pringles creek 100 mt buffer area is protected from any development risk in the future through a combination of zone rules and registered covenants on title.
3. That the zones 6 and 7b 'commonage / heritage / grazing' areas, are protected from further development even at a later stage, and thus is enforced by registered covenants on title.
4. That the sports Field/Tennis Court area located in the 100 mt buffer zone is removed / relocated out of this area as it is better located in the existing village public spaces. The reasons for this are: (i) it encroaches into the 100 mt mitigation strip and (ii) risks use of night lights (refer night sky protection comment below), and (iii) risk of use of the paper road/Pringles Creek road for vehicle parking and movement congestion. Irrespective of whether it can be moved or not, as a minimum I wish for the restriction of use of any lighting to only daylight use and the paper road to be only used as a walkway / cycle and bridle path.

5. That the paper road still existing on the Pringles creek property should be cancelled or moved as it sits on a ridge when viewed from my property and house, and therefore is more visible and difficult to obscure. If in then event, it is used for a walkway, that there should be mitigation planting to limit the visibility of any walkway. It should have no motor vehicle access or parking.

6. That the Southern Night Sky is quite outstanding at Cardrona due to the clear atmosphere and lack of lighting. It must be ensured that the zone streetscape and overall lighting design meets some form of zone and design guideline rules that protects the “night sky” similar to Tekapo and other special areas. If the night sky is protected it can be seen as a highly positive feature of the village; it must be recognised that these features are unique amongst the world and must be valued. It is notable on clear nights, even from Cardrona, the light pollution that emanates from Queenstown is significant. Cardrona would be just as vulnerable in the future to lose the night sky. A covenant regarding lighting needs to be registered within the title for both now and in the future.

7. That the landscape planting plan reflected in the design guidelines in particular for the Pringles creek mounding / buffer zone area is reviewed to ensure a priority use of local species that clearly survive / self sustaining in the vicinity at similar elevations. What works in the Pringles creek subdivision and surrounds are good examples to refer to. For example, silver tussocks grow exceptionally well in this area.

8. That if the MCSSZ is to provide for a skifield carpark / mitigation mounding, that this enabled carpark is sealed including the access road length between the entrance up to and including the carpark. And that the skifield owners conduct rigorous dust mitigation measures for the remainder of the field access road, such that dust nuisance and effects on neighbouring properties are substantially reduced.

9. That mitigation planting must be done before any development work is undertaken.

10. That the existing strict design guideline rules for all dwellings and buildings will be kept in place, both for now and in the future.

I, Dr Pippa Kyle, wish to be heard in support of my submission
I, Dr Pippa Kyle, consider presenting a joint case with others presenting
similar submissions

A handwritten signature in cursive script that reads "Pippa Kyle". The signature is written in black ink on a white background.

Dr P M Kyle

5 Gin & Raspberry Lane (Lot 5 & 6)
Cardrona
RD2 Wanaka 9382

21 March 2017

FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

27 MAR 2017
QUEENSTOWN
QLDC



TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: _____

Phone Numbers: Work: _____ Home: 09 5203681 Mobile: 027 2235581

Email Address: frengley.auckland@xtra.co.nz

Postal Address: PO Box 28844 REMUERA, AUCKLAND Post code: 1571

PLAN CHANGE // To which this submission relates to:

Plan Change 52
Mt Cardrona Station

I do not gain an advantage in trade competition through this submission.

I am ** directly affected by an effect of the subject matter of the submission:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS // Of the proposal that my submission relates to are:

Mt Cardrona Station - Private Plan Change Request 2017

Structure Plan A } Design Guidelines

Structure Plan C } " " Page 20

Structure Plan D } " " Page 21

Lighting Design guidelines " " " "

Urban Design Assessment - Document 7

Landscape Assessment Report - " 10

4 Design Guidelines



MY SUBMISSION IS //

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

Structure
Plan A
Plan A

Design
Guidelines

Plan A

Plan C

Design
Guidelines
+ Document 10

- Strong support for the Plan Change as an immediate neighbour: Section 2, 24 Survey Office Plan 45 9975 and Lot 2 DP 304819, subject to the following:
 - Area 6 + 7a commonage to be preserved in perpetuity
 - Area 6 "pushback" from the southern boundary of boom to also be preserved in perpetuity to separate development from the immediate neighbours, by becoming a Zone Rule (inc 7a)
 - Preservation of the dramatic night sky will require avoidance of light pollution from public (in the Design Guidelines Pg 20) but also private lighting (as in Tekapo) + QLDC Lighting Strategy.
 - Sportsfield in Area 6 to be deleted as no parking provision & no such capacity in the Pringles Creek community, now or ever.
 - The 'paper road' connection to Gin & Raspberry Lane to be strictly limited to walking and cycling uses, plus possible future infrastructure connection Pringles Creek / MCS Village
 - No mention of long term noxious weed & pest control.
 - Removal of macrocarpa from mitigation planting as both evergreen & 15m native, which will cast unwanted shading of southern neighbours land especially in winter



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

- Approval of the Plan Change subject to:
 - Area 6 "pushback" from the southern boundary to be a ZONE RULE
 - Area 7a commonage to be protected by a ZONE RULE
 - Avoidance of light pollution by including PRIVATE as well as PUBLIC lighting in the Design Guidelines (Tekapo example)
 - Sportsfield in Area 6 to be deleted - no parking provision
 - Macrocarpa planting in Area 6 to be deleted (Shaddowing of pasture)
 - Inclusion of a long term noxious pest & weed control requirement
 - The "paper road" connection to Gin & Raspberry Lane use to be confined to walking & cycling only (+ later infrastructure connection)
 - A requirement for Cardrona Ski Resort to seal the skifield access road to prevent degradation of air quality (dust++) for the MCS Village AND the Pringles Creek Community.

I

I

wish to be heard in support of my submission. *if in NZ at the time.*

consider presenting a joint case with others presenting similar submissions.



SIGNATURE

Signature (to be signed for or on behalf of submitter)**

Patrick A Fungley
Patrick A Fungley

Date *19.3.17.*

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FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



TO // Queenstown Lakes District Council



YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: Charles & Jennifer Roberts on behalf of the Trustees of the Roberts Family Trust

Phone Numbers: Work:

Home:

Mobile: 0273913752

Email Address: pip@gtoddlaw.com ; charlie@pongs creektrading.co.nz ; chas.spence@xtra.co.nz

Postal Address: c/o GTODD LAW
PO Box 124
Queenstown

Post code:



PLAN CHANGE // To which this submission relates to:

Plan Change 52: Mount Cardrona Station

I do not gain an advantage in trade competition through this submission.

~~I am~~ **** directly affected by an effect of the subject matter of the submission:**
~~(a) adversely affects the environment; and~~
~~(b) does not relate to trade competition or the effects of trade competition.~~

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.



SPECIFIC PROVISIONS // Of the proposal that my submission relates to:

all of Plan Change 52

**MY SUBMISSION IS**

// Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

We support Plan Change 52 for the following reasons:

1. it will be beneficial to the Cardrona Village and the local economy;
2. the proposed golf course will be a great asset to the area and poses excellent opportunities for locals and visitors alike;
3. the effects on the environment are no greater (if not less) than what is currently allowed for under the Mount Cardrona Station Special Zone of the Operative District Plan.

**I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY**

// Give precise details:

 do not

wish to be heard in support of my submission.

consider presenting a joint case with others presenting similar submissions.

SIGNATURE

Signature (to be signed for or on behalf of submitter) **

Date 21.03.2017

** If this form is being completed on-line you may not be able, or required, to sign this form.





FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



TO // Queenstown Lakes District Council



YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: Ian Leslie & Toni Rasmussen		
Phone Numbers: Work: 021 894040	Home: 045501195	Mobile: 021 894 040
Email Address: ianleslie@clear.net.nz		
Postal Address: 19 Major Drive Kelson Lower Hutt		Post code: 5010



PLAN CHANGE // To which this submission relates to:

Private Plan Change 52

~~I could not~~ gain an advantage in trade competition through this submission.

*I am

** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.



SPECIFIC PROVISIONS // Of the proposal that my submission relates to are:

1. Activity Area 6:
- specifically between the Southern Neighbourhood
and the Pringles Creek boundary
2. Water Demand and Use.



MY SUBMISSION IS //

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

See Attached.



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

See Attached.

I wish to be heard in support of my submission.

I consider presenting a joint case with others presenting similar submissions.

SIGNATURE

Signature (to be signed for or on behalf of submitter) **

[Handwritten Signature]

[Handwritten Initials]

Date

21/3/17

** If this form is being completed on-line you may not be able, or required, to sign this form.



Submission on Private Plan change 52: Mount Cardrona Station

We own the property at 6 Gin & Raspberry Lane (Lot 11DP 304819) which shares 450m of boundary with the southern edge of the Mount Cardrona Station Special Zone, 275m of which is adjacent to “Activity Area 6”

We oppose Plan Change 52 in its current form as we would like:

1) Modification of the Structure Plan and Zone Rules for Activity Area 6:

We seek modification of the structure plan and zone rules so that Activity Area 6 between the Southern Neighbourhood and the Pringles Creek boundary is designated a ‘Reserve’ and as such all building, structures and installation of above ground infrastructure is excluded from this area. This area should be for the separation and mitigation of the built areas of the Mount Cardrona Station Special Zone, from the boundary of the neighboring property and to provide public open space for the residents of the village, while preserving rural amenity value for the residents of the Pringles Creek sub-division.

It would be a similar designation to Activity Area 7b, but would allow mitigation earthworks and planting of species that 7b does not.

The Activity Area 6 adjacent to our boundary is designated as ‘Commonage’ and has been indicated as a buffer zone between the Mount Cardrona Station Village and the properties in the Pringles Creek subdivision. It is part of the ‘Open Space Network’ in the Development Structure of the Design Guidelines.

The Kidson Report which contributed to the original plan change (Plan Change 18) advocated:

“A significant buffer of 100 metres should be enforced along the North West boundary with Pringles Creek. This land area can be utilised for open space and planting”

The Planning Objectives for this area are:

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 the Activity Area, other than those buildings associated with the functioning of the Village, the provision of access to*

Submission on Private Plan change 52: Mount Cardrona Station

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.

The planning objectives and zone rules run contrary to the aims of open space and mitigation in that they allow built form and infrastructural development in Activity Area 6. (Gas storage, recycling facilities and a sports field are specifically indicated as intended activities.) This defeats the purpose of a buffer zone and compromises rural amenity. It creates outcomes such as buildings and structures, vehicle movement, noise and light, and could encourage further encroachment by any building or activity that is deemed to be “associated with the functioning of the village”. This also creates a precedent whereby further structures even if designated Non - Complying, would be more likely than if the area was maintained as a purely open space mitigation zone and devoid of any infrastructure.

While these planning objectives 4.14, already exist in the operational plan, the Plan Change means that the areas of built development (Activity Areas 1-4) are less able to absorb these activities due to:

- the higher density residential areas, smaller overall footprint of built form and loss of open public space to accommodate the golf course meaning there is less opportunity to accommodate such activities in the built areas.
- the re-orientation of the village centre to a more northerly aspect effectively making the southern boundary, the rear of the development. As such, community infrastructure of a less acceptable nature in the residential areas eg. gas storage and recycling station, is likely be pushed to what is the “back fence” of the zone. Other examples of activities that we can foresee as being “associated with the functioning of the village” but not encouraged within the residential areas are:
 - water treatment, storage or reticulation
 - rubbish collection
 - roading depot
 - grounds keeping depot
 - vehicle parking e.g. buses, coaches, camper vans

Four other areas are defined as Activity Area 6 in the structure plan. They are:

- the two ‘open space fingers’ which run through the centre of the village.
- the two areas either side of the Ski Area access road.

Submission on Private Plan change 52: Mount Cardrona Station

All are likely to be considered unsuitable for the activities described above as:

- Many of the residences directly overlook the ‘Open Space fingers’
- The areas beside the main road are prominent locations. They are entry points to both the village and Cardrona Ski Field. Being a busy section of road, access to these areas would be restricted to the entrance roads. In addition, their high visibility, distance from the residential areas, and the historical context provided by the Cemetery and the Woolshed would restrict what is appropriate here.

These factors all limit the ability for community infrastructure to occur elsewhere in the zone. This makes it more likely that these facilities are located in the “Commonage” to the south of the Southern Neighbourhood

The objectives also encourage the provision of other ‘formal and informal public recreation activities’. Specifically indicated is a ‘Sports Field’ but these activities could also be facilities such as a playground, tennis courts, basketball court, skate park, bmx park, or mountain bike terrain. Any of these will require built structures, and have the potential for noise, vehicle movement and light spill.

The sports field in particular is an anomaly in this location. In the operational plan, it is attached to the Educational & Community Precinct (3b). In the Plan Change, this precinct has been deleted but the sports field remains, and has in fact been moved further up the slope.

A sports field here is inappropriate as:

- the contour lines on the Concept Master Plan indicate a vertical fall of 12m over the length of the area, so any playing surface would require extensive earthworks to create a level area.
- a sports field would require ancillary buildings such as toilets, changing rooms, storage for gear, equipment and machinery, and vehicle parking
- to be an effective and useful facility it would require floodlighting.

A sports field would be far more appropriate on the flat valley floor, in a more centrally located position where it can be a shared facility with Cardona Village, and where issues such as buildings, noise, traffic and light have less impact on the surrounding countryside.

Submission on Private Plan change 52: Mount Cardrona Station

2) Clarification of Water Supply Requirements and Its Impact on Pringles Creek:

We seek clarification regarding the total water requirements of the Proposed Plan Change 52 and the ability for those requirements to be provided for, without long term detrimental effects to the surrounding natural environment and in particular Pringles Creek.

Pringles Creek runs through our property, providing considerable amenity value, potable water supply to the subdivision, and supporting local flora and fauna, including fish

The Plan Change has an increased number of dwellings to the Operational Plan (622 from 576 – Insight Economic Impact Report). In addition to this, it also has a hotel indicated as having 140 rooms, and 28 hectares of golf course, much of it requiring irrigation to meet the high standards that are envisaged. This is a significant increase in the year round water requirements of the zone.

The Assessment of Effects on the Environment only mentions that water consents are in place and are “sufficient”.

10. Effects in relation to water supply and waste water disposal

Water is required for potable domestic supply and for irrigation of the golf course.

Mt Cardrona Station Limited has two current water permits:

- *Consent 2009.191 (ORC) to take and use water as primary allocation from Pringles Creek and the Cardrona River for communal domestic supply, commercial supply and irrigation. Its expiry date is 1 March 2030;*
- *Consent 2009.435 (ORC) to take and use water as a primary allocation from Pringles Creek for irrigation. Its expiry date is 1 March 2030.*

Both consents are conditional on protecting the residual flow in Pringles Creek as well as being subject to substantial performance monitoring conditions. The water permit volumes are sufficient for the needs of the full development of the MVSSZ (both potable and non-potable requirements).

The Ecological report addendum makes no mention of water requirements at all.

There is no data provided, or analysis made of the total daily water requirements of the zone, extraction volumes necessary, or storage requirements.

The majority of the water is stated as coming from Pringles Creek, however Pringles

Submission on Private Plan change 52: Mount Cardrona Station

Creek is completely outside the Mount Cardrona Station Special Zone. Section 32 analysis only assesses the objectives of the RMA for Sustainable Management and Ecological values within the zone and similarly the zone rules only concern themselves with watercourses within the zone. Neither affords Pringles Creek any evaluation or protection.

The sole mechanism for protection of the stream that is indicated in the Plan Change is the Residual Flow Requirements of the permits, but without sufficient analysis there is no way of establishing the likely volume of water extraction, the impact this will have on the stream, and the potential for the stream to be reduced to long periods or even a permanent state of Residual Flow.

Such a condition could be considered be contrary to Sections 5 & 7 of the RMA:

- 5(b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems*
- 5(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*
- 7(b) The efficient use and development of natural and physical resources*
- 7(c) The maintenance and enhancement of amenity values*
- 7(d) Intrinsic values of ecosystems*
- 7(f) Maintenance and enhancement of the quality of the environment*
- 7(h) The protection of the habitat of trout and salmon*

To preserve the existing Pringles Creek ecology and amenity we would like to see more detailed analysis, implementation of effective safeguards and robust water management measures to ensure sufficient volumes of storage and maximum water efficiencies within the zone.

Opportunities exist to minimise water demand from the surrounding environment by retaining as much water as possible for re-use within the zone. Current zone rules and design guidelines seek to “encourage” individual homeowners to collect storm water and grey water (Infrastructure Objective 7.7 & Building Design 3.7). Provision should be made to ensure the capture of all stormwater and grey water from all buildings, store this appropriately and use it for irrigation of the golf course and public areas. Individual households could still capture their own for domestic use, but excess should be reticulated to the community scheme to ensure the complete retention and re-use of all suitable water.

Submission on Private Plan change 52: Mount Cardrona Station

In Summary:

Unless the zone rules are modified with regard to Activity Area 6, there is a very real possibility of infrastructural encroachment into an area indicated as a buffer and mitigation zone, which brings with it negative outcomes such buildings, structures, noise, traffic movement, light spill, and the loss of open space and its amenity values

The Plan Change increases this likelihood by reducing opportunities for such activities to be absorbed within the built areas of the zone, and reorientating the zone such that the Pringles boundary becomes the “rear” of the zone.

A Sports Field is unsuitable in the indicated location and would be a more effective facility at a better considered site.

The ability of Pringles Creek to service the majority of the water requirements of the zone, without being adversely affected needs to be thoroughly examined, verified and safeguarded.

We seek the following from the Local Authority:

- Activity Area 6 between the Southern Neighbourhood and the Pringles Creek boundary is redesignated a Reserve area solely for the purposes of open space amenity and mitigation, and is protected from encroachment by infrastructural facilities associated with the functioning of the village, and recreational activities that require built form.
- Removal of a sports field from this area
- Effective zone rules and objectives that:
 - ensure the protection of water courses outside of the Mount Cardrona Station Special Zone, where they will be affected by activities occurring within the zone.
 - Target water efficiencies across the zone in order to reduce water demand.

FORM 5
SUBMISSION ON PLAN CHANGE 52 QUEENSTOWN LAKES DISTRICT PLAN

Clause 6 of Schedule 1, Resource Management Act 1 1

To: Queenstown Lakes District Council

Submitter Details:

Name of submitter: Cardrona Alpine Resort Limited

Address for Service: Cardrona Alpine Resort Limited
C/- Southern Planning Group
PO Box 1081
Queenstown 9348

Attention: Rebecca Holden
rebecca@southernplanning.co.nz
03 409 0140
021 170 1496

1. This is a submission on Plan Change 52 – Mt Cardrona Station Special Zone.

2. Trade Competition

The submitter could not gain an advantage in trade competition through this submission.

3. Omitted

4. Cardrona Alpine Resort Limited's submission is that:

The submitter **supports** Plan Change 52 – Mt Cardrona Station (PC52) as notified, subject to changes, on the following basis:

4.1 Cardrona Alpine Resort Limited ("CARL") is the owner of land within and adjoining the Mt Cardrona Station Special Zone ("MCSZ"). Landholdings include Lot 1 Deposited Plan 19397 and Lot 10-13 Deposited Plan 21223 as held in Computer Freehold Register OT13A/681.

4.2 CARL own and operate the Cardrona Alpine Resort ("the Resort") which adjoins MCSZ. The Resort operates all year round and is enjoyed by skiers and

snowboarders in the winter and mountain bikers (and associated activities) in the summer. The Resort is accessed by a private road which ceases at approximately 1600masl where it meets the public car parking area for the ski resort. This access road dissects MCSZ at the base of the mountain.

- 4.3 Under the Operative District Plan (“ODP”), the majority of CARL landholdings are contained within the Ski Area Subzone of the Rural General Zone. However, part of Lot 1 Deposited Plan 19397 and Lot 10-13 Deposited Plan 21223 lie outside of this Ski Area Sub Zone within both the MCSZ and Rural General Zones.
- 4.4 Along the Cardrona access road is a piece of land is known as the ‘Pines Car Park’, being a relatively flat section of the access road which contains an existing car parking area. The name stems from four large pine trees situated adjoining the car park area on Mt Cardrona Station.
- 4.5 This car park sits approximately 1km from the Cardrona Valley Road at an elevation of approximately 650masl. The car park adjoins the southern edge of the access road and is made up of two rows of gravel car parks that run parallel to the access road for a length of approximately 250m. The car parks are split by an access lane with an additional access lane running along the southern side of the car park.
- 4.6 CARL are investigating options to utilise this car park for operation of a shuttle service, bus parking and chain hire from this area. These activities will be subject to a future resource consent application.
- 4.7 Within the ODP, the land immediately adjoining the Pines Car Park within the MCSZ is identified as Activity Area 7 - Heritage Area (AA7) on the *Structure Plan A – Mt Cardrona Station Structure Plan* for this zone. The operative provisions applicable to AA7 seek to provide for the protection of heritage features within the Zone, and the future protection of open space and ecological values. Adjoining the Pines Car Park within AA7 is the Homestead Gully area.
- 4.8 The operative provisions for MCSZ also identify Activity Areas 8a and 8b (AA8) that align with the Cardrona access road. Activities within these activity areas must maintain the existing use and provide for future uses expected within the ski area access road including access, parking, road maintenance equipment storage, chain hire and ticketing. Provisions also seek to ensure that buildings, where necessary, are of a small scale.
- 4.9 The land adjoining the Pines Car Park within PC52 has been identified as being within the new AA8c. Relevant provisions provide for 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.

The submitter generally supports the provisions of PC52 as they relate to AA8c as they better reflect the existing land use than the existing zoning. PC 52 is also likely to be complementary to future logical uses of the adjacent area, and likely to enable efficient integration of the transport network and access to the mountain.

- 4.10 In addition, the submitter supports all provisions which provide for connectivity and interaction between PC52 zoned land and the land owned by CARL. The submitter considers that PC52 is a more efficient and effective means of achieving the purposes of the Resource Management Act 1991 ("Act") than the provisions contained within the ODP.
- 4.11 In particular, the submitter supports the following notified policies:
- a. *Policy . 6* 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 one and the wider environs is avoided or adequately mitigated;
 - b. *Policy . :* To provide safe and efficient road access to the one from the Cardrona alley oad, and the Cardrona Ski field Area access road;
 - c. *Policy .6(b):* To provide for an area for car parking ad acent to the Cardrona Ski Area oad 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; and
 - d. *Policy .6* To provide for potential connections between the illage and the Cardrona Ski Area.

Amendments

- 4.12 The submitter seeks amendments to notified *Site Standard 2.22. . xi – arthworks* to align with the provisions adopted by Plan Change 49 – Earthworks (PC49). These provisions, now operative, did not apply to MCSZ or any other special zone. PC49 removed the area limit (m²) of earthworks on the basis that the area of earthworks (m²) is intimately linked to the volume (m³). It was considered that the purpose of the area limit standard (m²) was to control dust; however, dust is a matter controlled under the Environmental Protection Measures. As such, the submitter requests that Site Standard 2.22. . xi(b) is **deleted**.
- 4.13 The submitter also notes that there are inconsistencies in the labelling of Activity Areas within *Structure Plan A – Mt Cardrona Station Structure Plan* and *Structure Plan – eight estrictions*. Specifically, the area identified as “AA9” within Structure Plan A is labelled as “AA8” within Structure Plan B. Additionally, “AA1b” within Structure Plan A is labelled as “AA1a” on Structure Plan B. The submitter requests that these errors (on Structure Plan B) be corrected.
- 4.14 The submitter seeks an amendment to Rule 12.22.2.3vii relating to Restricted Discretionary Activities within AA8c to include ‘complementary commercial uses and buildings’. As notified, Rule 12.22.2.3vii – Discretionary Activities states:

Within Activity Area c: 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.

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 1, 2, or from the Cardrona alley road;

(b) In relation to earthworks: sediment control, dust control, site rehabilitation and landscaping.

- 4.15 The submitter seeks this change so as to allow for complementary commercial activities such as a chain fitting service or coffee cart to be located within this activity area. Built form associated with these complementary activities is limited by *one Standard 2.22. 2.iii – eight* which restricts the maximum building height to 4.5m and *one Standard 2.22. 2.xi – buildings within Activity Area c* which limits the total combined gross floor area of all buildings within AA8c to 400m². As such, an additional matter of discretion is suggested relating to the nature and scale of the complementary commercial use.

5. The submitters seek the following decision from the Queenstown Lakes District Council:

- That notified PC52 – Mt Cardrona Station provisions be adopted with the amendments outlined above;
- The submitter also seeks such further or consequential or alternative amendments necessary to give effect to the objectives expressed in this submission, and to:
 - (a) promote the sustainable management of resources and achieve the purpose of the Act;
 - (b) meet the reasonably foreseeable needs of future generations;
 - (c) enable social, economic and cultural wellbeing;
 - (d) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of other means available in terms of section 32 and other provisions of the Act.

6. The submitter wishes to be heard in support of their submission.

7. If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.

A handwritten signature in blue ink, appearing to read 'R Holden'.

Signature

(Rebecca Holden on behalf of Cardrona Alpine Resort Limited)

Date: 22 March 2017



22 March 2017

File ref: 33002-106

Queenstown Lakes District Council
C/- pccsubmissions@qldc.govt.nz

Dear Sir/Madam

**FORM 5: SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA:
Plan Change 52 – Mt Cardrona Station**

TO: Queenstown Lakes District Council

FROM: Heritage New Zealand Pouhere Taonga

1. **This is a submission on** proposed plan change 52 to the Queenstown Lakes District Plan.
2. **Heritage New Zealand could not gain an advantage in trade competition through this submission.**
3. **The specific provisions of the proposal that Heritage New Zealand's submission relates to are:** Those aspects of the proposed plan change that relate to historic heritage, specifically archaeological sites.
4. **Heritage New Zealand's submission is:** Heritage New Zealand generally supports the proposed plan change provisions insofar as they concern historic heritage. There are some areas where Heritage New Zealand considers that the proposed provisions could better provide for the management of historic heritage. Appendix A contains a number of specific submission points.
5. **The reasons for Heritage New Zealand's position are as follows:** The proposed provisions acknowledge the heritage values associated with the plan change area, and generally provide scope for these to be managed appropriately in the future as the zone develops. Notwithstanding this, Heritage New Zealand considers that the proposed plan change should address the protection of the chaff storage platform historic feature. Please also refer to the table attached as Appendix A for further specific submission points.
6. **Heritage New Zealand seeks the following decision from the local authority:** Adopt the heritage-related provisions of the proposed plan change as notified, except where alternative relief is sought as set out in Appendix A.
7. **Heritage New Zealand does not wish to be heard in support of our submission.**

Yours sincerely

Sheila Watson
General Manager (Southern Region)

Appendix A: Specific Submission Points of Heritage New Zealand Pouhere Taonga on Queenstown Lakes District Plan Change 52

Appendix B: A Chaff Storage Platform, Mt Cardrona Station: Report to the New Zealand Historic Places Trust re. Site F41/563, Authority No. 2007/306 by Angela Middleton, March 2008

Address for service:

C/- Jane O'Dea
Heritage Advisor (Planning)
Heritage New Zealand Otago & Southland Office
PO Box 5467, Dunedin 9058
Telephone: 03 4702366
Email: jodea@heritage.org.nz

Appendix A

Specific Submission Points of Heritage New Zealand Pouhere Taonga on Queenstown Lakes District Plan Change 52

Key:
Strike eg. ~~abc~~ = delete text
Underline eg. abc = additional text

Provision ref./ Issue	Support or oppose	Reasons for submission	Relief sought
General	Support	Heritage New Zealand supports the recommendations of the Archaeological Assessment Addendum Report by Angela Middleton and confirms that the existing archaeological authority will require updating prior to any works affecting the water race, for example the proposed pedestrian accessways. Any future activities impacting on other archaeological sites will also require an archaeological authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014.	None – advice only.
Walter Little's Water Race (F41/590) 12.22.4.2 x 15.2.6.3 i (h)(v)	Amendments sought	It is noted that under the current proposed plan change, proposed Lower Density Living Area 4 would be located significantly closer to Walter Little's water race (F41/590) than the existing Activity Area 4, meaning there would be a reduction in the buffer area to the east of the water race. Fencing of the water race, allowing for a 1m buffer between the race and the fence, are proposed in order to manage impacts on the water race. Heritage New Zealand supports the proposed fencing off of the water race at such time as Activity Area 4 is subdivided. Furthermore, Heritage New Zealand supports the erection of a fence prior to section 224(c) RMA certification of any subdivision, as this means that the developer will be responsible for undertaking this work rather	<u>Amend</u> provision 12.22.4.2x as follows: <i>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. The Management Plan will set out the on-going care and protection of the water races and their margins, including</i>

		<p>than the individual purchasers of the lots created.</p> <p>The Management Plan required under proposed provision 12.22.4.2 should address the ongoing maintenance of the fence required under 15.2.6.3 i (h) (v). In this regard, Heritage New Zealand's recommendation is that the fence should be fully contained within Area 7b (as opposed to forming the boundary between Areas 7b and 4), in order to ensure that there is a sufficient buffer between residential properties and the water race, to make future maintenance of the fence more straightforward, and to ensure that maintenance of the fence does not become the responsibility of individual property owners.</p>	<p><i>fencing and the planting of the downhill side of the water races in Chionochloa ecosystem species, and the management recommendations set out in the report Mount Cardrona Station Addendum November 2016 (Arch Hill Heritage Report No. 165).</i></p> <p><i>The landowner shall also fill in any breaches in the water races except for drainage to the open space areas in Activity Area 6.</i></p> <p><i>The Management Plan shall be compiled with on an ongoing basis.</i></p> <p><u>Adopt 15.2.6.3i(h)(v)</u></p>
12.22.2.2(viii)	Support	Heritage New Zealand supports this provision insofar as it will assist in managing effects on the historic water races.	<u>Adopt 12.22.2.2(viii)</u>
12.22.4.2x.	Support	Heritage New Zealand supports this provision insofar as it will assist in managing effects on the historic water races.	<u>Adopt 12.22.4.2x</u>
12.22.5 (i)	Support	Heritage New Zealand supports this provision insofar as it will assist in managing effects on the historic water races.	<u>Adopt 12.22.5(i)</u>
Chaff storage platform	Advice	In relation to the chaff storage platform, the plan change which will have the effect of this feature being located within an area identified for a golf course (activity Area 9), rather than an open space zone intended to provide recreational opportunities and protection for heritage features (Activity Area 7). This is based on Figure 3 Mt Cardrona Station Addendum November 2016 by Angela Middleton. The plan change documents state that this feature will not be affected by the proposed golf course, but does not specify any particular management mechanism for this site.	<p>Schedule the chaff storage platform (NZAA site F41/563) in the Operative District Plan Inventory of Protected Features, and Proposed District Plan Schedule 26.10 as part of stage 2 of the district plan review.</p> <p>If the above relief is not accepted,</p>

	<p>Heritage New Zealand considers that an appropriate management mechanism would be to schedule the chaff storage platform in the District Plan Inventory of Protected Features or Proposed District Plan Schedule 26.10 (whichever is appropriate in terms of the current status of these documents). This would mean that modification of the site would be subject to resource consent, thereby providing a greater level of certainty in relation to the future protection of the site.</p> <p>Angela Middleton's report 'A Chaff Storage Platform, Mt Cardrona Station' for archaeological authority 2008/306 (attached as Appendix B) provides information on the historical background of the site, describes the physical nature of the site, and discusses the uniqueness of the feature in the context of the Cardrona Valley and literature on New Zealand pastoralism.</p> <p>Heritage New Zealand considers that the development of a golf course offers an opportunity not just to protect the chaff floor, but to integrate this feature into the course so that it can be maintained, interacted with, and appreciated. For example the area could be turned into a shelter with the chaff storage platform as the floor and a shelter structure above. Heritage New Zealand would welcome the opportunity to work with the developer to achieve such an outcome.</p> <p>If the Council considers that District Plan scheduling of the chaff floor is not merited, Heritage New Zealand requests that the management plan required under 12.22.4.2 x, should address the future management of this feature, including how it will be integrated into the golf course.</p>	<p>amend 12.22.4.2x as follows:</p> <p>x. Protection of water races in Activity Area 7B & Chaff Storage Platform in Activity Area 9</p> <p><i>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, and the management recommendations set out in the report Mount Cardrona Station Addendum November 2016 (Arch Hill Heritage Report No. 165).</i></p> <p><i>The landowner shall also fill in any breaches in the water races except for drainage to the open space areas in Activity Area 6.</i></p> <p><i>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.</i></p> <p><i>The Management Plan shall be compiled</i></p>
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Appendix A: Submission of Heritage New Zealand on Queenstown Lakes District Plan Change 52 – Mt Cardrona Station
22-3-2017

			<i>with on an ongoing basis.</i>
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Appendix B:

A Chaff Storage Platform, Mt Cardrona Station: Report to the New Zealand Historic Places Trust re. Site F41/563, Authority No. 2007/306 by Angela Middleton, March 2008

**A Chaff Storage Platform, Mt. Cardrona Station:
Report to New Zealand Historic Places Trust re Site
F41/563, Authority No. 2007/306**



Angela Middleton

Arch Hill Heritage Report No. 27

March 2008

Introduction

NZHPT Authority No. 2007/306 relates to several features identified on Mt. Cardrona Station during fieldwork Moira Jackson and Angela Middleton carried out in November 2005, reported in Middleton (2006). The present report is concerned with the investigation of the chaff cutter and associated floor (site F41/563), discussed in paragraph 5 of the authority. This report is also concerned with paragraphs 6 and 7 of the authority.

The chaff cutter site and associated floor was investigated by Angela Middleton and Bill Edwards on November 30th 2007. The purpose of the investigation was to find out more about the nature of the site and the various pieces of farm machinery found there in November 2005 (Figure 1), in particular the whim embossed with "Reid & Gray Dunedin", its Dunedin manufacturers; to further investigate and assess the archaeological remains; and to enable the property owners to incorporate any archaeological features into plans for the development of the area.

During fieldwork at the chaff-cutting site Mt. Cardrona Station partners Andrew Spencer, Ross Hawkins and Tony Fountain were present. Discussion was held about the sod huts (F41/560) and track (F41/561), as well as the feasibility of preserving sections of the rabbit fencing. Bill Edwards, who is currently completing an MA on the Hayes engineering site at Oturehua in Central Otago, where fencing wires and other farming materials were produced, was able to advise about the historic nature of farm fencing.

Investigation of Chaff Cutting Site, F41/563

Methods

Before investigating the site I examined catalogues held at the Hocken Library from the farm implements factory of Reid and Gray in order to identify machinery similar to that found at the site.

The location of the likely stone floor was identified by an outline of exposed stones in the vicinity of the horse whim, located during the first period of fieldwork at Mt. Cardrona Station in 2005 (Figure 1). The whim itself had since been moved to a flat paddock where other historic farm machinery is stored adjacent to the farm implement shed, but the site was marked by the stone outline beneath two trees.

The area of stone was excavated by hand, while a small digger was used to attempt to find a circular track that may have been associated with the whim. Following the exposure of the stone floor, local people were asked for information about its function.

Results

Reid and Gray catalogues from the year 1879 were examined for chaff cutters and horse whims similar to the one found at the chaff-cutting site. Catalogues (Reid and Gray 1879-1925) showed "Reid & Gray's Improved Horse Power", illustrated with exactly the same drawing (representing "our Two-horse Power") between the years from about 1885 to 1925, along with a hand powered chaff cutter (Figure 2). Chaff was grown to feed horses, animals essential for working the land in the years prior to the development of modern farm machinery. Comparison with the now-restored whim displayed at Mt. Cardrona Station revealed the exact same pieces of machinery, except that the restored whim is a three-horse power model (Figures 3 and 4). The chaff cutter varies slightly from the hand-powered version illustrated, as the Mt. Cardrona one was operated off a belt from the whim. Tony Fountain, the Mt. Cardrona Station partner who has restored these items along with other pieces of nineteenth century farm machinery, pointed out that the horse whim and chaff cutter were mobile implements that could be moved from place to place across the farm, rather than bringing a harvested crop to a central point. This meant that there may not have been a single circular track associated with the whim.

The removal of topsoil from the outline of exposed stone revealed a circular stone platform or floor approximately 6 metres in diameter (Figures 5, 6, 7). This has larger stones around the perimeter, creating a higher outer edge, and a row of larger stones across the north – south diameter, effectively creating two slightly different levels. The entirety of the stone floor was not completely excavated, as there was limited time available and the stone platform is located in a paddock grazed by cattle (Figure 8); exposing the whole surface may have been counter-productive and may have resulted in damage to the surface. Only the outer circumference stones were exposed, as well as the larger stones along the north-south diameter, and the north-east quarter-section excavated of topsoil to a lower level. The floor itself was uneven rather than having a level working surface. It was hypothesized that this may have been the location of the whim itself, with horses working around the perimeter of the circle, but efforts to find a beaten track were not successful. The digger was used to look for a track in other areas adjacent to the floor but this was also unsuccessful. However, in subsequent discussions, locals Tim Scurr and John Lee identified that the stone platform was

used to store bundles of chaff, stacked like a haystack with a tapered top. As noted above, they also pointed out that the chaff cutter was moved around and different types of cutters were used at different times to cut the pasture to dry before bundling (Ross Hawkins pers. comm. 5/12/2007).

Artefacts

During the investigation a small number of artefacts were collected from the surface of the exposed stone (Figure 9). These were mostly metal items associated with the chaff cutter and whim, such as a handle for the chaff cutter. Several twentieth century glass bottles were also found. These items were left on the site, as they will be used in the restoration of the machinery, where appropriate.

Discussion

The chaff storage platform and associated chaff-cutting machinery demonstrate an important aspect of the Cardrona Valley's history, that is, the era of pastoralism that followed the 50 years or more of gold mining. Farming in the valley continues into the present, although the machinery used today differs from that used in the nineteenth and much of the twentieth century when run holders and farmers were entirely dependent on horses for transport and to pull farm machinery such as ploughs. Chaff was grown on farms in order to feed these animals.

The stone storage platform appears to be a unique feature on the station and also within the wider valley. No similar features have been identified so far in any of the literature associated with New Zealand farming and pastoralism. The owners of Mt. Cardrona Station Ltd. intend to maintain the storage platform in situ in their planned development and subdivision and will leave a buffer of at least three metres around the platform itself. It is likely that the platform will form a feature of a public area adjacent to a planned road. It has been suggested that the uneven stony surface could be planted with a suitable mossy, alpine vegetation such as *Scleranthus uniflorus*. This would assist in identifying and marking the feature in the wider environment and in softening its sharp, irregular surface.

Other archaeological sites

Remains of sod huts (F41/560) and pack track (F41/561) (Paragraph 6)

Mt. Cardrona Station Ltd. intends to maintain these two sites in situ. The section of the old road (pack track) leading from Cardrona Valley Road to the stream, where the sod huts are located will be kept intact. It is likely that over time the sod remains of the huts will disintegrate further as they are exposed to weather events and depositional processes. At some time in the future consideration could be given to investigating and excavating these sod features. Mt. Cardrona Station also plan to develop some on-site interpretation of these features that are somewhat difficult to read and understand due to their ephemeral nature. This interpretation will be developed with a possible series of photographs showing the decay and devolution of sod structures in other parts of Central Otago, where this building method was commonly used in the nineteenth century. Many of these structures remain dotted throughout the landscape in varying states of decay as the mud used in their construction is washed away, particularly after roofing iron has been removed for re-use. Some (perhaps limited) investigation could add to this interpretation.

Rabbit fencing (Paragraph 7)

During the site visit on November 30th there was some discussion about the feasibility of preserving a representative section of the rabbit fence. Mt. Cardrona Station Ltd would like to review this section of the authority relating to the preservation of the rabbit fence. Preserving a section of this in its current location is unrealistic as it incorporates strands of barbed wire, presenting health and safety risks in a public area. It also seems that the existing remnants of the fence are likely to date from the twentieth century, using the characteristics of the barbed wire as a dating tool (Bill Edwards pers. comm.). Tony Fountain has suggested that interpretation of the rabbit fencing and the chronology of the changing characteristics of fencing wires could be shown in the former woolshed, where historic machinery as well as photographs and documents relating to the history of Mt. Cardrona Station and the Cardrona Valley are stored and displayed. An interpretive display relating to rabbit fencing in the area would fit in with these other items.

Conclusion

Investigation of the chaff cutting site and adjacent exposed stone revealed a roughly circular stone floor with an uneven surface, used for the storage of cut chaff. Mt. Cardrona Station

Ltd. intends to preserve this stone floor in situ in their planned development of the area, leaving a buffer zone around it of at least three metres. The machinery associated with the site, that is the horse whim and chaff cutter, will also be preserved in its restored state next to the farm implement shed.

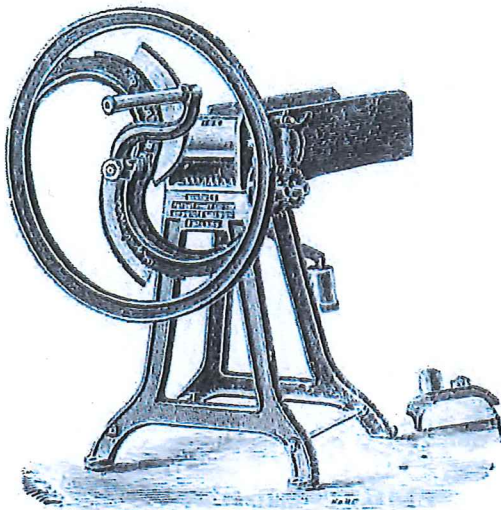
The remains of the sod huts and old track will be left in situ. Consideration may be given to some partial investigation of the sod remains in the future. It is intended to develop some interpretation of these features on site. Mt. Cardrona Station also intends to develop some interpretation relating to rabbit fencing and fencing wires to be displayed in the former woolshed located on the property.

References

- Reid and Gray, 1879 – 1935. *Catalogues*. Hocken Library Collections MS-1165/45.
Middleton, A. 2006. *Mt. Cardrona Station Archaeological Assessment of Study Area*.
Unpublished report to Mt. Cardrona Station Ltd.



Figure 1 Parts of the whim scattered over the site, November 2005. The outline of exposed stone is beneath the tree at upper left.



CHAFFCUTTERS

... For HAND POWER.

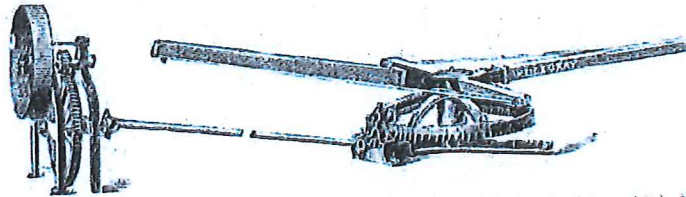
No. C.D.Z.

We keep small sizes of the Best English make of Chaffcutters for those who prefer them. They are very handy for small farmers.

For Price see Page 10, Price List No. 43.

Reid & Gray's Improved Horse-Power.

OVER
2,500
AT
WORK.



OVER
2,500
AT
WORK.

This illustration represents our Two horse Power, with intermediate motion, which is simplicity itself, and is self-contained, being wholly of iron, without timber to rot (except the poles) or joints to give way, as in the so-called American system. It transmits its motion through one pinion, as in our experience, extending to nearly half a century, we have always found that a multiplication of wheels is not conducive to long life or easy draught, but really adds to the friction, tear and wear, and breakages. It will stand any amount of hard work, and is of easy draught, being balanced on a central bearing, and thus avoiding all friction. We strongly invite a comparison with any other Horse-Power in the market, either for draught or workmanship. We turn out a large number of these Powers yearly, which is the best evidence we could desire of their efficiency; and they are now so well and favourably known that to publish all our *unsolicited testimonials* would make our Catalogue needlessly cumbersome.

All sizes of the very best Leather Belting always on hand for use with these Horse-Powers, but only sent when ordered, and charged extra.

When one of these Horse-Powers is ordered for the purpose of driving an imported Chaffcutter, we can put a larger driving pulley on the intermediate motion to get the proper speed on Chaffcutter. We usually make the connecting shaft in one length, but those who prefer it in two lengths can have it at an additional cost.

One-horse Power	Complete, with intermediate motion	...	} Prices as on Page 9, Price List No. 43.
Light Two-horse Power	" " " "	...	
Two-horse Power, medium	" " " "	...	
Three-horse Power, medium	" " " "	...	
Three-horse Power, extra heavy	" " " "	...	
Four-horse Power, medium	" " " "	...	
Four-horse Power, extra heavy	" " " "	...	
If Connecting Shaft in two lengths, extra	" " " "	...	

REID & GRAY Pay Freight to your nearest Port, or Railage to your nearest Station, on nearly all their Implements, as per Page 3.

Figure 2 Reid & Gray's Improved Horse-Power whim and chaff cutter.

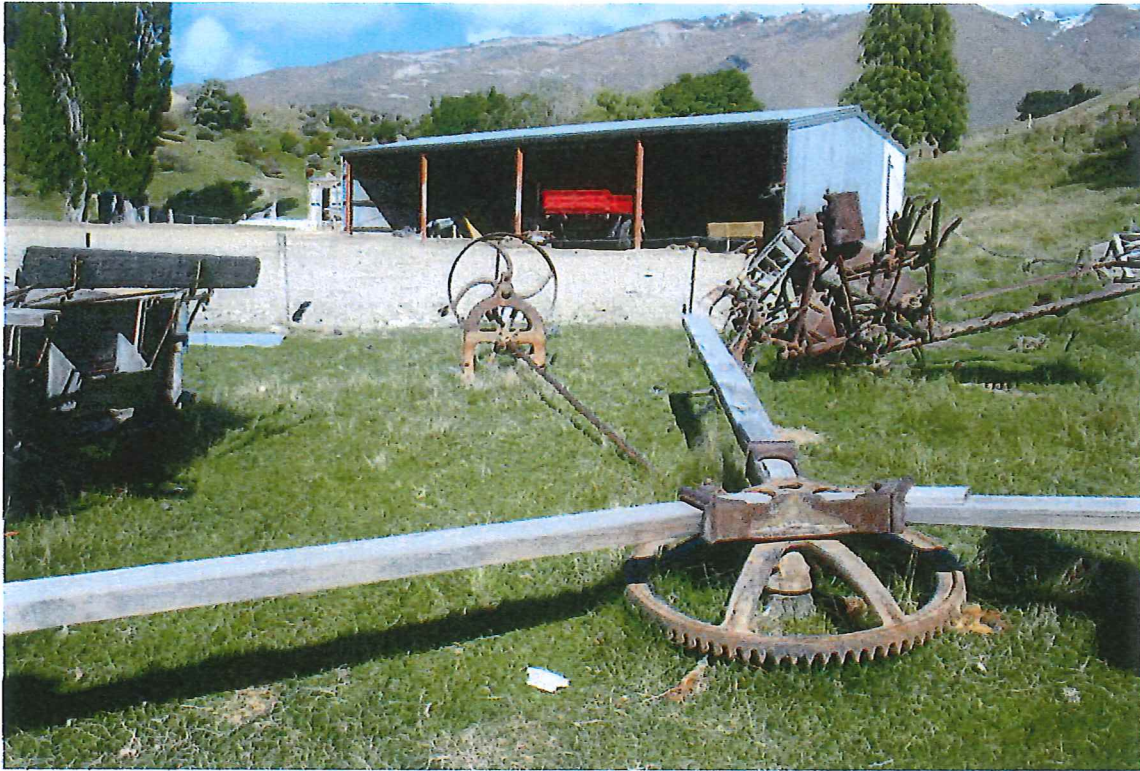


Figure 3 Reid and Gray's three-horse power whim, restored to its original configuration.

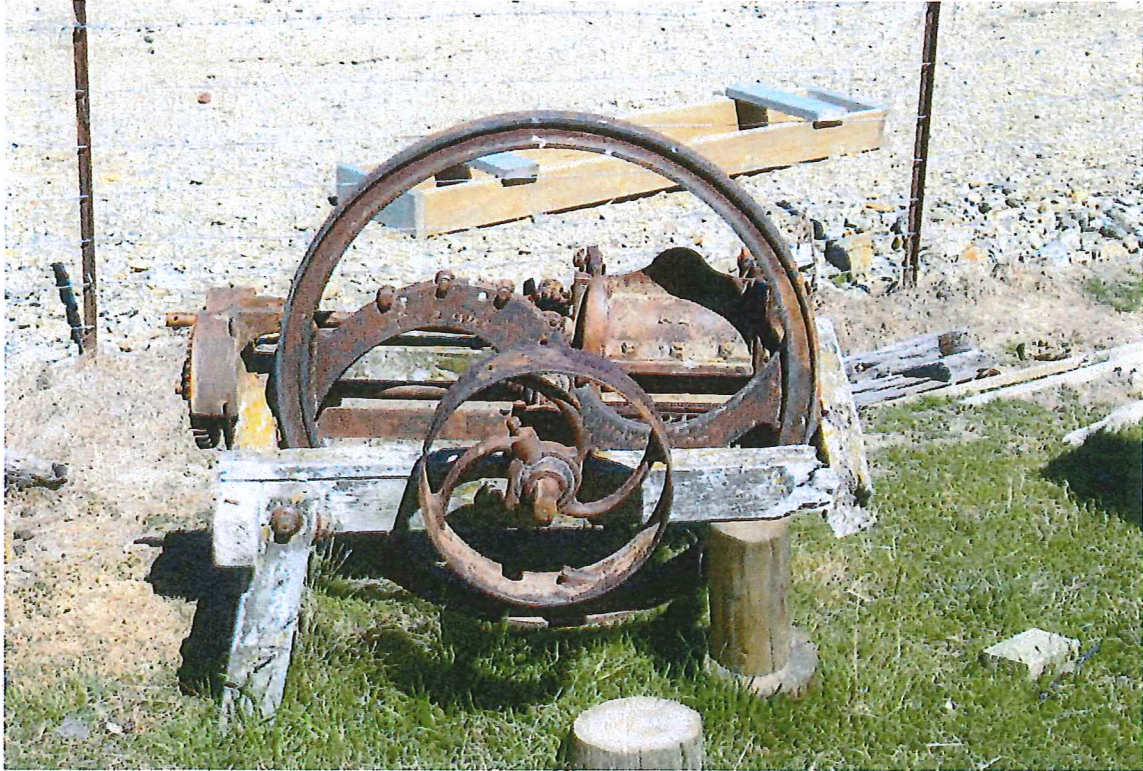


Figure 4 The chaff cutter, once used in association with the whim, Mt. Cardrona Station.



Figure 5 Chaff storage platform, showing cleared north-east quadrant.



Figure 6 Chaff storage platform, view towards south-west with elder tree in background.

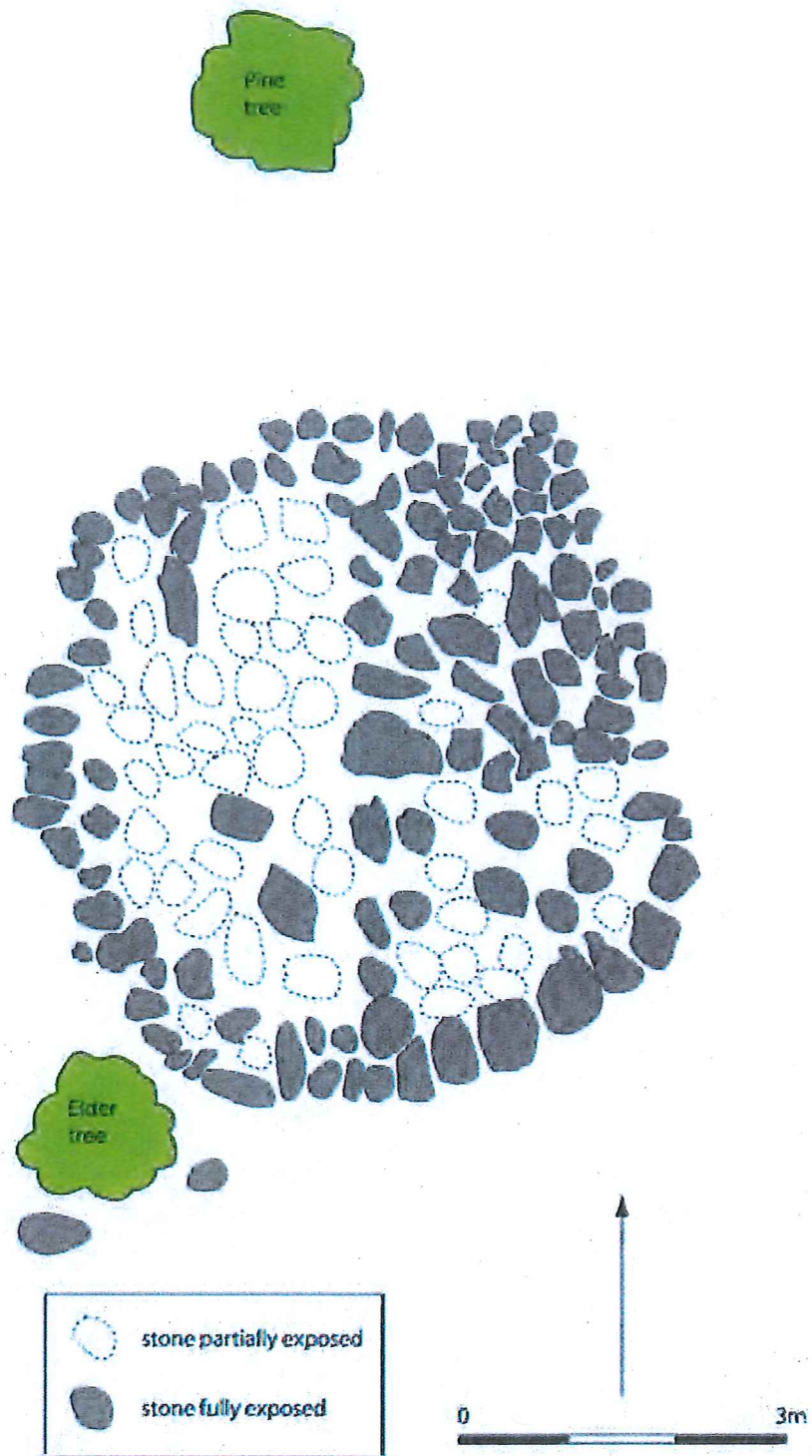


Figure 7 Plan of the chaff storage platform, Mt. Cardrona Station.



Figure 8 Site of the chaff storage platform, looking to the north-west.



Figure 9 Artefacts recovered during the site excavation. These are mostly associated with the chaff-cutting machinery.

Queenstown Lakes District Council

Operative District Plan - Submission Form

Clause 6 of First Schedule, Resource Management Act 1991
FORM 5

Correspondence to:
Attn: Submission Team
Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

For office use only

Submission No:

Receipt Date:

1. Submitter details:

Full Name of Submitter: MOUNT CARDRONA STATION LIMITED (“MCS”)
Address for Service: C/- Brown & Company Planning Group, PO Box 1467, QUEENSTOWN
Email: office@brownandcompany.co.nz
Contact Person: J Brown / A Hutton

2. Scope of submission

2.1 This is a submission to the Queenstown Lakes District Proposed Private Plan Change 52 - Mt Cardrona Station - notified 23 February 2017

2.2 Matters raised in the submission:

The submission seeks to modify the PPC to achieve:

- (a) Rule 12.22.2.4 . Non Complying Activities
The ability to construct tennis courts with surrounding fencing over 2 metres in height in Activity Area 6 as a permitted activity.
- (b) Lighting
- (c) Species for Planting . Addition to Rule 12.22.2.2 (v)

2.3 The specific provisions that my submission relates to are:

- (a) Rule 12.22.2.4 . Non Complying Activities

Insert new bullet point

- *Fences surrounding tennis courts within Activity Area 6 that are over 2m in height are not considered “buildings’ for the purpose of this rule.*

Reasons:

Tennis Courts are usually located within or adjacent to sports fields. If a tennis court was contemplated, the height of the fence (over 2m) would require consent as it would be considered a Building under the operative District Plan definition of Building.

Accordingly it is submitted that an exemption is included within Rule 12.22.2.4 for tennis court fencing.

(b) Lighting

MCS seek to ensure that any effects on the night sky from lighting in the zone are mitigated.

We seek Policy 2.3 is amended as follows:

~~All street lighting shall be designed to ensure vehicle and pedestrian safety while being at a low level and design to minimise light pollution~~

To maintain views of the night sky through appropriate control of the design and type of street lighting'

MCS seek a new Assessment Matter to be added to the zone to provide further clarification:

"All street lighting shall be in accordance with the Council's 'Southern Lights Strategy' and shall be designed and be of the type to minimise light spill and the direct visibility of light sources beyond the roads intended to be lit."

(c) Earthworks and Planting

Add to Rule 12.22.2.2 (v) Earthworks and Planting required by Structure Plan D . another matter to which control is reserved:

"The use of plant species that are proven to grow locally"

Remove *Macrocarpa* from the list of species promoted in Area 3 sports field (within the Mt Cardrona Guidelines) and replace with Mountain Beech or a similar tree species.

3. MCS seeks the following decision from the Queenstown Lakes District Council:

- 3.1 MCS seeks the relief set out in Part 2 of this submission.
- 3.2 MCS seeks in the alternative additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission, as set out in Part 2 of this submission, is enabled.

MCS **DOES** wish to be heard in support of this submission.

If others make a similar submission, MCS will consider presenting a joint case with them at a hearing.

Signature of Submitter



J A Brown
Authorised to sign on behalf of Mount Cardrona Station Ltd.

Date: 22 March 2017

Telephone: 03 409 2258 / 021 529 745

Notes to person making submission:

If you make your submission by electronic means, the email address from which you send the submission will be treated as an address for service.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

The submitter could NOT gain an advantage in trade competition through this submission



FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: **HIL + MARIO KIESOW**

Phone Numbers: Work:

Home: **03443 9384**

Mobile: **021 2880 447**

Email Address: **hilstappet@me.com**

Postal Address: **19 PRINGLES CREEK RD, RD2
WANAKA**

Post code:

9382

PLAN CHANGE // To which this submission relates to:

**PLAN CHANGE 52
AT CARDRONA STATION**

~~gain an advantage in trade competition through this submission.~~

*** am I We are**

** directly affected by an effect of the subject matter of the submission:

~~(a) adversely affects the environment; and~~

~~(b) does not relate to trade competition or the effects of trade competition.~~

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS // Of the proposal that my submission relates to are:



MY SUBMISSION IS //

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

see attachment / email



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

* In general, an interactive PDF form would make writing a submission a lot easier

wish to be heard in support of my submission.

consider presenting a joint case with others presenting similar submissions.

SIGNATURE

Signature (to be signed for or on behalf of submitter) **

Wil Wilson

Date

22 March 17

** If this form is being completed on-line you may not be able, or required, to sign this form.

MCS Plan change 52 – submission by Hil & Mario Kiesow

In general we do support this plan change as we see it as an improvement to the current zoning.

The implementation of a golf course will make the development more attractive and together with the hotel complex it will give visitors to the Cardrona valley more reasons to stay throughout the year. It will also offer precious employment opportunities for the Cardrona community plus much needed infrastructure solutions for the Cardrona valley re sewage and water.

However, as direct neighbours to the south of the development we would like to list a few points that we think are crucial to be included into the new zone rules:

1. Include the requirement for the 100 metres setback from our subdivision on Pringles Creek Rd and Gin & Raspberry Lane as a zone rule and not only as a covenant to avoid any adverse visual impact for the property owners now and in the future.
2. Re zone 6 "commonage": Due to the proximity to our subdivision we would like a zone rule included that prevents development of that zone, even at a later stage. Especially a sports field does no longer make sense and would moreover create an adverse effect in terms of light and noise pollution for us residents on Pringles Creek Rd and Gin & Raspberry Lane.
3. Access to Mount Cardrona Station: Include a zone rule that prevents vehicle access to Mount Cardrona Station from Pringles Creek Rd / Gin & Raspberry Lane. The paper road on Mount Cardrona Station and adjoining land should be for walking access only with no vehicle access or car parks available at the Pringles Creek Rd / Gin & Raspberry Lane end. However, we would like to see our access to the walkways through the MCS heritage area secured.
4. Water supply: The establishment and maintenance of the golf course will require a lot more water. The Pringles Creek / Gin & Raspberry Lane subdivision relies on the water supply from the Pringles Creek and Mount Cardrona Station has got water rights from the Pringles Creek, as well. We are aware that there is a minimum flow rule established for the Pringles Creek but we still would like to see confirmed that our subdivision has got its water supply guaranteed. Plus, we would like to have the option to connect to the Mount Cardrona Station water scheme at some stage in the future, should we wish to do so.
5. Light pollution: a development of this scale will bring light pollution with it and have a negative impact on the beautiful night sky in the Cardrona Valley. This night sky is to be protected. Therefore, we believe that a zone rule should be included that all light sources need to face downwards (comparable to the lighting concept in Lake Tekapo)



FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



TO // Queenstown Lakes District Council



YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: **CARDRONA VALLEY RESIDENTS & RATE PAYERS SOCIETY INC.**

Phone Numbers: Work: **03 443 2225**

Home: **03 443 2225**

Mobile: **0275 345136**

Email Address: **badams@slingshot.co.nz**

Postal Address: **C/o B H Adams , 2127B Cardrona Valley Road, RD 2, Wanaka .**

Post code:

9382



PLAN CHANGE // To which this submission relates to:

Plan Change 52 . Mt Cardrona Station Special Zone.

I ~~gain an advantage in trade competition through this submission.~~ xxxxxx

*1 **Cardrona Valley Residents & Ratepayers Soc Inc** has an effect of the subject matter of the submission:
(a) adversely affects the environment, and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.



SPECIFIC PROVISIONS // Of the proposal that my submission relates to are:

Not applicable

**MY SUBMISSION IS** //

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

The Cardrona Valley Residents & Rate payers Society Inc supports the proposals in Plan Change 52 . It will facilitate Infrastructural support for Cardrona Valley solutions. Example -grey wter/ sewerage disposal. Further benefits include much needed Residential sections, Recreational facilities (Golf course, play areas), employment opportunities,and a solution to Skifield parking with its associated traffic congestion problem.

**I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY** // Give precise details:

Swift processing by the QLDC to enable a Public Hearing of the proposed zone ammendments .

wish to be heard in support of my submission.

consider presenting a joint case with others presenting similar submissions.

SIGNATURE

Signature (to be signed for or on behalf of submitter) Blyth Adams Chairperson, Cardona ValleyRes&R. Society.Inc.

Date Wednesday 22nd March 2017.

*** If this form is being completed on-line you may not be able, or required, to sign this form.*



Appendix C

FORM 6
FURTHER SUBMISSION ON PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

Clause of First Schedule, Resource Management Act 1 1

To: Queenstown Lakes District Council

Submitter Details:

Name of submitter: Cardrona Alpine Resort Limited

Address for Service: Cardrona Alpine Resort Limited
C/- Southern Planning Group
PO Box 1081
Queenstown 9348

Attention: Rebecca Holden
rebecca@southernplanning.co.nz
021 170 1496

- 1. This is a further submission on the Proposed Queenstown Lakes District Plan.**
- 2. The following submissions are opposed:**
 - Dr Pippa Kyle (#52/02)
 - Patrick Frengley (#52/03)
- 3. The submitter has an interest in the proposal that is greater than the interest of the general public.**

The submitter lodged a primary submission on the District Plan (referenced #52/06) and is directly affected by the other submissions that are addressed in this further submission.

- 4. The reasons for this submission are:**

The submitter opposes the following points from submission #52/02:

- That the Pines Car Park is sealed including access road length between the entrance up to and including carpark.
- Ski field owners conduct rigorous dust mitigation measures for the remainder of the field access road to manage dust nuisance and effects on neighbouring properties.

The submitter opposes the following points from submission #52/03:

- That Cardrona Ski Resort seal the ski field access road to prevent degradation of air quality (dust) for the Mount Cradrona Ski Village and the Pringles Creek Community.

5. The submitter seeks the following from the Queenstown Lakes District Council

The opposition (and rejection) to the submission points as outlined above in the submissions from Dr Pippa Kyle (#52/02) and Patrick Frengley (#52/03) is on the basis of a technicality, being that the Cardrona Access Road is not located within the Mt Cardrona Station Special Zone.

6. The submitter wishes to be heard in support of their submission.

7. If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.



Signature.....

Rebecca Holden (on behalf of Cardrona Alpine Resort Limited)

Date...28.4.17

Queenstown Lakes District Council – Further Submission Form 6

Further Submission in support, or in opposition to, submissions on a Proposed Plan Change

Private Plan Change 52

Clause 8 of First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council
Private Bag 50072
Queenstown

Attention: Planning Policy

1. Submitter details:

Full Name of Further Submitter:	Mount Cardrona Station Limited (“MCS”)
Address for Service:	C/- Brown & Company Planning Group, PO Box 1467, QUEENSTOWN
Email:	office@brownandcompany.co.nz
Contact Person:	J Brown / A Hutton
Phone:	03 4092258

2. Submitter Status

MCS has an interest in the proposal greater than the general public has, for the following reasons:

- MCS promoted Private Plan Change 52;
- MCS owns land affected by relevant original submissions; and
- MCS is directly affected by the submissions.

3. MCS makes the further submissions set out in the following table:

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
Back Country Quads	52/01/01	SUPPORT	MCS supports opportunities that will promote Cardrona as a year round destination.	Accept submission 52/01/01 (except in relation to particular amendments that MCS supports).
Dr Pippa Kyle	52/02/01	OPPOSE	There is sufficient water supply for the Mt Cardrona Station Special Zone development and wider area, as addressed in the letter prepared by Tom Heller (hydrologist) dated 10 April 2017 . see Attachment A .	Reject submission 52/02/01.
	52/02/02	NEUTRAL	MCS acknowledges that the submitter seeks that both a covenant and a zone rule are implemented to ensure there is a 100m setback to avoid any adverse visual impact. Registered covenants are not appropriate as they are a private contract and can be amended between the parties. Rule 12.22.2.4 already provides that buildings and structures (other than a recycling station and a gas storage facility) are non-complying activities.	No action required.
	52/02/03	SUPPORT IN PART	The submitters seek that Activity Areas 6 and 7b are protected from further development even at later stages and that this is enforced by rules and registered covenants on the titles.	No action required.

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
			<p>MCS acknowledges the submitters points. MCSSZ rules already address the submitters concerns.</p> <p>Activity Area 6 provides for a small amount of building ancillary to the uses of the zones (such as for recycling, gas storage - any other buildings are non-complying activities).</p> <p>Activity Area 7a provides only for buildings associated with a gondola or approved farm buildings, and any other uses are a non-complying activity.</p> <p>The MCSSZ rules therefore already provide significant protection of these areas from unanticipated development.</p> <p>Registered covenants are not appropriate as they are a private contract and can be amended between the parties.</p>	
	52/02/04	SUPPORT	<p>MCS considers that the sports field can be deleted from the Structure Plan. It is unlikely that formal sports activities requiring a sports field will ever be required in the MCSSZ area.</p> <p>Tennis courts are still a desirable amenity and these could be located in a variety of locations in Activity Area 6, including in the northern corner of the southern Activity Area 6 block.</p> <p>Tennis courts can be provided for in Activity Area 6 by way of a new discretionary activity</p>	<p>Remove the %Sports Field+annotation from Structure Plans A and C and from the Design Guidelines.</p> <p>Add new rule 12.22.2.3(vi)(c) (Discretionary activities, buildings and structures in Activity Area 6):</p> <p style="text-align: center;"><u>(c) Tennis courts</u></p> <p>Add new assessment matter 12.22.5(xxiv):</p> <p style="text-align: center;"><u>xxiv. Discretionary activity – Tennis courts in Activity Area 6:</u></p>

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
			<p>rule which focusses the assessment on nearby residential amenity (including in relation to noise and lighting) and stormwater management.</p> <p>In relation to the paper road see Submission 52/02/05 below.</p>	<ul style="list-style-type: none"> - <u>Proximity of the courts to neighbouring properties and any adverse effects of noise and lighting on residential amenity;</u> - <u>Whether the location of the tennis courts adversely affects stormwater flow paths and stormwater management</u>
	52/02/05	NEUTRAL	<p>MCS acknowledges and agrees with the submitter's point in relation to the paper road.</p> <p>However, the paper road is outside the plan change area and therefore there is no scope for relief.</p>	No action required.
	52/02/06	SUPPORT IN PART	<p>The Council has a document entitled <u>Southern Night Sky</u>; it is similar to the McKenzie District Council's <u>Night Sky</u> document.</p> <p><u>Southern Night Sky</u> has recently been updated and within the QLDC framework is another matter that Council considers when granting consents. The Design guidelines restrict the type and method of lighting public open space in the Zone.</p> <p>In relation to the part of the submission on registered covenants, such covenants are not appropriate as they are a private contract and can be amended between the parties.</p>	<p>No action required; retain the references to <u>Southern Light</u> in the MCSSZ provisions, and in the Design Guidelines.</p> <p>MCS would also support the participation of an International Dark Sky accreditation if the community wishes to do this.</p> <p>In relation to covenants, no action required.</p>
	52/02/07	SUPPORT	MCS supports the amendments to the species list to ensure that appropriate	Accept submission 52/02/07 and delete <u>Macracarpa</u> as a species in Activity Area 3 and

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
			species are planted that will survive the climate.	replace with Mountain Beech or a similar species and ensure that only species that are suited to the environment are planted, such as silver tussocks.
	52/02/08	SUPPORT IN PART	<p>MCS supports that the ski area carpark in Activity Area 8c should be sealed and this should be enforceable by amending Rule 12.22.2.3 (vii)(b)</p> <p>MCS acknowledges and agrees with the submitter's point in relation to the ski field access road. The road is outside the MCSSZ and therefore outside of the scope of this plan change.</p>	<p>Accept the submission, and introduce a provision to ensure that the relief is adopted within Activity Area 8c.</p> <p>Modify Rule 12.22.2.3(vii)(b) as follows:</p> <p>(b) <i>In relation to earthworks: sediment control, dust control, site rehabilitation, <u>the sealing of the car park</u>, and landscaping.</i></p> <p>In relation to the Ski Area access road, no action required.</p>
	52/02/09	NEUTRAL	<p>MCS acknowledges the submitters point.</p> <p>It is already a non-complying activity to undertake development or building in Activity Area 1b or the southern neighbourhood before implementation and planting takes place.</p>	No action required.
	52/02/10	SUPPORT	<p>The Design Guidelines are an integral part of the philosophy of the future development to the zone.</p> <p>Rules of the Zone require that subdivisions and development are assessed through the Design Guidelines.</p>	No action required.
Patrick Frengly	52/03/01	SUPPORT	The reasons in support of the plan change as set out in the request and the section 32 evaluation	Accept submission 52/03/01 (except in relation to particular amendments that MCS supports).

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
	52/03/02	SUPPORT IN PART	<p>See MCS's further submission on Submission 52/02/03 above.</p> <p>MCS acknowledges the submitters points. MCSSZ rules in relation to Activity Areas 6 and 7 already address the submitters concerns.</p>	No action required.
	52/03/03	NEUTRAL	<p>MCS acknowledges that the submitter seeks that both a covenant and a zone rule are implemented to ensure there is a 100m setback to avoid any adverse visual impact.</p> <p>Registered covenants are not appropriate as they are a private contract and can be amended between the parties.</p> <p>Rule 12.22.2.4 already provides that buildings and structures (other than a recycling station and a gas storage facility) are non-complying activities.</p>	No action required.
	52/03/04	SUPPORT IN PART	<p>The Council has a document entitled <i>Southern Night Sky</i>; it is similar to the McKenzie District Council's <i>Night Sky</i> document.</p> <p><i>Southern Night Sky</i> has recently been updated and within the QLDC framework is another matter that Council considers when granting consents. The Design guidelines restrict the type and method of lighting public open space in the Zone.</p>	<p>No action required; retain the references to <i>Southern Light</i> in the MCSSZ provisions, and in the Design Guidelines.</p> <p>MCS would also support the participation of an International Dark Sky accreditation if the community wishes to do this.</p> <p>In relation to the paper road, no action required.</p>

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
			<p>In relation to the paper road, MCS acknowledges and agrees with the submitter's point.</p> <p>However, the paper road is outside the plan change area and therefore there is no scope for relief.</p>	
	52/03/05	SUPPORT	<p>MCS considers that the sports field can be deleted from the Structure Plan. It is unlikely that formal sports activities requiring a sports field will ever be required in the MCSSZ area.</p> <p>Tennis courts are still a desirable amenity and these could be located in a variety of locations in Activity Area 6, including in the northern corner of the southern Activity Area 6 block.</p> <p>Tennis courts can be provided for in Activity Area 6 by way of a new discretionary activity rule which focusses the assessment on nearby residential amenity (including in relation to noise and lighting) and stormwater management.</p> <p>In relation to the paper road see Submission 52/02/05 below.</p>	<p>Remove the %Sports Field+annotation from Structure Plans A and C and from the Design Guidelines.</p> <p>Add new rule 12.22.2.3(vi)(c) (Discretionary activities, buildings and structures in Activity Area 6):</p> <p style="padding-left: 40px;"><i>(c) Tennis courts</i></p> <p>Add new assessment matter 12.22.5(xxiv):</p> <p style="padding-left: 40px;"><i>xxiv. Discretionary activity – Tennis courts in Activity Area 6:</i></p> <ul style="list-style-type: none"> - <i>Proximity of the courts to neighbouring properties and any adverse effects of noise and lighting on residential amenity;</i> - <i>Whether the location of the tennis courts adversely affects stormwater flow paths and stormwater management</i>
	52/03/06	NEUTRAL	<p>MCS acknowledges and agrees with the submitter's point in relation to the paper road.</p>	<p>No action required.</p>

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
			However, the paper road is outside the plan change area and therefore there is no scope for relief.	
	52/03/07	SUPPORT	<p>Noxious weed and pest control is controlled by the Regional Council, however MCS is aware that as custodians of the land every effort will be made to ensure that weed and pest control is undertaken regularly throughout the Zone, and by the homeowners association.</p> <p>Pest management is an integral part of the Homestead Gully Management Plan which is required by Rule 12.22.4.2 (ix).</p> <p>Weed control will also be undertaken as part of the management of the golf course.</p>	No action required.
	52/03/08	SUPPORT	MCS supports the amendment of species to ensure that appropriate species are used that will survive the climate.	Accept submission 52/02/07 by deleting <i>Macracarpa</i> as a species in Activity Area 3 and replace with Mountain Beech or a similar species and ensure that only species that are suited to the environment are planted. This should be included in Part 2 (Page 2-20) of the Design Guidelines.
	52/03/09	SUPPORT IN PART	<p>MCS supports that the ski area carpark in Activity Area 8c should be sealed and this should be enforceable by amending Rule 12.22.2.3 (vii)(b)</p> <p>MCS acknowledges and agrees with the submitter's point in relation to the ski field access road. The road is outside the MCSSZ and therefore outside of the scope of this plan change.</p>	<p>Accept the submission, and introduce a provision to ensure that the relief is adopted within Activity Area 8c.</p> <p>Modify Rule 12.22.2.3(vii)(b) as follows:</p> <p>(b) <i>In relation to earthworks: sediment control, dust control, site rehabilitation, <u>the sealing of the car park</u>, and landscaping.</i></p>

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
				In relation to the Ski Area access road, no action required.
Roberts Family Trust	52/04/01	SUPPORT	Supports the plan change for the reasons	Accept submission 52/04/01 (except in relation to particular amendments that MCS supports).
Ian Leslie and Toni Rasmussen	52/05/01	SUPPORT IN PART	MCS supports certain modifications to the plan change provisions in response to the submitter's points, as addressed below.	Accept submission 52/05/01 (except in relation to particular amendments that MCS supports).
	52/05/02	NEUTRAL	<p>MCS acknowledges that the submitter seeks that both a covenant and a zone rule are implemented to ensure there is a 100m setback to avoid any adverse visual impact.</p> <p>Registered covenants are not appropriate as they are a private contract and can be amended between the parties.</p> <p>Rule 12.22.2.4 already provides that buildings and structures (other than a recycling station and a gas storage facility) are non-complying activities.</p>	No action required.
	52/05/03	NEUTRAL	<p>Rule 12.22.2.4 already provides that buildings and structures (other than a recycling station and a gas storage facility) are non-complying activities.</p> <p>It is appropriate that small scale buildings to provide for community assets are provided for</p>	No action required.
	52/05/04	OPPOSE	Community infrastructure is provided for and will locate where it is most optimal in relation to other activities.	Reject submission 52/05/04

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
	52/05/05	SUPPORT	<p>MCS considers that the sports field can be deleted from the Structure Plan. It is unlikely that formal sports activities requiring a sports field will ever be required in the MCSSZ area.</p> <p>Tennis courts are still a desirable amenity and these could be located in a variety of locations in Activity Area 6, including in the northern corner of the southern Activity Area 6 block.</p> <p>Tennis courts can be provided for in Activity Area 6 by way of a new discretionary activity rule which focusses the assessment on nearby residential amenity (including in relation to noise and lighting) and stormwater management.</p> <p>In relation to the paper road see Submission 52/02/05 above.</p>	<p>Remove the Sports Field+annotation from Structure Plans A and C and from the Design Guidelines.</p> <p>Add new rule 12.22.2.3(vi)(c) (Discretionary activities, buildings and structures in Activity Area 6):</p> <p style="text-align: center;"><u>(c) Tennis courts</u></p> <p>Add new assessment matter 12.22.5(xxiv):</p> <p style="text-align: center;"><u>xxiv. Discretionary activity – Tennis courts in Activity Area 6:</u></p> <ul style="list-style-type: none"> - <u>Proximity of the courts to neighbouring properties and any adverse effects of noise and lighting on residential amenity;</u> - <u>Whether the location of the tennis courts adversely affects stormwater flow paths and stormwater management</u>
	52/05/06	OPPOSE	<p>There is sufficient water supply for the Mt Cardrona Station Special Zone development and wider area, as addressed in the letter prepared by Tom Heller (hydrologist) dated 10 April 2017 . see Attachment A.</p>	<p>Reject submission 52/02/06.</p>
Cardrona Alpine Resort	52/06/01	SUPPORT	<p>The reasons in support of the plan change as set out in the request and the section 32 evaluation</p>	<p>Accept submission 52/06/01 (except in relation to particular amendments that MCS supports).</p>
	52/06/02	SUPPORT	<p>The reasons in support of Activity Area 8c are set out in the request and the section 32 evaluation</p>	<p>Accept submission 52/06/02</p>

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
	52/06/03	SUPPORT	The reasons in support of the plan change as set out in the request and the section 32 evaluation	No action required.
	52/06/04	OPPOSE	Section 22 of the Operative District Plan controls all earthworks apart from earthworks in special zones. As these contain their own earthworks rules, the amendment proposed would mean that there are no earthworks rules in the Mt Cardrona Special Zone.	Reject submission 52/06/04.
	52/06/05	SUPPORT	Sensible to correct minor inconsistencies in the labelling of activity areas	Accept submission 52/06/05
	52/06/06	SUPPORT	MCS supports the inclusion of complementary commercial services+as the built form is limited by site and zone standards	Accept submission 52/06/06
Heritage New Zealand Pouhere Taonga	52/07/01	SUPPORT	The reasons in support of the plan change as set out in the request and the section 32 evaluation	Accept submission 52/07/01
	52/07/02	SUPPORT	The proposed amendments provide more appropriate rules in relation to the Walter Little water race	Accept submission 52/07/02
	52/07/03	SUPPORT	Rule 12.22.2.2(vii) is necessary and appropriate	Accept submission 52/07/03
	52/07/04	SUPPORT	Rule 12.22.4.2(x) is necessary and appropriate	Accept submission 52/07/04
	52/07/05	SUPPORT	Rule 12.22.5(i) is necessary and appropriate	Accept submission 52/07/05

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
	52/07/06	SUPPORT	The inclusion of provisions to protect the chaff storage platform, both as an addition to the Inventory of Protected Features and as an amendment to Rule 12.22.4.2(x) is necessary and appropriate	Accept submission 52/07/06
Hil and Mario Kiesow	52/09/01	SUPPORT	The reasons in support of the plan change as set out in the request and the section 32 evaluation	Accept submission 52/09/01 (except in relation to particular amendments that MCS supports).
	52/09/02	NEUTRAL	<p>MCS acknowledges that the submitter seeks that both a covenant and a zone rule are implemented to ensure there is a 100m setback to avoid any adverse visual impact.</p> <p>Registered covenants are not appropriate as they are a private contract and can be amended between the parties.</p> <p>Rule 12.22.2.4 already provides that buildings and structures (other than a recycling station and a gas storage facility) are non-complying activities.</p>	No action required.
	52/09/03	SUPPORT	<p>MCS considers that the sports field can be deleted from the Structure Plan. It is unlikely that formal sports activities requiring a sports field will ever be required in the MCSSZ area.</p> <p>Tennis courts are still a desirable amenity and these could be located in a variety of locations in Activity Area 6, including in the northern corner of the southern Activity Area 6 block.</p>	<p>Remove the %Sports Field+annotation from Structure Plans A and C and from the Design Guidelines.</p> <p>Add new rule 12.22.2.3(vi)(c) (Discretionary activities, buildings and structures in Activity Area 6):</p> <p style="text-align: center;"><u>(c) Tennis courts</u></p> <p>Add new assessment matter 12.22.5(xxiv):</p>

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
			<p>Tennis courts can be provided for in Activity Area 6 by way of a new discretionary activity rule which focusses the assessment on nearby residential amenity (including in relation to noise and lighting) and stormwater management.</p> <p>In relation to the paper road see Submission 52/02/05 below.</p>	<p><i>xxiv. Discretionary activity – Tennis courts in Activity Area 6:</i></p> <ul style="list-style-type: none"> - <i>Proximity of the courts to neighbouring properties and any adverse effects of noise and lighting on residential amenity;</i> - <i>Whether the location of the tennis courts adversely affects stormwater flow paths and stormwater management</i>
	59/09/04	NEUTRAL	<p>MCS acknowledges and agrees with the submitter's point in relation to the paper road.</p> <p>However, the paper road is outside the plan change area and therefore there is no scope for relief.</p>	No action required.
	52/09/05	OPPOSE	There is sufficient water supply for the Mt Cardrona Station Special Zone development and wider area, as addressed in the letter prepared by Tom Heller (hydrologist) dated 10 April 2017 . see Attachment A .	Reject submission 52/02/01.
	52/09/05	SUPPORT IN PART	<p>The Council has a document entitled <i>Southern Night Sky</i>; it is similar to the McKenzie District Council's <i>Night Sky</i> document.</p> <p><i>Southern Night Sky</i> has recently been updated and within the QLDC framework is another matter that Council considers when granting consents. The Design guidelines restrict the type and method of lighting public open space in the Zone.</p>	<p>No action required; retain the references to <i>Southern Light</i> in the MCSSZ provisions, and in the Design Guidelines.</p> <p>MCS would also support the participation of an International Dark Sky accreditation if the main valley residents and businesses wish to do this.</p>

Original Submitter	Submission Number	Support/Oppose	Reasons for Further Submission	I seek the following:
Cardrona Valley Residents and Ratepayers Society Incorporated	52/10/01	SUPPORT	MCS supports opportunities that will promote Cardrona as a year-round destination.	Accept submission 52/10/01 (except in relation to particular amendments that MCS supports).

5. MCS DOES wish to be heard in support of this further submission.

6. If others make a similar submission, MCS WILL consider presenting a joint case with them at the hearing.

Signed:



J Brown / A Hutton

Dated: 1 May 2017

ATTACHMENT A

Mt Cardrona Station Ltd
C/- Spencers Chartered Accountants
Level 6, 12 Viaduct Harbour Avenue
Auckland 1010

10 April 2017
Environmental Associates Ltd
Our Ref: EA00161
Your Ref:

Attention: Mr Chris Morton

Dear Sir,

**Technical Response to Submissions, Re – Queenstown Lakes District
Council Plan Change 52, Mount Cardrona Station**

The following technical response is in relation to submissions on Plan Change 52, concerning water take and use by Mount Cardrona Station.

Mount Cardrona Station holds consent (water permit 2009.191) which authorises two points of take, namely, Pringles Creek and the Cardrona River. Water is authorised to be taken from a combination of Pringles Creek (until the residual flow condition limit is reached), and from the Cardrona River main stem. Water may be drawn from either source, or both sources concurrently.

At any time the residual flow limit is reached in Pringles Creek, all water would be drawn from the Cardrona River, as there is no requirement for a residual flow condition restricting abstraction from the river. The residual flow set for Pringles Creek as a condition of consent 2009.191, ensures protection of in-stream values and additional uses, such as potable water supplies taken under permitted activity rules within the Regional Plan: Water for Otago.

The Otago Regional Council 2009.191 consent for Mount Cardrona Station Zone Development Plan water, allows up to 393,105 cubic metres per annum of primary allocation, to be taken for irrigation, commercial and communal domestic supply. The Condition 3 of consent 2009.191 specifically provides for the residual flow of 15 litres per second to be maintained in Pringles Creek immediately below the point of take (when 2009.191 is being exercised from Pringles Creek). The consent is not required to be renewed until March 2030.

Page 2
10 April 2017
Environmental Associates Ltd
Our Ref: EA00161
Your Ref:

The rate and volume of water available, as authorised by existing consent 2009.191, is sufficient for both community-development and golf course irrigation needs, as envisaged under the Plan Change. Mt Cardrona Station is able to fully comply with all Otago Regional Council conditions of the water permit to take water for its ongoing requirements.

Yours faithfully
Tom Heller
Director: Water & Environmental



Environmental Associates Ltd
Email: theller@vodafone.net.nz

Appendix D

Original Submission Number	Further Submission Number(s)	Name	Position	Topic	Decision Requested	Planner Recommendation
52/01/01		Backcountry Quad Expeditions	Support	Whole Plan	Support plan change proposed.	Accept
52/01/01	FS-52/12/01	Mount Cardrona Station Limited	Support		Accept submission	Accept
52/02/01		Dr Pippa Kyle	Support (in part)	Water Supply	Protection of Pringles Creek water supply and creek against climate change and that water consents for the zone are confirmed as being realistic and sustainable for the future.	Reject
52/02/01	FS-52/12/02	Mount Cardrona Station Limited	Oppose		Reject submission	Accept
52/02/02			Support (in part)	Pringles Creek Buffer	Pringles Creek 100 metre buffer area is protected from any development risk through combination of zone rules and registered covenants on the title.	Accept (in part)
52/02/02	FS-52/12/03	Mount Cardrona Station Limited	Neutral		No action required	Reject
52/02/03			Support (in part)	Activity Areas 6 and 7b	That Activity Areas 6 and 7b are protected from further development even at later stage and is enforced by registered covenants on title.	Accept (in part)
52/02/03	FS-52/12/04	Mount Cardrona Station Limited	Support (in part)		No action required	Reject
52/02/04			Support (in part)	Activity Areas 6 and 7b	Sports field/Tennis Court located within Activity Area 6 is removed/relocated out of area and relocated to existing village given that it encroaches into 100 metre mitigation strip, risks use of light at night, and risks use of the paper road/Pringles Creek Road for vehicle parking and movement congestion. As a minimum lighting to only be for daylight use, and paper road to be used as a walkway /cycle way	Reject
52/02/04	FS-52/12/05	Mount Cardrona Station Limited	Support		Remove the "Sports Field" annotation from Structure Plans A and C and from the Design Guidelines, Add new rule.	Reject
52/02/05			Support (in part)	Paper Road	Paper road that exists on Pringles Creek property should be cancelled or moved as it sits on a ridge. If used for walkway, there should be mitigation planting to limit visibility and should have no motor vehicle access or parking.	Reject
52/02/05	FS-52/12/06	Mount Cardrona Station Limited	Neutral		No action required	Accept
52/02/06			Support (in part)	Lighting	Must ensure that the zone streetscape and overall lighting design meets some form of zone and design guideline rules that protects the 'night sky' similar to Tekapo and other special areas. A covenant regarding lighting needs to be registered within the title for both now and in the future.	Accept (in part)
52/02/06	FS-52/12/07	Mount Cardrona Station Limited	Support (in part)		No action required	Reject
52/02/07			Support (in part)	Landscaping	That the landscape planting plan reflected in the design Guidelines in particular for Pringles Creek mounding/buffer zone is reviewed to ensure a priority use of local species is provided for (example silver tussocks).	Accept
52/02/07	FS-52/12/08	Mount Cardrona Station Limited	Support		Accept submission and delete Marcarpa as a species in Activity Area 3, replace with Mountain Beech.	Accept
52/02/08			Support (in part)	Ski field carpark/mounding	That requestor provide for a ski field carpark/mitigation mounding, that this carpark is sealed including access road length between the entrance up to and including carpark. Ski field owners conduct rigorous dust mitigation measures for the remainder of the field access road to manage dust nuisance and effects on neighbouring properties.	Accept (in part)
52/02/08	FS-52/11/01	Cardrona Alpine Resort Limited	Oppose		Reject submission	Accept
52/02/08	FS-52/12/09	Mount Cardrona Station Limited	Support (in part)		Accept submission, introduce a provision to ensure that the relief is adopted within Activity Area 8c.	
52/02/09			Support (in part)	Landscaping	Mitigation planting must be done before any development work is undertaken.	Reject
52/02/09	FS-52/12/10	Mount Cardrona Station Limited	Neutral		No action required	Accept
52/02/10			Support (in part)	Design Guidelines	That the existing strict design guideline rules for all dwellings and buildings will be kept in place, both for now in the future.	Accept
52/02/10	FS-52/12/11	Mount Cardrona Station Limited	Support		No action required	Accept
52/03/01		Patrick Frengley	Support	Whole Plan	Strong support for Plan Change as an immediate neighbour.	Accept
52/03/01	FS-52/12/12	Mount Cardrona Station Limited	Support		Accept submission	Accept
52/03/02			Support (in part)	Activity Areas 6 and 7b	Activity Areas 6 and 7b are preserved in perpetuity.	Reject
52/03/02	FS-52/12/13	Mount Cardrona Station Limited	Support (in part)		No action required	Accept
52/03/03			Support (in part)	Activity Areas 6 and 7b	Area 6 "pushback" from the southern boundary of 100m to also be preserved and to be a Zone Rule.	Reject
52/03/03	FS-52/12/14	Mount Cardrona Station Limited	Neutral		No action required	Accept
52/03/04			Support (in part)	Lighting	Avoidance of light pollution from public and private lighting and that this be provided for in the Design Guidelines.	Accept (in part)
52/03/04	FS-52/12/15	Mount Cardrona Station Limited	Support (in part)		No action required	Reject

Original Submission Number	Further Submission Number(s)	Name	Position	Topic	Decision Requested	Planner Recommendation
52/03/05			Support (in part)	Activity Areas 6 and 7b	Sports field located within Activity Area 6 be deleted as no parking provision.	Reject
52/03/05	FS-52/12/16	Mount Cardrona Station Limited	Support		Remove the "Sports Field" annotation from Structure Plans A and C and from the Design Guidelines, Add new rule.	Reject
52/03/06			Support (in part)	Paper Road	The paper road connection to Gin and Raspberry Lane to be strictly limited to walking and cycling uses, plus possible future infrastructure connection.	Reject
52/03/06	FS-52/12/17	Mount Cardrona Station Limited	Neutral		No action required	Accept
52/03/07			Support (in part)	Noxious Weed and Pest Control	No mention of long term noxious weed and pest control, which needs to be included within the plan change.	Reject
52/03/07	FS-52/12/18	Mount Cardrona Station Limited	Support		No action required	Accept
52/03/08			Support (in part)	Landscaping	Removal of macrocarpa from mitigation planting as evergreen and 15m when mature, which will cast unwanted shading over southern neighbours land, especially in winter.	Accept
52/03/08	FS-52/12/19	Mount Cardrona Station Limited	Support		Accept submission. Remove Macracarpa as a species in Activity Area 3 and replace with Mountain Beech	Accept
52/03/09			Support (in part)	Ski field carpark/mounding	A requirement for Cardrona Ski Resort to seal the ski field access road to prevent degradation of air quality (dust) for the Mount Cradrona Ski Village and the Pringles Creek Community.	Reject
52/03/09	FS-52/11/02	Cardrona Alpine Resort Limited	Oppose		Reject submission	Accept
52/03/09	FS-52/12/20	Mount Cardrona Station Limited	Support (in part)		Accept the submission and introduce a provision to ensure that the relief is adopted within Activity Area 8c	Accept (in part)
52/04/01		Roberts Family Trust	Support	Whole Plan	Support Plan Change as it will benefit Cardrona Village and local economy, the proposed golf course will be a great asset to the area and poses excellent opportunities for locals and visitors alike, and the effects on the environment are no greater (if not less) than what is currently allowed under the Mount Cradrona Station Special Zone of the Operative District Plan.	Accept
52/04/01	FS-52/12/21	Mount Cardrona Station Limited	Support		Accept submission	Accept
52/05/01		Ian Leslie and Toni Rasmussen	Oppose	Whole Plan	Oppose plan change in its current form and seek further amendments to the structure plan to address issues set out below.	Accept (in part)
52/05/01	FS-52/12/22	Mount Cardrona Station Limited	Support (in part)		Accept submission	Accept
52/05/02			Oppose	Activity Areas 6 and 7b	Seek modification of the structure plan and zone rules so that Activity Area between the Southern Neighbourhood and the Pringles Creek boundary is designated a 'Reserve' and as such all building, structures and installation of above ground infrastructure is excluded from this area. This area should seek to mitigate the built areas of the zone and provide public open space for the residents of the village, while preserving rural amenity values for the residents of Pringles Creek subdivision.	Reject
52/05/02	FS-52/12/23	Mount Cardrona Station Limited	Neutral		No action required	Accept
52/05/03			Oppose	Activity Areas 6 and 7b	The planning objectives and zone rules run contrary to the aims of the open space and mitigation in Activity Area 6 in that they allow built form and infrastructural development in Activity Area 6, which defeats the purpose of a buffer zone and compromises rural amenity and creates a precedent whereby further structures even if designated non-complying activity would be more likely.	Reject
52/05/03	FS-52/12/24	Mount Cardrona Station Limited	Neutral		No action required	Accept
52/05/04			Oppose	Activity Areas 6 and 7b	Development intensification in Activity Areas 1 to 4 and re-orientation of the village centre to more of a northerly aspect effectively makes the southern boundary, the rear boundary. This has the potential for community infrastructure to occur elsewhere in the zone including Activity Area 6.	Reject
52/05/04	FS-52/12/25	Mount Cardrona Station Limited	Oppose		Reject submission	Accept
52/05/05			Oppose	Activity Areas 6 and 7b	A sports field located in Activity Area 6 is inappropriate in this activity area on the basis that the vertical fall of the land in this area would require extensive earthwork and would require ancillary buildings such as toilets, changing rooms, storage for gear, equipment and machinery and vehicle parking and floodlighting. A sports field would be far more appropriate on the flat valley floor in a more centrally located position.	Reject
52/05/05	FS-52/12/26	Mount Cardrona Station Limited	Support		Remove the "Sports Field" annotation from Structure Plans A and C and from the Design Guidelines, Add new rule.	Reject

Original Submission Number	Further Submission Number(s)	Name	Position	Topic	Decision Requested	Planner Recommendation
52/05/06			Oppose	Water Supply	<p>Submitter seeks effective zone rules and objectives that ensure protection of water courses outside of the Mount Cardrona Station Special Zone where they will be affected by activities occurring within the zone and target water efficiencies across the zone to reduce water demand.</p> <p>Seeks clarification regarding the the total water requirements of the Plan Change 52 and the ability for those requirements to be provided for without effects on surrounding environment, including Pringles Creek, particularly given that the plan change has increased dwellings from 576 to 622 and proposes a hotel development). This is an increase in year round water requirements. There is no data provided or analysis of the total daily water requirements of the zone, extraction volumes or storage requirements.</p> <p>The sole mechanism for protection of Pringles Stream that is indicated in the plan change is the residual flow requirements of the permits. More detailed analysis, implementation of effective safeguards and robust water management measures to ensure sufficient volumes of storage and maximum water efficiencies within the zone is required. Provision should be made to ensure the capture of all stormwater and grey water from all buildings and this to be utilised for irrigation of the golf course and public areas.</p>	Reject
52/05/06	FS-52/12/27	Mount Cardrona Station Limited	Oppose		Reject submission	Accept
52/06/01		Cardrona Alpine Resort Limited	Support (in part)	Whole Plan	Supports plan change subject to further amendments to the provisions supporting the plan change.	Accept
52/06/01	FS-52/12/28	Mount Cardrona Station Limited	Support		Accept submission	Accept
52/06/02			Support	Activity Area 8c (car park area)	Submitter generally supports the provisions of the plan change as they relate to Activity Area 8c (car park area) adjoining Cardrona Alpine Resort Limited's Pines Car Park, which the submitter is investigating utilising this area for shuttle service, bus parking and chain hire.	Accept
52/06/02	FS-52/12/29	Mount Cardrona Station Limited	Support		Accept submission	Accept
52/06/03			Support	Whole Plan	<p>Submitter supports all provisions which provide for connectivity and interaction between PC52 and the adjoining Cardrona Alpine Resort and considers that PC52 is more efficient and effective means of achieving the purpose of the Resource Management Act than the operative District Plan provisions and in particular supports:</p> <p>a) Policy 4.16; b) Policy 7.1; c) 7.6(b); d) 8.6.</p>	Accept
52/06/03	FS-52/12/30	Mount Cardrona Station Limited	Support		No action required	Accept
52/06/04			Support (in part)	Site Standard 12.22.4.1xi Earthworks	The submitter seeks amendments to notified Site Standard 12.22.4.1xi-Earthworks to align with the provisions adopted by Plan Change 49 (Earthworks). These provisions, now operative, do not apply to the Mount Cardrona Special Zone. The submitter requests that Site Standard 12.22.4.1xi-Earthworks is deleted.	Reject
52/06/04	FS-52/12/31	Mount Cardrona Station Limited	Oppose		Reject submission	Accept
52/06/05			Support (in part)	Structure Plan	The submitter identifies inconsistencies in the labelling of Activity Areas within the Structure Plan A - Mt Cardrona Station Structure Plan and Structure Plan B - Height Restrictions, specifically where the area identified as Activity Area 9 (AA9) within Structure Plan A is labeled as "AA8" within Structure Plan B. Additionally, "AA1b" within Structure Plan A is labeled as "AA1a" in Structure Plan B. The submitter seeks that the inconsistencies in Structure Plan B be corrected.	Accept
52/06/05	FS-52/12/32	Mount Cardrona Station Limited	Support		Accept submission	Accept
52/06/06			Support (in part)	Activity Area 8c (car park area)	The submitter seeks an amendment to rule 12.22.2.3vii relating to restricted discretionary activities within Activity Area 8c to include "complementary commercial uses and buildings", such as chain fitting service or coffee cart activities to be located within this activity area. An additional matter of discretion is recommended relating to the nature and scale of the complementary commercial use.	Accept
52/06/06	FS-52/12/33	Mount Cardrona Station Limited	Support		Accept submission	Accept

Original Submission Number	Further Submission Number(s)	Name	Position	Topic	Decision Requested	Planner Recommendation
52/07/01		Heritage New Zealand Pouhere Taonga	Support (in part)	Heritage	The submitter considers that the proposed provisions acknowledge the heritage values associated with the plan change area and generally provide scope for these to be managed as the zone develops, however the submitter seeks a number of further amendments to the plan change.	Accept
52/07/01	FS-52/12/34	Mount Cardrona Station Limited	Support		Accept submission	Accept
52/07/02			Support (in part)	Rule 12.22.4.2x - Protection of Water Race and Rule 15.2.6.3i(h)(v)	The submitter seeks that Rule 12.22.4.2x - Protection of Water Race be amended to require the fencing off of Walter Little's Water Race and that fencing be contained within Activity Area 7b and has amended Rule 12.22.4.2x to reflect this. Further, the submitter supports subdivision Rule 15.2.6.3i(h)(v) which provides for similar protection of Walter Little's Water Race at the time of subdivision and seeks that this rule be adopted as notified	Accept
52/07/02	FS-52/12/35	Mount Cardrona Station Limited	Support		Accept submission	Accept
52/07/03			Support	Rule 12.22.2.2(viii)	The submitter supports Rule 12.22.2.2(viii) and seeks that this rule be adopted as notified.	Accept
52/07/03	FS-52/12/36	Mount Cardrona Station Limited	Support		Accept submission	Accept
52/07/04			Support	Rule 12.22.4.2(x)	The submitter supports Rule 12.22.4.2(x) and seeks that this rule be adopted as notified.	Accept
52/07/04	FS-52/12/37	Mount Cardrona Station Limited	Support		Accept submission	Accept
52/07/05			Support	Rule 12.22.5(i)	The submitter supports Rule 12.22.5(i) and seeks that this rule be adopted as notified.	Accept
52/07/05	FS-52/12/38	Mount Cardrona Station Limited	Support		Accept submission	Accept
52/07/06			Support (in part)	Heritage	The submitter raises concerns about the potential for the golf course to impact upon the Chaff storage platform (being an existing heritage feature identified in the Archaeological Assessment prepared by Angela Middleton dated May 2006). The submitter seeks that the chaff storage platform (NZAA site F41/563) is scheduled in the Operative District Plan Inventory of Protected Features, and Proposed District Plan Schedule 26.10 as part of stage 2 of the district plan review. If the above relief is not accepted, the submitters seeks that Rule 12.22.4.2x is amended as follows: <i>"x. Protection of water races in Activity Area 7B & Chaff Storage Platform in Activity Area 9</i> <i>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, and the management recommendations set out in the report Mount Cardrona Station Addendum November 2016 (Arch Hill Heritage Report No. 165).</i> <i>The landowner shall also fill in any breaches in the water races except for drainage to the open space areas in Activity Area 6.</i> <i>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.</i> <i>The Management Plan shall be complied with on an ongoing basis."</i>	Accept (in part)
52/07/06	FS-52/12/39	Mount Cardrona Station Limited	Support		Accept submission	Accept (in part)
52/08/01		Mount Cardrona Station Limited	Support (in part)	Rule 12.22.4.2(i) - Buildings in Activity Areas 6, 7, 8 and 9 - Non-complying Activities	The submitter seeks amendments to Rule 12.22.4.2(i) - Buildings in Activity Areas 6, 7, 8 and 9 (Non-complying Activities) to provide for a new bullet point, which specifically exempts tennis court fencing: <i>"- Fences surrounding tennis courts within Activity Area 6 that are over 2 metres in height are not considered 'buildings' for the purposes of this rule."</i>	Reject

Original Submission Number	Further Submission Number(s)	Name	Position	Topic	Decision Requested	Planner Recommendation
52/08/02			Support (in part)	Policy 2.3 and new Assessment Matter	The submitter seeks amendments to Policy 2.3 and the inclusion of a new Assessment Matter to address lighting within the zone as follows: Amend Policy 2.3 as follows: <i>"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."</i> <i>"To maintain views of the night sky through appropriate control of the design and type of street lighting"</i> Add new Assessment Matter as follows: <i>"All street lighting be in accordance with the Council's 'Southern Lights Strategy' and shall be designed and be of the type to minimise light spill, and the direct visibility of light sources beyond the roads intended to be lit."</i>	Accept (in part)
52/08/03			Support (in part)	Rule 12.22.2.2(v) Earthworks and Planting required by Structure Plan D	The submitter seeks the inclusion of another matter over which control is reserved and includes: <i>"The use of plant species that are proven to grow locally".</i>	Accept
52/08/04			Support (in part)	Mount Cardrona Station Design Guidelines	The submitter seeks to remove <i>Macrocarpa</i> from the list of species promoted in Area 3 sports field (at page 2-20) and replace with Mountain Beech or similar tree species.	Accept
52/09/01		Hil and Mario Kiesow	Support (in part)	Whole Plan	The submitter supports the plan change in that it will be an improvement to the current zoning and the implementation of a golf course will make the development more attractive and together with the hotel complex will give visitors to the Cardrona Valley more reason to stay and will offer employment opportunities for the Cardrona community.	Accept
52/09/01	FS-52/12/40	Mount Cardrona Station Limited	Support		Accept submission	Accept
52/09/02			Support (in part)	Activity Areas 6 and 7b	The submitter would like to see the requirement for the 100 metre setback from the Pringles Creek Road and Gin and Raspberry Lane as a zone rule and not as a covenant to avoid any adverse visual impact for the property owners now and in the future.	
52/09/02	FS-52/12/41	Mount Cardrona Station Limited	Neutral		No action required	Accept (in part)
52/09/03			Support (in part)	Activity Areas 6 and 7b	Due to the proximity to the submitters subdivision, the submitter would like a zone rule included that prevents development of Activity Area 6, even at a later stage. The submitter considers that a sports field does not make sense and would create an adverse effect in terms of light and noise pollution for neighbouring residents on Pringles Creek Rd and Gin & Raspberry Lane.	Reject
52/09/03	FS-52/12/42	Mount Cardrona Station Limited	Support		Remove the "Sports Field" annotation from Structure Plans A and C and from the Design Guidelines, Add new rule.	Reject
52/09/04			Support (in part)	Paper Road	The submitter seeks the inclusion of a zone rule that prevents vehicle access to Mount Cardrona Station from Pringles Creek Rd / Gin & Raspberry Lane. The paper road on Mount Cardrona Station and adjoining land should be for walking access only with no vehicle access or car parks available at the Pringles Creek Rd / Gin & Raspberry Lane end. However, the submitter would like to see their access to the walkways through the Mount Cardrona Station heritage area secured.	Reject
52/09/04	FS-52/12/43	Mount Cardrona Station Limited	Neutral		No action required	Accept
52/09/05			Support (in part)	Water Supply	The submitter considers that the establishment and maintenance of the golf course will require a lot more water. The Pringles Creek / Gin & Raspberry Lane subdivision relies on the water supply from the Pringles Creek and Mount Cardrona Station has water rights from the Pringles Creek, as well. The submitter is aware that there is a minimum flow rule established for the Pringles Creek, however would like it confirmed that the water rights for the adjoining subdivision will be guaranteed. The submitter would also like the option to connect to the Mount Cardrona Station water scheme at some stage in the future, should we wish to do so.	Reject
52/09/05	FS-52/12/44	Mount Cardrona Station Limited	Oppose		Reject submission	Accept

Original Submission Number	Further Submission Number(s)	Name	Position	Topic	Decision Requested	Planner Recommendation
52/09/06			Support (in part)	Lighting	The submitter considers that a development of this scale will bring light pollution and have a negative impact on the night sky in the Cardrona Valley. This night sky should be protected. Therefore, the submitter seeks that a zone rule be included that all light sources need to face downwards (comparable to the lighting concept in Lake Tekapo).	Accept (in part)
52/09/06	FS-52/12/45	Mount Cardrona Station Limited	Support (in part)		No action required	Reject
52/10/01		Cardrona Valley Residents & Ratepayers Soc Inc	Support	Whole Plan	The submitter supports the proposals in Plan Change 52 and considers that it will facilitate infrastructural support for Cardrona Valley, including grey water/ sewerage disposal. Further, the submitter considers that the plan change will provide benefits such as new residential sections, recreational facilities such as golf course, play areas, and employment opportunities, as well as a solution to Skifield parking with its associated traffic congestion problem.	Accept
52/10/01	FS-52/12/46	Mount Cardrona Station Limited	Support		Accept submission	Accept

Appendix E

CHANGES TO PLAN CHANGE 52 – MT CARDRONA STATION

QUEENSTOWN LAKES DISTRICT COUNCIL

Urban Design, Landscape and Visual Impacts

Project No. 2016_025 | 1

CHANGES TO PLAN CHANGE 52 – MT CARDRONA STATION

Project no: 2016_025
Document title: Urban Design, Landscape and Visual Impact Assessment

Revision: Revision 0
Date: 15 June 2017
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DCM Urban Design Limited
Level 3, 329 Durham Street North
Christchurch 8013

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Document history and status

Revision	Date	Description	By	Review	Approved
0	15/6/2017	Draft UDVIA Report	DCM	NB (4sight)	

CONTENTS

1.	<i>Introduction and proposal</i>	3
2.	<i>Methodology</i>	Error! Bookmark not defined.
2.1	Visual Assessment methodology.....	Error! Bookmark not defined.
3.	<i>Assessment of Effects</i>	5
3.1	urban design effects	Error! Bookmark not defined.
3.2	Visual Amenity	Error! Bookmark not defined.
4.	<i>analysis of urban design assessment</i>	Error! Bookmark not defined.
5.	<i>Conclusions</i>	11

1. INTRODUCTION AND PROPOSAL

The following report is a review of the proposed changes to Plan Change 52 – Mt Cardrona Station (MCSSZ), identifying and analysing any potential Urban Design, Landscape and Visual Impacts. The Plan Change seeks to amend the existing / operative Mt Cardrona Station Special Zone, which is located on a terrace above the Cardrona Valley beside the road to the Cardrona Ski field. The plan change proposes to amend the operative zone provisions and structure plan to provide for a 12-hole golf course, as well as a range of other consequential changes described below.

- A. The Plan Change 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 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. Gondola access to the Cardrona Ski Area;
 - iv. The introduction of an area for carparking and shuttle bus operations for the Cardrona Ski Area.
- B. 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 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;
- C. Modify the provisions to reflect the changes to the Structure Plans set out above;
- D. 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 500m² to 300m², with a 350m² minimum average, to provide for flexibility in subdivision design) and in Activity Area 4 (from 1000m² to 800m²) 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.

- E. Delete the provision restricting commercial development in Activity Area 1a to increase flexibility in overall development sequencing and to remove an unnecessary market intervention.

In the preparation of this reports I viewed the site from the Cardrona Ski field carpark and surrounds on 7th February 2017. I have also read and reviewed the following reports, documents and submissions, including extracts from various reports when relevant:

- Structure Plan A-D in the Operative District Plan, dated October 2011
- Mount Cardrona Station Design Guidelines 2017;
- Mount Cardrona Station Concept Masterplan, prepared by Baxter design Ltd dated November 2016;
- Urban Design Assessment: Mount Cardrona Station – Private Plan Change, prepared by Ian Munro and Nicola Tagiston dated November 2016;
- Mount Cardrona Station Proposed Plan Change – Landscape and Visual Effects Assessment Report, prepared by Vivian+Espie dated 30th November 2016;

To focus on the key issues of the Proposed Plan Change, my report focuses on the areas where modifications are proposed, using the Urban Design Report and Landscape and Visual Effects Assessment where relevant (written in italics).

2. ASSESSMENT OF CHANGES

2.1 INCLUSION OF A GOLF COURSE

The introduction of a 12-hole golf course into the MCSS in (new) Activity Area 9 and deletion of Activity Area 3 in this location, occupying the lowest part of the terrace landform adjacent to the eastern escarpment and along the northern boundary to the village. Activity Area 2a and 2b are relocated further to the west with a new configuration. Activity Area 1b north of the northern commonage is reshaped and reduced in size.

2.1.1 Relevant text/summary from the Urban Design Assessment:

The Urban Design Assessment specifically supports the inclusion of a golf course, helping to give a more sustainable economic foundation to the village even though the golf course isolates a section of Activity Area 1b. The section of 1b to the north of the main access road acts to form part of an urban gateway to the village as opposed to arriving in the middle of a golf course. The report also states the golf course provides longer and more linear open spaces that can support higher densities with high level of amenity.

2.1.2 Relevant text/summary from the Landscape and Visual Impact Assessment:

Golf courses typically present a particularly stylized version of countryside landscape, featuring manicured, irrigated grass swards (fairways) surrounded by rougher, less maintained ground (rough). The rough generally includes sweeps of shrub vegetation and stands of trees. The provisions proposed by the PPC required a specific vegetative treatment of the golf course and the other parts of the zone in accordance with the Mount Cardrona Station Design Guidelines. Notwithstanding this, the green manicured fairways will be the spatially dominant elements within the golf course AA. The presence of the golf course will give a more strongly recreational aspect to the character of the village.

2.1.3 Assessment of the Inclusion of the Golf Course

I am in agreement with the Urban Design report, in that the activity will provide a supporting role to the village and may assist with the viability of the village core. Its design does not detract from the layout of the village or create any restrictions to movement for pedestrians or cyclists. The proposed Structure Plan and Concept Masterplan suggests that 'road edges' will not be provided along the boundary with Activity Area 6 commonage areas, with developments backing onto the green space. An improvement would be for dwellings to front greenspaces with road edges provided.

I agree with the findings in the Landscape Assessment, that the golf course will have slight effects on landscape character at best. The golf course will have no discernible effect on the visual effects created by the Operative Plan Change, with a possible positive visual effect from a number of Viewpoints, including Viewpoint 2 and the Roaring Meg Pack Track, where proposed buildings will be replaced by green fairways and landscape planting.

2.2 CHANGES TO VILLAGE CORE

The deletion of the Activity Area 6a "Village Green" area and replacing 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. The village core (Activity Area 1a) is shifted to the northern side of the

realigned access road. The new location is more centrally but the extent of the Village centre has been reduced considerably from the Operative Structure Plan;

2.2.1 Relevant text/summary from the Urban Design Assessment:

The village centre is positioned in a highly visible area of the site, located prominently on the right-hand arm of the 'U' shaped spine road and relatively 'central' within the development. Limited commercial activities area also possible within Activity Area 1b if demand proves higher than that anticipated for the village centre (Activity Area 1a). It is noted that if any such commercial activity were to locate in Activity Area 1b, the urban form would need to quite different to the purely residential outcome shown on the current Baxter Design Ltd concept master plan....

One advantage of the proposed structure plan over the operative ones is that the villages core area (Activity Area 1a), while still relating to the main movement route, is located more centrally within the development area rather than towards its eastern edge. This will allow more of the zone's residents to enjoy a more convenient walk to the services on offer, as well as helping to justify the 'spread' of medium density pockets proposed.

2.2.2 Relevant text/summary from the Landscape and Visual Assessment:

The relocation of the Village Centre AAs (AAs 1a and 1b) that the PPC proposes will mean that the dense, busy, commercial-dominated aspect of the village will be more centrally located within the zone, rather than at its eastern edge. While these AAs provide for hospitality and commercial activities, the zone will be dominated by recreational and residential (or t least holiday-home-dominated) character.

2.2.3 Assessment of the changes to the Village Core

In urban design terms, the removal of the AA 6a "Village Green" and replacement with a Village Square in AA 1a is covered by proposed Site Standard rule 12.22.4.1 and provides flexibility in its design and positioning. This is considered a suitable design change as it allows for an integrated approach when a better idea of the building(s) layout has been determined. I agree with the findings of the urban design assessment that the 'centralising' of the village core and its position on the main access road is beneficial to the design and functioning of the centre. On the operative plan, the centre was partially removed from the main movement corridor, and given the scale of the development (small), the proposed design is considered preferable. It is hoped though that the current design in the Baxter Design Ltd is only indicative and that the 'actual' layout has a better built relationship with the street without carparking dominating the frontage. Any further design should create a well defined built edge to the Main access road, which is easily accessible for pedestrians as well as vehicle users.

From a landscape and visual perspective, the proposed changes to the village core will have no noticeable effect. There is a small positive change with development largely moving away from the area controlled by Village Height Restriction Lines (Structure Plan B), with the exception of a small portion of AA 1b, and being replaced by the golf course. As mentioned in the LVIA text, the buildings will be predominantly residential in character and the internal movement of zones within the Structure Plan will not be readily visible from outside.

2.3 CHANGES TO ACTIVITY AREA 5B, 6 AND 7B

The Proposed Plan change incorporates Gondola access to the Cardrona Ski Area in Activity Areas 6 and 7b as a controlled activity. It also introduces an area for carparking and shuttle bus operations for

the Cardrona Ski Area. Following further submissions, it is also proposed to remove the 'Indicative Sports field' and include tennis courts. 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.

2.3.1 Relevant text/summary from the Urban Design Assessment:

The Urban Design Assessment does not comment on these changes.

2.3.2 Relevant text/summary from the Landscape and Visual Assessment:

The car-parking activities that will be provided for on the Cardrona Alpine Resort access road are in a location that is already used for car-parking but is only roughly formed. The PPC will intensify and extend car-parking in this area but this will not amount to a fundamental change in character.

2.3.3 Assessment of the changes to Activity Area 6 and 7b

In terms of car-parking I agree with the assessment in the Landscape and Visual Effects report.

I do not consider the removal of the playing fields or the inclusion of the tennis courts to have an effect on the landscape character or visual amenity of the area, subject to lighting controls ensuring no upward light spill is incorporated into the rules.

Both facilities are important though in urban design terms and would provide amenity to local residents, where there is an abundance of 'natural open space' but limited community facilities. Large open fields are great for children to kick a ball around on and tennis courts can also be used for other ball sports such as netball. Given the potential yield of 622 units, such community facilities would be expected and highly used. These elements differ from a golf course which has a formal, private feel as opposed to playing fields and tennis courts which allow for informal play and usually considered a community asset which can be used by anyone.

2.4 EXPANSION OF ACTIVITY AREA 4 OUTSIDE OF OPERATIVE DISTRICT PLAN STRUCTURE PLAN FOOTPRINT

The PPC proposes to expand Activity Area 4 to the west to (in part) compensate for residential development area lost by the inclusion of the golf course.

2.4.1 Relevant text/summary from the Urban Design Assessment:

The proposal achieves a density and likely residential yield that is consistent with what has been enabled for the Special Zone and will more than likely result in a similar overall scale of activity on the site.

2.4.2 Relevant text/summary from the Landscape and Visual Assessment:

If the PPC proceeds, I consider that the development area that is visible from these lower viewpoints will appear slightly larger than under the existing situation. Development will spread slightly further uphill but will not move onto any new landform or geomorphology; it will remain downslope of the nearby water race and will continue to be confined to the even graded terrace slope. I consider that the composition of views will not fundamentally change; a village-like development will appear in an open mountain setting.....However, given the scale of the

increase in relation to the scale of the landscape I consider that the degree of this effect will not be more than slight.

2.4.3 Assessment of the changes to Activity Area 4

I agree with the findings of both reports in that the proposed extension of Activity Area 4 outside of the footprint of the Operative Structure Plan will result in effects 'not more than slight' and that the changes are consistent with the Operative Structure Plan. There are benefits in moving development away from the front of the eastern escarpment where height restrictions are required to the west where the area is visually less prominent. Development will not cross the historic water race which is considered positive. In all likelihood given the size of the lots, dwellings will be clustered close to the street frontage with (relatively) large rear yards and with a maximum height of 5.5m will result in limited adverse visual effects. This is where the no solid fencing covenants are important to ensure an open and natural character is maintained, and arbitrary boundary lines do not detract from the underlying topography.

2.5 REALIGNMENT OF MAIN ACCESS ROAD

The Proposed Plan Change re-orientates the main access road into the Zone from Cardrona Valley Road, reflecting the conclusions of the traffic engineers about the most appropriate location for the intersection;

2.5.1 Relevant text/summary from the Urban Design Assessment:

Areas of higher development intensity (high or medium density housing and visitor accommodation) are logically proposed adjacent to the highest order movement routes, around the village core with its planned commercial and hotel uses, and associated with open space.....

2.5.2 Relevant text/summary from the Landscape and Visual Assessment:

The Landscape and Visual Assessment does not assess this change.

2.5.3 Assessment of the changes to the alignment of the Main Access Road

The inclusion of the Main Access Road into the Village is considered a positive change given the limited number of vehicles using the road, and for the road to assist with the viability of the village core to service passing traffic. I consider this an important aspect to the success of the commercial areas.

2.6 REDUCING MINIMUM LOT SIZES

The Proposed Plan Change seeks reducing the minimum lot size required in Activity Area 3 (from 500m² to 300m², with a 350m² minimum average, to provide for flexibility in subdivision design) and in Activity Area 4 (from 1000m² to 800m²) 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.

2.6.1 Relevant text/summary from the Urban Design Assessment:

Overall the proposed changes will enable a theoretically similar but lower yield than the operative special Zone. The operative provisions rely on a maximization of secondary or minor units to achieve its maximum possible yield – which are in turn always more feasible on larger lots. The proposed plan has a smaller overall urban zoned area (approximately 4 net ha less), but provides for a higher average density. Between both the operative and proposed structure plans, there is ongoing uncertainty as to whether the market would support or enthusiastically take up the

highest densities enabled, which would also work to reduce the actual yield that can be achieved under either scenario.

In terms of the practical development yield that is likely to occur, the two master plan exercises indicate that a comparable scale of development is likely between the operative Special Zone provisions and the proposed changes. Notwithstanding this, the year-round economy is likely to result from the combination of golf course and ski-related activities is likely to result in a higher year-round occupation of the Special Zone and this is a positive attribute of the proposed changes.

2.6.2 Relevant text/summary from the Landscape and Visual Assessment:

In fundamental terms, the PPC will not change the environment in terms of landscape character. In both the existing and proposed situations, a compact, relatively dense, alpine village will be provided for in the same location within the Cardrona Valley landscape. At a finer scale, the exact nature of the village will be slightly different if the PPC proceeds.

2.6.3 Assessment of the changes to Activity Area 4

I consider that the proposed reduction in the minimum lot sizes will not have an adverse effect on the urban design of the village as there a large number of design controls within the Design Guide which will ensure amenity levels are maintained. Site coverage, setbacks and building heights all contribute to the character and scale of a development. It is important that site coverage rules are not greatly increased to encourage developments to by multi storied (considered a positive design aspect). Activity Area 3 allows for a 45% site coverage and Area 4 proposes a 40% site coverage which are considered appropriate for residential development. A key aspect of the village will be controls on fencing, which are outlined in the design guide. I consider that these controls, with landscape planting, will have the largest influence on the feel and character of the village as opposed to the underlying lot size. Without solid boundary fencing, sections will appear larger and more open.

2.7 CHANGES TO PLANT SPECIES

Following submissions, a request was made to remove macrocarpa from the plant list and replace with Mountain Beech or a similar species to ensure that only species suited to the environment are planted, such as silver tussock.

While macrocarpa trees and shelter belts are common in the immediate area and grow well in the conditions, the suggested change has merit from an ecological and character perspective. Mountain beech are native to the area and their planting enhances the 'alpine' feel of a development. It is considered that this is a positive design change, in both urban design and landscape terms.

3. CONCLUSIONS

It is considered that the Project will have the following residual effects on urban design values and visual amenity:

Urban Design Values – I consider that the proposed changes will not have an adverse effects on the urban design values of the Operative Structure Plan and that some of the changes will have a positive effect. However, some of the success of the village will be dependent on the implementation of the design guide and the resulting developments, however this is the case for both the operative and proposed plans.

Landscape and Visual effects – in terms of landscape visual effects, the changes are considered negligible in comparison with the Operative Structure Plan, and in some cases positive.

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Dave Compton-Moen

4. CONCLUSIONS

It is considered that the Project will have the following residual effects on urban design values and visual amenity:

Urban Design Values – I do not consider that the current design achieves

Visual amenity – in terms of visual effects, views

A handwritten signature in black ink, appearing to read 'Dave Compton-Moen', with a long horizontal flourish extending to the right.

Dave Compton-Moen

Appendix F

APPENDIX F

AN ASSESSMENT OF PLAN CHANGE 52 AGAINST RELEVANT HIGHER ORDER OPERATIVE OBJECTIVES AND POLICIES (DISTRICT WIDE SECTION) OF THE DISTRICT PLAN & OTAGO REGIONAL POLICY STATEMENT

District Plan Provisions Part 4 – District Wide	Assessment of Plan Change, incorporating recommended changes in 42A Planners report of Nigel Bryce
<p>Objective 1: Nature Conservation Values <i>The protection of outstanding natural features and natural landscapes.</i></p> <p><i>The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.</i></p>	<p>The Plan Change is located within an Outstanding Natural Landscape. The landscape assessment prepared by Vivian+Espie and supporting section 32 evaluation concludes that the proposed Plan Change represents an appropriate form of development within the Cardrona context.</p> <p>As noted within the body of this report, additional modifications are proposed to the Plan Change to ensure that the Mount Cardrona Station Special Zone is better able to integrate with the broader Outstanding Natural Landscape and does not detract from adjoining rural lifestyle properties that immediately adjoin the Plan Change site.</p>
<p>Objective 2: Air Quality <i>Maintenance and improvement of air quality.</i></p>	<p>The Plan Change does not raise any specific issues relating to air quality, which will need to be considered once the development of the respective areas within PC52 are advanced. Any air discharges that infringe the Regional Air Plan provisions will be subject to a separate resource consent process governed by the Otago Regional Council.</p>
<p>4.2.5 Objective and Policies <i>Objective:</i> <i>Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.</i></p> <p>Policies:</p> <p>1 Future Development <i>“...(b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values...”</i></p> <p>4. Visual Amenity Landscapes <i>(a) To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:</i></p> <ul style="list-style-type: none"> • <i>highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and</i> • <i>visible from public roads.</i> <p><i>(b) To mitigate loss of or enhance natural character by appropriate planting and landscaping.</i></p> <p><i>(c) To discourage linear tree planting along roads as a method of achieving (a) or (b) above.</i></p> <p>6. Urban Development <i>(d) To avoid remedy and mitigate the adverse effects of urban subdivision and development in visual amenity landscapes by avoiding sprawling subdivision and development along</i></p>	<p>As noted above, the degree of modification which will occur as a consequence of the Plan Change as notified, will not degrade the overall landscape quality or visual amenity of the broader landscape. Additional amendments have been made to the planning provisions supporting the Mount Cardrona Station Special Zone area to ensure that the Plan Change site is better able to be integrated into this landscape setting and will, in particular avoid light pollution on the night sky.</p> <p>The central thrust of Policy 1(b) is to encourage development in those areas that have greater potential to absorb change. The proposed Plan Change seeks to achieve this by promoting an area of open space and landscaping which seeks to integrate the existing and proposed Mount Cardrona Station Special Zone areas. Amendments are recommended to the Plan Change in order to more effectively integrate the activity areas and to ensure that the visual effects of development within this zone are able to be absorbed. Further, I consider that the open space and landscaping responses recommended in support of the Mount Cardrona Station Special Zone are broadly consistent with Policy 4 (a), (b) and (c).</p> <p>The Plan Change will not result in sprawling urbanisation along roads, and where it is visible from adjoining public roads, appropriate open space and landscaping responses are proposed to ensure that the outcomes of Policy 6 are achieved as a consequence of this Plan Change.</p> <p>The site is not within the Inner Growth Boundary for Wanaka, however is contained within a special zone created under PC18 to support the future growth and development of Cardrona township and the adjoining Ski Area Sub-Zone. The Plan Change is considered to be aligned with Policy 7 (urban edges) on this basis.</p> <p>The recommended approach is considered broadly consistent with Policy 9 outcomes.</p>

<p>roads.</p> <p>7. Urban Edges <i>“To identify clearly the edges of:</i> <i>(a) Existing urban areas;</i> <i>(b) Any extensions to them; and</i> <i>(c) Any new urban areas”</i></p> <p>9. Structures <i>“To preserve the visual coherence of:</i> <i>(a) outstanding natural landscapes and features and visual amenity landscapes by:</i></p> <ul style="list-style-type: none"> • <i>encouraging structures which are in harmony with the line and form of the landscape;</i> • <i>avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;</i> • <i>encouraging the colour of buildings and structures to complement the dominant colours in the landscape;</i> • <i>encouraging placement of structures in locations where they are in harmony with the landscape;..”</i> 	
<p>4.3.4 Objective(s) 4 - Mahika Kai</p> <p>1 <i>The retention of the high quality of the mountain waters, and the retention and improvement of the water quality of the tributaries and water bodies of the District through appropriate land management and use.</i></p> <p>Objective 5 - Wai (Water) <i>The management of the land resource and associated waste discharges in such a way as to protect the quality and quantity of water in the District to a standard consistent with the human consumption of fish, swimming and protects the mauri (life force) of the lakes and rivers.</i></p> <p>Objective(s) 9 - Protection of Water Resources</p> <p>1 <i>The collection, treatment, storage and disposal of wastes in a way that minimises the adverse effects on the natural resources of the District.</i></p> <p>2 <i>Minimising the quantities of waste requiring disposal within the District.</i></p> <p>3 <i>To continue to implement programmes to reduce the discharge of untreated or partially treated waste to lakes and rivers.</i></p> <p>4 <i>To avoid, remedy or mitigate the adverse effects of eutrophication.</i></p>	<p>Measures are put in place as part of this Plan Change to ensure that future development will not result in discharges that compromise the quality of receiving waters of waterways, including through the provisions of stormwater discharging to natural swales contained within Activity Area 6.</p>
<p>4.4.3 Objectives and Policies</p> <p>Objective 1 – Provision of Reserves <i>Avoid, remedy or mitigate the adverse effects on public open spaces and recreational areas from residential growth and expansion, and from the development of visitor facilities.</i></p>	<p>Overall, the Plan Change is considered to broadly align with the relevant supporting objectives. The underlying Stakeholder Deed supporting MCSSZ will be updated to reflect new open space areas to be established in support of PC52 to ensure they will be vested in Council. Overall, however, the open space areas supporting PC52 are considered to accord with Objective 4.4.3 and Objective 3.</p>

<p>Objective 3 - Effective Use <i>Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors.</i></p>	
<p>4.9.3 Objectives and Policies Objective 1 - Natural Environment and Landscape Values <i>Growth and development consistent with the maintenance of the quality of the natural environment and landscape values.</i></p> <p><i>Policy 1.1 To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is of outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of rivers and lakes.</i></p> <p>Objective 2 - Existing Urban Areas and Communities <i>Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well being.</i></p> <p><i>2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the existing residential areas and small townships.</i></p> <p><i>2.2 To cluster growth of visitor accommodation in certain locations so as to preserve other areas for residential development.</i></p> <p>Objective 4 - Business Activity and Growth <i>A pattern of land use which promotes a close relationship and good access between living, working and leisure environments.</i> <i>Policies:</i></p> <p><i>4.1 To promote town centres, existing and proposed, as the principal foci for commercial, visitor and cultural activities.</i></p> <p><i>4.2 To promote and enhance a network of compact commercial centres which are easily accessible to, and meet the regular needs of, the surrounding residential environments.</i></p> <p>Objective 7 Sustainable Management of Development <i>The scale and distribution of urban development is effectively managed.</i> <i>Policies:</i></p> <p><i>7.1 To enable urban development to be maintained in a way and at a rate that meets the identified needs of the community at the same time as maintaining the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating any</i></p>	<p>Objective 1 and supporting policy 1.1 replicate those outcomes in 4.2.5 Objective and Policies. Subject to amendments recommended within this report, PC52 is not considered to compromise landscape and visual amenity values of this area. As with the operative MCSSZ provisions, PC52 is supported with a comprehensive array of mitigation responses, including screen planting that will assist with maintaining the quality of the natural environment and landscape values.</p> <p>Objective 2 is considered aligned with through the Plan Change by ensuring that any further intensification of residential areas provided for within the Plan Change do not undermine the integrity of the more sensitive areas contained within the zone, such as Activity Areas 6 and 7b.</p> <p>Objective 4 encourages a pattern of land use which promotes a close relationship and good access between living, working and leisure environments. The proposed Plan Change will achieve this outcome through the enhancement of activities provided in support of golfing activities and tourism related activities.</p> <p>In terms of Objective 7, the Plan Change will deliver infrastructure that is adequate to service the development of the zone, and wider infrastructure such as communal effluent disposal system that the Council is currently in discussions with MCSL with the view of connecting the wider Cardrona village to.</p>

<p><i>adverse effects on the environment.</i></p> <p>7.2 To provide for the majority of urban development to be concentrated at the two urban centres of Queenstown and Wanaka.</p>	
<p>4.10 Affordable and Community Housing</p> <p>4.10.1 Objectives and Policies</p> <p><i>Objective 1 Access to Community Housing or the provision of a range of Residential Activity that contributes to housing affordability in the District Policies</i></p> <p>1.1 To provide opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.</p> <p>1.2 To have regard to the extent to which density, height, or building coverage contributes to Residential Activity affordability.</p> <p>1.3 To enable the delivery of Community Housing through voluntary Retention Mechanisms.</p>	<p>In relation to affordable housing and housing diversity, the Plan Change will promote more housing stock, which will offer a greater range of sections, at affordable prices to suit the needs of all sectors of the community.</p> <p>Further, under the Stakeholder Deed that supported PC18, MCSL is required to make a contribution to community housing lots, comprising 4 residential lots within Activity Area 2b and 4 residential lots in Activity Area 3.</p> <p>The existing Stakeholder Deed is currently being updated, and the level of community housing lots delivered by PC52 will not be less than the provision agreed under PC18. As a consequence, the level of affordable housing provided is considered aligned with the policy intent under Objective 4.10.1 and supporting policies.</p>
<p>Otago Regional Policy Statement</p>	
<p><i>Objective 5.4.1</i></p> <p><i>To promote the sustainable management of Otago’s land resources in order:</i></p> <p>(a) <i>To maintain and enhance the primary productive capacity and life-supporting capacity of land resources; and</i></p> <p>(b) <i>To meet the present and reasonably foreseeable needs of Otago’s people and communities.</i></p> <p><i>Objective 9.4.1</i></p> <p><i>To promote the sustainable management of Otago’s built environment in order to:</i></p> <p>(a) <i>Meet the present and reasonably foreseeable needs of Otago’s people and communities; and</i></p> <p>(b) <i>Provide for amenity values, and</i></p> <p>(c) <i>Conserve and enhance environmental and landscape quality; and</i></p> <p>(d) <i>Recognise and protect heritage values.</i></p> <p><i>Objective 9.4.2</i></p> <p><i>To promote the sustainable management of Otago’s infrastructure to meet the present and reasonably foreseeable needs of Otago’s communities.</i></p>	<p>The proposed Plan Change is consistent with Objective 5.4.1(b) as the alterations to the Mount Cardrona Station Special Zone will enable the Cardrona community to provide for its social, cultural and economic wellbeing by encouraging additional employment opportunities that support the growth of Cardrona Valley.</p> <p>Subject to the further amendments that I have previously identified, I consider that the Plan Change will provide for amenity values, while enabling intensification of this area. The Plan Change is, therefore, broadly consistent with the policy outcome of Objective 9.4.1. The development is proposed in an area that has been identified as supporting future residential growth and as such it will assist in providing for the reasonably foreseeable needs of Otago’s people and communities.</p> <p>The explanation supporting Objective 9.4.2 states that roading networks, power generation and transmission systems, water and sewage reticulation and telecommunication systems are all important in ensuring that the needs of Otago’s communities are able to be met. They provide infrastructure for urban development and settlement, economic activity and for the distribution of goods and services within the region. Their sustainable management is required to ensure that they will continue to meet the needs of Otago’s communities.</p> <p>As set out within the supporting technical documents to the section 32 evaluation, there are no identified impediments that would mean that the Plan Change cannot be supported with appropriate infrastructure. Further potential transportation issues have been adequately responded to as a consequence of the detailed technical assessments that have been carried out in the preparation of the Plan Change. In my opinion, based on the information before me, the Plan Change is consistent to Objective 9.4.2.</p>
<p>Proposed Otago Regional Policy Statement (Council’s decision version)</p>	
<p><i>Objective 2.1</i></p> <p><i>The principles of Te Tiriti o Waitangi are taken into account in resource management processes and decisions.</i></p> <p><i>Objective 2.2 (Kai Tahu values and interests)</i></p>	<p>Measures are put in place as part of this Plan Change to ensure that future development will not result in discharges that compromise the quality of receiving waters of waterways, including through the provisions of stormwater discharging to natural swales contained within Activity Area 6. These measures are considered appropriate to respond to matters raised under Objectives 2.1 and 2.2. KTKO undertook a cultural assessment of</p>

<p><i>Objective 3.1 The values of Otago's natural resources are recognised, maintained and enhanced.</i></p> <p><i>Objective 3.2 Otago's significant and highly-valued natural resources are identified, and protected or enhanced.</i></p> <p><i>Objective 4.1 Risk that natural hazards pose to Otago's communities are minimised.</i></p> <p><i>Objective 4.3 Infrastructure is managed and developed in a sustainable way.</i></p> <p><i>Objective 4.5 Urban growth and development is well designed, reflects local character and integrates effectively with adjoining urban and rural environments.</i></p> <p><i>Objective 5.1 Public access to areas of value to the community is maintained or enhanced.</i></p> <p><i>Objective 5.2 Historic heritage resources are recognised and contribute to the region's character and sense of identity.</i></p> <p><i>Objective 5.4 Objective 5.4 Adverse effects of using and enjoying Otago's natural and physical resources are minimised.</i></p>	<p>the site to support Plan Change 18 and have provided a letter to support the conclusions reached in that report, and they are still relevant as part of the Change.</p> <p>The values of Otago's natural and physical resources, including fresh water, air quality, soil values, ecosystems and indigenous biodiversity are appropriately managed through the amended provisions supporting the Change and aligns with the policy outcome under Objective 3.1. Consistent with Objective 3.2 the Plan Change protects and enhances those landscape, historic heritage, and ecological values that are considered of importance within the Plan Change boundary.</p> <p>MCSSZ is not subject to significant risk of natural hazards.</p> <p>As set out in the supporting section 32 analysis to this Plan Change, consents for water and wastewater are in place to service the whole development and with capacity for a wider catchment including the ski area and Cardrona Village, which accords with outcome expressed within Objective 4.3.</p> <p>The supporting section 32 analysis to this Plan Change set out that the development is shaped by a structure plan which provides for suitable development areas, green spaces, the golf course and walkway linkages in the most appropriate locations. Design and appearance of built form is managed through specific design guidelines for the Zone which are basically unchanged from the operative MCSSZ. These collective responses are considered to be effective in achieving the outcomes within Objective 4.5.</p> <p>The proposed Plan Change will achieve the outcomes of Objective 5.1 through the enhancement of activities provided in support of golfing activities and tourism related activities, and retains the access corridors established as part of Plan Change 18.</p> <p>The Plan Change, as amended through the recommendations of this report provide for enhanced protection of historic heritage features contained on site, consistent with Objective 5.2.</p> <p>The Plan Change, as amended through the recommendations to the planning provisions will appropriately minimise adverse effects on the site natural and physical resources.</p>
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