

12.3 Rural Visitor Zones

Cecil Peak, Walter Peak, Cardrona, Blanket Bay, Arthurs Point, Arcadia Station, Windermere

12.3.1 Resources and Activities

The Rural Visitor Zones contain important recreation and visitor facilities, including accommodation and other visitor attractions.

Significant physical resources in terms of buildings and facilities exist or are proposed in all the zones both as attractions in their own right or as facilities which serve the visitor industry and surrounding rural or recreation activities. This is particularly the case in respect of those facilities at Cardrona located on the Crown Range Road.

The most distinguishing feature of the Visitor Zones is their compact size, general self-sufficiency and distance from the main urban centres.

12.3.2 Values

The rural visitor areas make an important contribution to the economic well being of the District. They provide employment opportunities, retention of local heritage values and resources, as well as operate as a significant part of the visitor industry. Cardrona, Walter Peak and Arcadia Station contain heritage elements in terms of their buildings. These portray special values through their architecture and as part of the District's farming and visitor heritage.

12.3.3 Resource Management Issues

i Extent of the rural visitor areas

The visitor areas are effectively part of the wider rural environment and as such their relationship with the rural area, its resources and amenities is important. It is appropriate they receive recognition in the District Plan where this will provide a mechanism to ensure an acceptable level of amenity, within the rural visitor area and in the surrounding rural areas. In some cases the zoning provisions for the visitor areas have been carried over from the Transitional District Plan with regard to additional considerations in respect of natural hazards, servicing, access and general amenity. The major issues identified are:

- ii **Avoiding, remedying or mitigating the adverse effect of rural visitor activities on the rural areas**
- iii **Adequate servicing having regard to the important natural values and water areas in close proximity**
- iv **Avoiding natural hazards**
- v **Consideration to alternative access modes given location and isolation**
- vi **Windermere - proximity to Wanaka Airport**

12.3.4 Objectives and Policies

Objectives

Provision for the ongoing operation of the existing visitor areas recognising their operational needs and avoiding, remedying or mitigating adverse effects on landscape, water quality and natural values. Scope for extension of activities in the Rural Visitor Zones.

Policies:

- 1 *To recognise the existing and proposed visitor and recreation facilities in the rural visitor areas and to provide for their continued operation and expansion.*

- 2 *To ensure development, existing and new, has regard to the landscape values which surround all the rural visitor areas.*
- 3 *To ensure expansion of activities occur at a scale, or at a rate, consistent with maintaining the surrounding rural resources and amenities.*
- 4 *To recognise the heritage values of the Rural Visitor Zones and in particular the buildings at Walter Peak, Cardrona and Arcadia Station.*
- 5 *To ensure sewage disposal, water supply and refuse disposal services are provided which avoid, remedy or mitigate adverse effects on the water or other environmental qualities, on and off the site.*
- 6 *Within the Windermere Rural Visitor Zone minimise the potential for reverse sensitivity effects on Wanaka Airport by requiring compliance with an acoustic treatment performance standard for any new, altered or extended visitor accommodation or permanent residential accommodation approved within the Outer Control Boundary shown on the planning maps.*

Implementation Methods

The objectives and associated policies will be implemented through a number of methods including:

i District Plan

- (a) The identification of specific zones for the rural visitor areas.
- (b) Zone rules applying to protection of the natural environment and landscape values and external appearance of buildings.
- (c) District wide rules relating to subdivision, transport and heritage.

Explanation and Principal Reasons for Adoption

Visitor and recreation activities are already established at Cecil Peak, Walter Peak, Cardrona, Arthurs Point, Blanket Bay and Arcadia Station. These visitor areas provide a different level of amenity and experience and relate closely to the surrounding rural resources and heritage values. They are consistent with the open space rural environment even if not involved in traditional rural pursuits. Some visitor areas also involve traditional rural activities as part of the visitor experience.

Accommodation and ancillary facilities are seen as a logical adjunct to recreation and visitor activity but the scale and location of these, particularly buildings, structures, access, earthworks and plantings need to be managed to protect the surrounding rural resources, and visual impact.

In addition, Arthurs Point includes and adjoins residential activities. The Visitor Zoning in this area recognises its strategic location and potential for future development. Arthurs Point is part of a significant landscape with high visual amenity, and it is essential the scale and location of activities, particularly buildings, be managed to protect the surrounding scenic resources.

A number of physical constraints will impact on all visitor areas, including servicing, natural hazards and access. A combination of these factors will mean limitations on the location and scale of recreation and visitor developments.

In the case of Windermere the zone is located in close proximity to Wanaka Airport and the plan seeks to address the issue of reverse sensitivity.

12.3.5 Environmental Results Anticipated

- (i) Retention of predominant rural character of the surrounding areas while providing the potential for consolidated areas to be utilised for visitor facilities.
- (ii) Provision of a range of accommodation and recreation buildings while ensuring the quality of the local environment is maintained.
- (iii) The visual appearance of recreation facilities which complement the rural locations in which they are situated.
- (iv) Exclusion of activities which cause adverse environmental effects, through the use of performance standards.
- (v) Maintenance of the water quality of the surrounding lakes and rivers.
- (vi) Protection of traffic safety on local roads and State Highways.
- (vii) At Windermere
 - Unimpeded operation and development of Wanaka Airport.
 - Visitor accommodation activities located outside the airport 'outer control boundary'.
 - Buildings accommodating noise sensitive activities insulated and orientated to minimise effects of airport noise.
 - Short term accommodation with permanent residential accommodation limited to on-site custodial management.