

Mount Cardrona Station Limited

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

Yellow highlight text (in **addition** and **deletion**) denotes further changes proposed following receipt and review of the s42A report

Brown text (in **addition** and **deletion**) denotes new changes proposed following the hearing.

Turquoise highlighted text (in **addition** and **deletion**) denotes new changes proposed in the recommendations made by the Commission

Part 15.2 Subdivision, Development and Financial Contributions Rules

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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.~~

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(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.

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15.2.7 Subdivision Design

15.2.7.1 Controlled Subdivision Activities - Subdivision Design

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

- Whether the subdivision design is in general accordance with Structure Plan A - Mount Cardrona Station Structure Plan, except that:
 - a) The intersection of Cardrona Valley Road and the Access Road, and the intersection of the Cardrona Ski Field Access Road and the Ski Field Link Road, may be moved up to 25 metres in any direction in order to enable safe and efficient functioning of those intersections.
 - b) The roading design shall show a minimum separation distance of 25m between the Access Road / Cardrona Valley Road intersection and the Tuohy's Gully Road / Cardrona Valley Road intersection.
- Whether the subdivision has been approved by the Design Review Board and is consistent with the Mount Cardrona Station Design Guidelines (2008 2017).
- Location and form of pedestrian access including the provision of easements in gross to secure public access over all areas identified as 'Key Pedestrian Linkages' and 'Public Easement in Gross' on Structure Plan C - Public Access Easements and Walkways.
- Provision for stormwater management.
- Orientation of lots to maximise solar gain.
- The scale and nature of earthworks and the disposal of excess material.
- Design of roads to provide a rural character and pedestrian friendly environment, including street lighting design and whether this avoids upward light spill ~~on~~ into the night sky.
- The allotment created can be adequately accessed and serviced (including for bulk reticulation) to provide for the maximum capacity of that allotment for subdivision and/or land use.
- Geotechnical Natural hazards

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15.2.7.3 Assessment matters for resource consents

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- (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 widths identified in ~~are designed in accordance with~~ are designed in general accordance with the Roding Schedule contained in the Mount Cardrona Station Design Guidelines (2008 2017). It is noted these are indicative only. These road widths are the MCS intended road widths but will be subject to Council engineering

approval at time of Subdivision. All road designs are to contribute to a 'rural' character, avoiding kerb and channelling and wide road widths, and creating a pedestrian and cycling friendly environment.

- (f) Road widths and other traffic calming measures are utilised within the Village Precinct Centre to enable the creation of a pedestrian and cycling friendly environment.
- (g) Ford crossings within Activity Area 6 are encouraged in order to maintain a rural character.
- (h) Pedestrian footpaths and trails 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 en into the night sky.