

IN THE MATTER of the Resource  
Management Act 1991

AND

IN THE MATTER of the Queenstown Lakes  
Proposed District Plan

AND

IN THE MATTER of Hearing Stream 11: Ski  
Area Sub-Zones –  
Submission 407

### **MINUTE CONCERNING STATUS OF REQUESTED PLS CORRIDOR**

1. At the hearing on 10 May 2017 Mount Cardrona Station Limited (MCSL) sought the inclusion of a narrow corridor within the Rural Zone between the Cardrona Ski Area Sub-Zone (SASZ) and the ODP Mount Cardrona Station Special Zone (MCSSL) for the purpose of providing for passenger lift systems (PLS) as a controlled activity, as opposed to the restricted discretionary status recommended in the Council's reply on Hearing Stream 2.
2. We were told this was for the purpose of integrating activities with the MCSSZ with the Cardrona SASZ. In particular it was for the provision of a gondola link between the village precinct of the MCSSZ and the Cardrona SASZ. The extension to the SASZ requested was approximately 400m long and approximately 200m wide.
3. Mr Goldsmith's legal submissions and the evidence of Mr Brown (planner) set out that MCSL did not necessarily seek an extension to the SASZ, but identified a corridor (to be shown on the plan maps) enabling a PLS as a **controlled activity** to link the existing MCSSZ and the existing Cardrona SASZ. Mr Brown set out in his evidence that the likely activity status of PLS in the MCSSZ would be **controlled**.
4. Mr Brown's evidence stated<sup>1</sup>:

*"The controlled status is therefore preferable to the restricted discretionary status, in this instance, because it provides significantly greater certainty by avoiding the situation where the various consents for the same proposal are bundled into a*

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<sup>1</sup>

J Brown, Summary Statement (10 May 2017), paragraph 8, page 3.

*restricted discretionary activity application despite 92.2% of the length otherwise being a controlled activity".*

5. Mr Brown also identified that the controlled activity status in the MCSSZ was contained within Plan Change 52, but not subject to any submissions and therefore the likely status in that zone<sup>2</sup>.
6. In reviewing the material on the QLDC website related to PC52 while preparing our recommendation report it has come to our attention that these circumstances have changed. We note that Mr Goldsmith's Memorandum to the PC52 Hearing Panel dated 21 July 2017 formally withdrew that portion of their request to include Rule 12.22.2.2(viii) which provided for buildings and structures associated with the erection and maintenance of a gondola activity that would provide access from the MCSSZ to the Cardona SASZ as a controlled activity.
7. This memorandum (at paragraph 7) also states "*The Requestor acknowledges the consequence of the above is that the activity status for a gondola and associated building construction and maintenance will remain discretionary*".
8. Given that MCSSL has withdrawn the 'controlled activity provision' from PC52 as set out above, and it accepts that any PLS would be a discretionary activity within the MCSSZ, we request confirmation from MCSL that it is still seeking the relief sought as presented at the SASZ hearing – ie the identification of a corridor linking the MCSSZ and the SASZ, and a controlled activity status for the a PLS within that corridor.
9. If MCSL does in fact still seek the relief sought, we request some rationale for this given one of the major reasons given was the likely activity status of PLS in the MCSSZ being controlled and the submitter's desire to avoid any application for a PLS traversing the MCSSZ, the Rural Zone and the Cardrona SASZ being bundled as a restricted discretionary activity (as proposed by the Council in its reply to Stream 2), but rather ensure a controlled activity status applied to all parts.

#### Timing

10. We ask that MCSL respond to this Minute by 4 pm on Friday 19 January 2018.
11. If the Council or Soho Ski Area Limited and Blackmans /Creek No 1 LP (FS1329) wish to comment on MCSL's response, they shall do so by 4pm on Friday 26 January 2018.

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<sup>2</sup> Ibid, paragraph 4 and footnote 2

12. MSCL may reply to any comments received from the Council or FS1329 by 4pm on Friday 2 February 2018.

For the Hearing Panel

A handwritten signature in blue ink, appearing to read "Nugent", is written in a cursive style.

Denis Nugent  
11 January 2018