

Land Being Reviewed
Mount Cardrona Station Special Zone
Key Purpose of the Mount Cardrona Station Special Zone
Create an integrated community within a Village environment that provides for a range of residential, visitor accommodation, recreational, commercial, educational and community activities.
Key resource management issues
<ul style="list-style-type: none"> • Protection of landscape values and visual amenity • Urban Sprawl (Chapter contains policies to contain urban development and provide for a defined urban edge)
Opportunities / Constraints
<p>Opportunities</p> <ul style="list-style-type: none"> • Additional development – Large amount of development capacity within the Zone. • Infrastructure capacity – We understand that the Zone has infrastructure for more development • Ecological enhancement – Zone has potential to improve ecological values through protection of areas, riparian plantings. • Water – zone seeks to encourage sustainable water use practices (i.e., collection and use of roof water and grey water recycling). This also includes retaining natural water courses and wetlands. The Zone also ensures that the rate of discharge of stormwater and sediment <p>Constraints</p> <ul style="list-style-type: none"> • The Zone is within an Outstanding Natural Landscape and also one of the Priority Area landscapes which will be a key consideration for any development or activities occurring within the Zone. The objectives and policies of the Zone contain a lot of direction for development with regard to landscape matters.
Any key Spatial Plan implementation considerations
<p>The Spatial Plan outlines that Cardrona has the potential to develop as an alpine resort, becoming an important focus for visitor activities.</p> <p>The Spatial Plan proposes that a sub-regional public transport, or some form of on-demand service has the potential to provide better, low-emission transport options for residents and visitors. It</p>

notes that this service could connect Queenstown, Cromwell and Wānaka as well as some of the smaller settlements such as Cardrona, Luggate and Kingston.

Any notable district-wide overlays within the Zone (e.g., sites and areas of significance, heritage, protected trees, landscape etc).

As noted above, the Zone is located within an Outstanding Natural Landscape. Adjacent to Wāhi Tūpuna

Any relevant archaeological assessments, or cultural impact assessments

Iwi values that were identified as part of the establishment of the Zone (introduced by ODP Plan Change 18) are outlined below.

- Minor wetlands that occurred through the gully floor;
- Natural spring observed approximately 200m above the road;
- Some vegetation approach remnant native shrubland was observed near Pringles Creek;

The cultural values report also offered the following recommendations¹ in order to facilitate iwi values in preserving heritage and land values:

- Take into account the Kai Tahu ki Otago Natural Resource Management Plan 2005 (including ki uta ki tai philosophy) and that the issues, objectives and policies be taken into account and addressed fully in the Section 32 analysis.
- Where present encourage wetland plant species and wetland development.
- If koiwi (human skeletal remains) waahai taoka (resource or object importance) waahi tapu (place or feature of special significance) or other artefact materials are discovered, work should stop and inspection be undertaken by Rūnaka and their advisors.
- Waipuna be protected and restored;
- Recognition that the area as being a junction of significant ara tawhito and that access for Kai Tahu hikoi is preserved
- Encourage planting of native plant species and removal of introduced plants

A report prepared by KTKO Limited in 2016 confirms that the findings and recommendations of the 2006 Cultural values report still apply and should be taken into account. It notes that this will particularly apply to the area shown as Activity Area 7 (as it was in 2016) which is now proposed to be shown as Activity Area 8 Golf Activities.
