

Variation to the Proposed District Plan

Proposed District Plan Stage 3

Variation to Chapter 20 Settlement Zone

Cardrona Settlement Zone

Key:

Underline text identifies new text

~~Strike through~~ text to be removed

Plain text showing the entirety of provisions to be varied is for context only

[text in square brackets and italics is for information purposes only]

20 Settlement Zone

20.1 Purpose

[add the following text in the first paragraph]

The Settlement Zone applies to the settlements of Glenorchy, Kinloch, Kingston, Luggate, Makarora and Cardrona. The Zone provides for spatially well-defined areas of low-intensity residential living. Due to the location of each settlement within rural areas, and as all settlements (except for Luggate) are located amidst Outstanding Natural Landscapes, the location and setting of each settlement are strong contributors to their individual identities.

[add the following text after the fourth paragraph]

Within the Cardrona Settlement, the Commercial Precinct applies to land located around the focal point of the Cardrona Hotel. Throughout the balance of the Settlement Zone at Cardrona, the Visitor Accommodation Sub-zone enables the establishment of visitor accommodation activities, in addition to the activities provided for by the underlying Zone. The Cardrona Village Character Guideline 2012 applies to all development within the Zone at Cardrona. The guideline identifies the key characteristics that make Cardrona distinctive, and provides guidance on how these characteristics can be incorporated into the design of development.

20.2 Objectives and Policies

[add the following text to Policy 20.2.2.4]

- 20.2.2.4 Include development controls that reflect key characteristics of development in Settlements, including through building height limits, encouraging gable roof forms in Glenorchy and Cardrona, and achieving consistency with the Cardrona Village Character Guideline 2012.

20.3 Other Provisions and Rules

20.3.1 District Wide

...

20.3.2 Interpreting and Applying the Rules

20.3.2.6 References to Cardrona mean both the Commercial Precinct and the Visitor Accommodation Sub-zone as identified on the Planning Maps. Individual references to the Cardrona Commercial Precinct or the Visitor Accommodation Sub-zone means that particular overlay only.

20.4 Rules – Activities

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.6	<p><i>[amend Rule 20.4.6]</i></p> <p>Within Commercial Precincts identified on the Planning Maps: Buildings</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Design, scale and appearance of buildings; a. Signage platforms; b. Lighting; c. Landscaping; d. Servicing; e. Natural hazards; <u>and</u> f. <u>At Cardrona, consistency with the Cardrona Village Character Guidelines 2012, to the extent allowed by matters of discretion 20.4.6(a) to (f).</u> 	RD

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.7	<p><i>[amend Rule 20.4.7]</i></p> <p>Within Commercial Precincts and/or Visitor Accommodation Sub-zones identified on the Planning Maps: Visitor accommodation activities (including ancillary activities and buildings)</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The location, nature and scale of activities; b. Parking, access and traffic generation; c. Landscaping; d. Signage platforms; e. Noise; f. Servicing; g. Hours of operation, including in respect of ancillary activities; h. Design, scale and appearance of buildings; i. Location and screening of recycling and waste; j. Natural hazards; <u>and</u> k. <u>At Cardrona consistency with the Cardrona Village Character Guidelines 2012, to the extent provided by matters of discretion. 20.4.7(a) to (j).</u> 	RD

20.5 Rules - Standards

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
20.5.5	<p><i>[amend Rule 20.5.5]</i></p> <p>Maximum building coverage on any site – buildings located in Commercial Precincts and Visitor Accommodation Sub-zones only</p> <p>20.5.5.1 <u>Within the Commercial Precinct at Cardrona: 80%.</u></p> <p>20.5.5.2 <u>Within the Visitor Accommodation Sub-zone at Cardrona: 50%.</u></p>	D

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	20.5.5.3 At all <u>other</u> locations within Commercial Precincts or Visitor Accommodation Sub-zones building coverage shall not exceed 80% 80% on any site.	
20.5.6	...	
20.5.7	<p><i>[amend Rule 20.5.7]</i></p> <p>Minimum boundary setbacks</p> <p>20.5.7.1 Road boundary: 4.5m; except:</p> <p>a. At Makarora, where the minimum setback of any building from the State Highway shall be 8m.</p> <p><u>b. At Cardrona, where the minimum setback of any building from roads shall be 3m.</u></p> <p>20.5.7.2 All other boundaries: Buildings shall be setback a minimum of 2m.</p> <p>Exceptions to boundary setbacks:</p> <p>a. Accessory buildings for residential activities may be located within the boundary setback distances (other than from road boundaries), where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane;</p> <p>b. Any building may locate within a boundary setback distance by up to 1m for an area no greater than 6m² provided the building within the boundary setback area has no windows or openings;</p> <p>c. Eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries; and</p> <p>d. Eaves may be located up to 1m into any boundary setback distance along northern boundaries.</p>	D
20.5.8	<p><i>[amend Rule 20.5.8]</i></p> <p>Continuous building length</p>	<p>RD</p> <p>Discretion is restricted to:</p>

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p>The length of any building façade above the ground floor level shall not exceed 16m.</p>	<p>a. The external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; <u>and</u></p> <p>b. <u>At Cardrona, consistency with the Cardrona Village Character Guideline 2012, to the extent allowed by matter of discretion 20.5.8(a).</u></p>
20.5.9	<p><i>[amend Rule 20.5.9]</i></p> <p>Gable roof form and pitch – Glenorchy and Cardrona only</p> <p>All buildings shall be designed with a gable roof form with a minimum pitch from the horizontal of 25 degrees.</p> <p>Exemptions: verandas, lean-to's and other minor roof projections from the primary roof form.</p>	D
20.5.12	<p><i>[amend Rule 20.5.12]</i></p> <p>Maximum building height</p> <p>20.5.12.1 ...</p> <p>20.5.12.2 ...</p> <p>20.5.12.3 ...</p> <p>20.5.12.4 ...</p> <p>20.5.12.5 <u>Cardrona: 12m and not more than 3 storeys.</u></p>	NC

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
20.5.13	<p><i>[amend Rule 20.5.13]</i></p> <p>Maximum building height – buildings located within Commercial Precincts (<u>excluding Cardrona</u>)</p> <p>20.5.13.1 Within Commercial Precincts identified on the Planning Maps (<u>excluding Cardrona</u>), buildings may extend up to 1.5m above the height specified for each settlement specified in Rule 20.5.12.</p>	NC

Variation to PDP Chapter 27 – Subdivision and Development

27.6.1 <i>Insert variation text between row for Large Lot Residential B and row for Rural]</i>			
	Settlement	Luggate, Glenorchy, Kinloch, Kingston, <u>Cardrona</u>	800m ²
		Makarora	1,000m ²

27.7.15.1	<p>Subject to Rule 27.7.15.3, all lots, other than lots for access, roads, utilities and reserves except where irrigation is required, shall be provided with a connection to a reticulated water supply laid to the boundary of the net area of the lot, as follows:</p> <p>To a Council or community owned and operated reticulated water supply:</p> <ul style="list-style-type: none"> a. all Residential, Business, Town Centre, Local Shopping Centre Zones, and Airport Zone - Queenstown; b. Rural Residential Zones at Wanaka, Lake Hawea, Albert Town, Luggate and Lake Hayes; c. Millbrook Resort Zone and Waterfall Park Zone. d. Settlement Zone at Luggate, Glenorchy, <u>Cardrona</u> and Kingston.
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Variations to PDP Chapter 31 - Signs

31.2.3.3c	<i>[Add reference]</i> to consistency with the <u>Cardrona Village Character Guideline 2012.</u>
31.19.3.7	<i>[Add]</i> the extent to which the proposal accords with the <u>Cardrona Village Character Guideline 2012.</u>

Amendments to the Cardrona Character Guideline 2012

Part 1.1 Purpose of the Guidelines (page 1):

Delete the third paragraph as follows:

~~The guidelines are non-statutory but are intended to complement and assist in the interpretation of the District Plan. To this end, the Council will use these guidelines under section 104(1)(c) of the Resource Management Act to help it assess and make decisions on resource consent applications.~~

Add the following after the existing fourth paragraph on page 1

1.1a The Planning Framework

The Queenstown Lakes District Plan provides a planning framework for Cardrona Village through the Settlement Zone Chapter 20.

All owners and designers must refer to the Guidelines as part of undertaking certain types of development where a resource consent is required. The Guidelines will be considered on a case by case basis to the development.

The Guidelines are referenced within the District Plan in the Settlement Zone and Signs Chapter and seeks to inform and guide appropriate development outcomes within the areas governed by this document.

Part 2.1 Structuring Elements (1) (Page 6)

Amend the third paragraph as follows:

The full length of Cardrona Valley Road within the village boundaries is too long to sustain a vibrant retail frontage. The Commercial Precinct overlay as shown on the Plan Maps concentrates Commercial development ~~should therefore be concentrated~~ on the straight stretch of the road either side of the Hotel and around the envisaged village green.

Amend the image at Page 6 as follows:

- 1. The ‘Village Core / Main Street’ annotation aligns with the Commercial Precinct as shown on the Stage 3 Plan Maps;
- 2. The extent of the zone aligns with the Settlement Zone as shown on the Stage 3 Plan Maps;

Part 4.5 Landscaping and Planting in Cardrona Village (Page 28)

Amend the table of planting follows:

- 1. Delete the reference to *Sorbus aucuparia* ‘Rowan’.
- 2. Delete the reference to *Crataegus monogyna* ‘Hawthorn’