

Appendix B - A copy of the Appellant's submission and further submissions;

**SUBMISSION ON THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN
UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO
THE RESOURCE MANAGEMENT ACT 1991**

To: Queenstown Lakes District Council
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Submitter: Treble Cone Investments Limited
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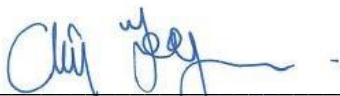
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Treble Cone Investments Ltd ("TC") makes the submissions on the Proposed Queenstown Lakes District Plan ("PDP") set out in the **attached** document.

TC confirms their submission does not relate to trade competition or the effects of trade competition.

TC would like to be heard in support of its submission.

If other persons make a similar submission then TC would consider presenting joint evidence at the time of the hearing.



Chris Ferguson

Treble Cone Investments Ltd

23rd day of October 2015

OUTLINE OF SUBMISSION

This submission has been structured under the following headings:

Section A: Overview

Section B: Reasons for, and matters raised in, the Submission

Section C: Specific Submissions to the Proposed Queenstown Lakes District Plan

SECTION A: OVERVIEW

1. TC own and operate the Treble Cone Ski Area. The ski area is located within Ski Area Sub Zone (SASZ) of the operative and Proposed Queenstown Lakes District Plans. Given the continued the historic use, investment and comprehensive ongoing use and management of the area as a world class ski and year round recreation destination, the provisions arising from the District Plan Review are critical to enabling the SASZ while ensuring activities and potential effects are managed appropriately.
2. The Treble Cone SASZ is located on east facing slopes below Treble Cone (alt. 2058m), approximately 23 km from Wanaka Township. Treble Cone is an established ski area accessed from the western side of Wanaka Mount Aspiring Road and includes two main chair lifts located on the front side and in saddle basin. This site comprises the main ski area and a smaller parcel containing the Treble Cone Ski field access road. Both are leases from the Crown under s.83 of the Land Act.
3. The Treble Cone SASZ land is legally described, as follows:
 - (a) Pt Runs 333A and Part Run 334B Motatapu SD, being 770 hectares in area and contained within Computer Interest Register OT8C/243; and
 - (b) Section 1 SO Plan 23260 and Section 2 SO Plan 22995, being 35.1577 hectares in areas and contained within Computer Interest Register OT17C/552.
4. The level of current and planned investment in infrastructure as part of this SASZs is significant. It contributes to the range of outdoor recreation activities available within the District and enhancing its reputation as a major national and international tourist destination.

SECTION B: REASONS FOR, AND MATTERS RAISED IN, SUBMISSION

5. This submission to the PDP is in general support of the SASZs as the primary mechanism used within the PDP to provide for the sustainable management of the natural and physical resources of this SASZ. This submission seeks minor changes to the policy structure within the district wide chapters and also within the rural zone provisions to clarify the role of the subzone and the nature of the outcomes anticipated.

Expansion to the SASZ

6. The submissions also seeks to address a key issue relating to the connection between the Treble Cone SASZ and the surrounding land that includes skiable terrain and infrastructure. The rural general rules that apply to the land outside of the SASZs do not anticipate or provide for infrastructure or other connections to the SASZ. The plan provisions need to provide for holistic use and management of the SASZ and surrounding land, including the infrastructure necessary to access and operate the SASZ.

7. The transportation connections considered necessary to be provided for within the PDP include the establishment and maintenance of vehicle based ski area access and any passenger lift systems.
8. The PDP recognises this issue in part through Policy 21.2.6.2 that seeks to control the visual impact of roads, buildings and infrastructure associated with SASZ Activities. For the most part access to all SASZs in the District lie outside the SASZ and the policy needs to be referenced to the rural areas for it to have benefit.
9. Attached within Appendix 1 is a plan of the proposed extension to the Treble Cone SASZ that includes areas of land that can be better used or managed to provide for the Treble Cone SASZ, including for infrastructure, access and services that are critical to the comprehensive use and management of Treble Cone in the long term.

Activities within the SASZ

10. TC wishes to expand and consolidate the nature of activities that may establish in the SASZ in two ways:
 - (a) The addition of commercial activities associated with any recreation activity; and
 - (b) The provision of on-mountain visitor and residential accommodation.
11. TC seeks to provide for its on-going financial sustainability, make an efficient use of the available land resource and to complement the nature of the outdoor recreation activities anticipated for these areas through the addition of commercial activities, visitor and residential accommodation associated with SASZ activities.
12. SASZs have traditionally accommodated some limited forms of commercial activities such as cafes, restaurants, snow equipment hire and TC seeks to ensure that such activities come within the definition of SASZ Activities.
13. Ski-in/out accommodation is popular internationally and TC sees this as a key element of future growth associated with the development of SASZs in Queenstown. Visitor accommodation has been developed to a limited extent at Cardrona SASZ and at the Snow Farm. TC seeks to make provision for on-mountain accommodation through an amended definition of SASZ activities. In order to realise potential conservation benefits within these alpine areas, building for these purposes are proposed to be subject to a new standard requiring the formulation and implementation of a landscape and ecological management plan. The addition of new methods within the SASZ is supported by Objective 21.2.6 (Chapter 21) encouraging the consolidation of SASZs, Objective 6.3.8 recognising the dependence of tourism on the District's landscape and the related policies 6.3.8.1, 6.3.8.2 and 6.3.8.3.

Subdivision within the SASZ

14. Related to the above is the management of the effects of subdivision within the SASZs, which currently fall under the framework of the discretionary activity regime applied to the rural zone (and proposed for the District generally). TC submits that the status of subdivision and the notification presumption within the rural zone does not reflect the relevant objectives and policies provided for this zone. In particular, Objective 21.2.6 that seeks to encourage the future growth, development and consolidation of existing SASZs within identified Sub Zones, while avoiding, remedying or mitigating adverse effects on the environment and Policy 21.2.6.1 that seeks to identify Ski Field Sub Zones and encourage SASZ Activities to locate and consolidate within the sub zones. On this basis, changes are sought to identify subdivision within the SASZ's as a controlled activity.

SECTION D: SPECIFIC SUBMISSIONS TO THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

Specific Provision	Submission	Decisions Sought [New text shown <i><u>underlined bold italics</u></i> and deleted text shown as <i>italic strike-through</i>]
Chapter 6 Landscapes		
6.3.8 Objective - Recognise the dependence of tourism on the District's landscapes	Support	Retain Objective 6.3.8
Policy 6.3.8.1 Acknowledge the contribution tourism infrastructure makes to the economic and recreational values of the District.	Support	Retain Policy 6.3.8.1
Policy 6.3.8.2 Recognise that commercial recreation and tourism related activities locating within the rural zones may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values.	<p>Oppose</p> <p>TC supports the sentiment but oppose some of the wording of Policy 6.3.8.2</p> <p>The policy becomes significant for these areas because of its reference to commercial recreation.</p> <p>TC is concerned that the built outcomes anticipated and provided for with the PDP under Objective 21.2.6 and the related SASZ rule within the rural areas rules, conflict with this policy direction. In particular, the construction some facilities associated with SASZs may not enhance landscape appreciation or landscape quality.</p>	<p>Amend Policy 6.3.8.2, as follows:</p> <p><i><u>Manage the effects of</u> Recognise that commercial recreation and tourism related activities locating within the rural zones may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance <u>on landscape quality, character and visual amenity values.</u></i></p>
Policy 6.3.8.3 Exclude identified SASZs from the landscape categories and full assessment of the	Support	Retain Policy 6.3.8.3

Specific Provision	Submission	Decisions Sought [New text shown <u>underlined bold italics</u> and deleted text shown as <i>italic strike-through</i>]
landscape provisions while controlling the impact of the ski field structures and activities on the wider environment.		
Chapter 21 Rural		
<p>21.1 Zone Purpose</p> <p>SASZs are located within the Rural Zone. These sub zones recognise the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the SASZs is to enable the continued development of Ski Area Activities within the identified sub zones where the effects of the development would be cumulatively minor.</p>	<p>Support in Part</p> <p>TC supports the statement within the zone purpose relating to the SASZs. This statement is weighted towards the use of the SASZs for Ski Area Activities. For the reasons expressed above within the general submission, SASZs are becoming increasingly valuable as a year round recreation resource. Small changes are proposed to reflection this wider outdoor recreation value of the SASZs.</p>	<p>Amend 21.1 Zone Purpose, as follows:</p> <p><i>SASZ are located within the Rural Zone. These sub zones recognise the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the SASZ is to enable the continued development of Ski Area Activities <u>as year round destinations</u> within the identified sub zones where the effects of the development would be cumulatively minor.</i></p>
<p>21.3.3 Clarification</p>	<p>Support in Part</p> <p>TC supports provision 21.3.3.8 as it clarifies the structure of rules relating to the SASZ's. TC submits that it would help to clarify the understanding of the rule is this provision was amended to clarify that the rules contained within Table 7 take precedence over any other rules that might apply to the same activity.</p>	<p>Amend Provisions 21.3.3.8, as follows:</p> <p><i>The SASZ and Rural Industrial Sub Zones, being Sub Zones of the Rural Zone, require that all rules applicable to the Rural Zone apply unless stated to the contrary. <u>In the event of a conflict between the rules contained within Table 7 (Standards for Ski Area Activities) with any other rule within Chapter 21, the rules in Table 7 shall prevail.</u></i></p>

Specific Provision	Submission	Decisions Sought [New text shown <u>underlined bold italics</u> and deleted text shown as <i>italic strike-through</i>]
21.2.6 Objective - Encourage the future growth, development and consolidation of existing SASZs, while avoiding, remedying or mitigating adverse effects on the environment	Support	Retain Objective 21.2.6
Policy 21.2.6.1 Identify Ski Field Sub Zones and encourage Ski Area Activities to locate and consolidate within the sub zones.	Support	Retain Policy 21.2.6.1
Policy 21.2.6.2 Control the visual impact of roads, buildings and infrastructure associated with Ski Area Activities.	Support	Retain Policy 21.2.6.2
New Policy 21.2.6.4	<p>TC seeks to introduce a new policy related to Objective 21.2.6 providing support for commercial activities within SASZ's and to manage their effects on the natural and physical resources of these alpine areas. The reasons for this relief are detailed within the general submission above.</p> <p>TC wishes to slightly expand the nature of activities that may establish in the SASZs to support the on-going financial sustainability of SASZs, make an efficient use of</p>	<p>Insert a new policy 21.2.6.4(below Objective 21.2.6), as follows:</p> <p><u><i>Enable commercial, visitor and residential accommodation activities associated with ski area activities within SASZ, which are complementary to outdoor recreation activities, can realise landscape and conservation benefits and that avoid, remedy or mitigate adverse effects on the environment.</i></u></p>

Specific Provision	Submission	Decisions Sought [New text shown <u>underlined bold italics</u> and deleted text shown as <i>italic strike-through</i>]
	<p>the available land resource and that complement the nature of the outdoor recreation activities anticipated for these areas.</p> <p>The addition of a new policy for these purposes is supported by Objective 21.2.6 (Chapter 21) encouraging the consolidation of SASZs, Objective 6.3.8 recognising the dependence of tourism on the District's landscape and the related policies 6.3.8.1, 6.3.8.2 and 6.3.8.3..</p>	
New Policy 21.2.6.5	<p>Transportation infrastructure is a key component to the operation of ski areas for the general reasons expressed above. An additional policy is sought to be created, which recognises and provide for the functional dependencies of ski areas to transportation infrastructure linking the on-mountain facilities to the surrounding road network. Transportation infrastructure includes vehicle access and other lift based systems.</p>	<p>Insert New Policy 21.2.6.5, as follows:</p> <p><u><i>To recognise and provide for the functional dependency of ski area activities to transportation infrastructure, such as land access and passenger lift based or other systems, linking on-mountain facilities to the District's road and transportation network.</i></u></p>
Rule 21.4.18 Ski Area Activities within the SASZ Sub Zone	<p>Support in Part</p> <p>TC supports Rule 21.4.18 listing ski area activities within the SASZ as a permitted activity. TC submits that this rule would be better situated within Table 7 where it can be grouped together with the other rules relating to the SASZ.</p>	<p>Move Rule 21.4.18 into Table 7 Standards for Ski Area Activities within the SASZ.</p>
Rule 21.4.26 Informal Airports	<p>Support in Part</p> <p>Permitted activity status for informal airports is supported, particularly where it applies to land located outside of public conservation land or the crown estate. Within the</p>	<p>Amend Rule 21.4.25, as follows:</p> <p><i>Informal Airports Located on other Rural Zoned Land</i></p>

Specific Provision	Submission	Decisions Sought [New text shown <u>underlined bold italics</u> and deleted text shown as <i>italic strike-through</i>]
	<p>SASZ it is considered informal airports should be given particular recognition because of the regular use of these areas for safety purposes e.g. transportation of the injured, as well as the amenity expectations for these areas where aircraft (mostly helicopters) are an expected and regular occurrence. The limit of 3 flights per week is low and therefore should be increased to, for example, 10 so long as effects are fully managed.</p>	<p><i>Informal Airports that comply with the following standards shall be permitted activities:</i></p> <p><i>21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 3 flights* per week, <u>except within any SASZ 21.5.26.2 Informal airports within a SASZ are associated with Ski Area Activities;</u></i></p> <p><i>21.5.26.23 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;</i></p> <p><i>21.5.26.34 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 metres from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site.</i></p> <p><i>* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure.</i></p>
<p>New Rules 21.5.32 and 21.5.33</p>	<p>Changes to the definition of Ski Area Activity are proposed to enable visitor and residential accommodation to be developed as part of the on-mountain facilities associated ski area activities. A new standard is proposed to realise wider conservation and landscape benefits that can further support these activities. The standard is designed to ensure any residential or visitor accommodation activity (not building) provides for the submission of a landscape and ecological management plan outlining areas where ecological and conservation protection and enhancement can be achieved and landscape qualities protected and enhanced.</p>	<p>Insert a new Rule 21.5.32 (Table 7), as follows:</p> <p><u>Residential and Visitor Accommodation Activities (all excluding buildings) in the SASZ</u></p> <p><u><i>Information Requirements:</i></u></p> <p><u><i>Any applications for resource consent under this rule shall include a Landscape and Ecological Management Plan in respect of the particular part of the SASZ (noting this may not relate to the whole of the SASZ).</i></u></p> <p><u><i>Matters of Discretion:</i></u></p> <p><u><i>The Council's discretion is restricted to:</i></u></p>

Specific Provision	Submission	Decisions Sought [New text shown <u>underlined bold italics</u> and deleted text shown as <i>italic strike-through</i>]
		<p>i. <u><i>The identification and protection of prominent rock outcrops, ridgelines and areas of particular landscape sensitivity;</i></u></p> <p>ii. <u><i>Opportunities to remedy visually adverse landscape effects related to past ski area activities;</i></u></p> <p>iii. <u><i>The identification of streams, wetland, bogs and any habitats of any significant flora and fauna</i></u></p> <p>iv. <u><i>Measures to enhance degraded habitats and protect any other significant ecological habitats</i></u></p> <p>v. <u><i>Effects on landscape and amenity values through the location of sites for all building development</i></u></p> <p>vi. <u><i>Subdivision layout (if relevant)</i></u></p> <p>vii. <u><i>The protection of areas of open space</i></u></p> <p>Where the status of the activities subject to this rule are restricted discretionary.</p> <p>Insert a new Rule 21.5.33 (Table 7), as follows:</p> <p><u><i>The use or development of land within any SASZ for Visitor or Residential Accommodation purposes in the absence of resource consent granted under Rule 21.5.32</i></u></p> <p>Where the status of non-compliance with this rule is Discretionary.</p>

Specific Provision	Submission	Decisions Sought [New text shown <u><i>underlined bold italics</i></u> and deleted text shown as <i>italic strike-through</i>]
Rule 21.5.15 Buildings	<p>Oppose</p> <p>This rule seeks to impose restriction over the light reflectance values (colours) of external building materials within all parts of the rural zone. TC submits this rule is unnecessary for building within the SASZ's because external appearance and colour and visual dominance are factors taken into account through Rule 21.5.27 for all building (including additions or alterations).</p> <p>TC submits this rule would not add to this assessment and is therefore an inefficient method to achieve the objectives of the plan. On this basis TC seeks to have building within the SASZ's, exempt from this rule.</p>	<p>Amend Rule 21.5.15 Buildings, as follows:</p> <p><i>Any building, including any structure larger than 5m², that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following:</i></p> <p><i>All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits), including;</i></p> <p><i>21.5.15.1 Pre-painted steel and all roofs shall have a reflectance value not greater than 20%; and,</i></p> <p><i>21.5.15.2 All other surface finishes shall have a reflectance value of not greater than 30%.</i></p> <p><i>21.5.15.3 In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period.</i></p> <p><u><i>Except that buildings within the SASZ, shall be exempt from these rules.</i></u></p> <p><i>Discretion is restricted to all of the following:</i></p> <ul style="list-style-type: none"> <i>• External appearance.</i> <i>• Visual prominence from both public places and private locations.</i> <i>• Landscape character.</i> <i>• Visual amenity.</i>

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Rule 21.5.15 Building Size	<p>Oppose</p> <p>TC opposes Rule 21.5.16 limiting the maximum ground floor area of any building to 500 m². TC is concerned that this threshold would add an unnecessary layer to the resource consent requirements to all buildings located within SASZs. Within the SASZs, all building (including alterations and additions) are a controlled activity and where control is reserve to location, external appearance and size, colour and visual dominance.</p> <p>TC submits this rule would not add to this assessment and is therefore an inefficient method to achieve the objectives of the plan. On this basis TC seeks to have building within the SASZ's, exempt from this rule.</p>	<p>Amend Rule 21.5.16, as follows:</p> <p style="text-align: center;"><i><u>The maximum ground floor area of any building shall be 500 m². Except this rule shall not apply to building located within any SASZ.</u></i></p>
		1.
Chapter 27 Subdivision		
Rule 27.4	<p>Oppose</p> <p>Rule 27.4 is opposed for the general reasons expressed above. Changes are sought to this rule to ensure subdivision that complies with the relevant standards within the SASZ are a controlled activity.</p>	<p>Amend Rule 27.4.1, as follows:</p> <p style="text-align: center;"><i>All subdivision activities are discretionary <u>controlled activities</u>, except as otherwise stated:</i></p> <p style="text-align: center;"><i><u>Council's control is limited to:</u></i></p> <ul style="list-style-type: none"> • <i><u>Lot sizes, averages and dimensions</u></i> • <i><u>Subdivision design</u></i> • <i><u>Property access</u></i> • <i><u>Esplanade provision</u></i> • <i><u>Natural hazards</u></i> • <i><u>Fire fighting water supply</u></i>

Specific Provision	Submission	Decisions Sought [New text shown <u><i></i></u> and deleted text shown as <i></i>]
		<ul style="list-style-type: none"> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> <p>Or</p> <p>Insert new Rule 27.4.4, as follows:</p> <p style="padding-left: 40px;"><u>The following shall be Controlled activities:</u></p> <p style="padding-left: 80px;">a. <u>Subdivision within the SASZ.</u></p> <p><u>Council's control is limited to:</u></p> <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u>

Specific Provision	Submission	Decisions Sought [New text shown <u>underlined bold italics</u> and deleted text shown as <i>italic strike-through</i>]
27.9.1 Non-notification of applications	<p>Support in Part</p> <p>Subdivision within the SASZs is treated the same as subdivision within the rural zone, including the possibility of notification.</p>	<p>Amend 27.9.1, as follows:</p> <p><i>Except where as specified in RULE 27.9.2, applications for resource consent for the following activities shall not require the written consent of other persons and shall not be notified or limited-notified;</i></p> <p><i>a Boundary adjustments.</i></p> <p><i>b All restricted discretionary and discretionary activities, except within the Rural Zone.</i></p> <p><u><i>c Subdivision within the SASZ.</i></u></p>
Chapter 33 Indigenous Vegetation and Biodiversity		
Rule 33.3.4 Exemptions	<p>Support in Part</p> <p>The TC land is part Recreation Reserve administered by the Department of Conservation by way of a lease. It is administered under the Reserves Act and the Conservation Act, including the Otago Conservancies Conservation Management Strategy. Where land is subject to the framework of such legislation, TC submits that it is a duplication of process and therefore inefficient for the District Plan to subject this land to further rules and potential consent processes when such matters have already been considered. TC seeks to exempt indigenous vegetation clearance on its land for these reasons.</p>	<p>Insert a new exception, as Rule 33.3.4.4, as follows:</p> <p><u><i>Indigenous vegetation clearance undertaken on land managed under the Conservation Act in accordance with a Conservation Management Strategy or Concession; Under the Land Act, in accordance with a Recreation Permit; or the Reserve Act in accordance with a Reserve Management Strategy.</i></u></p>

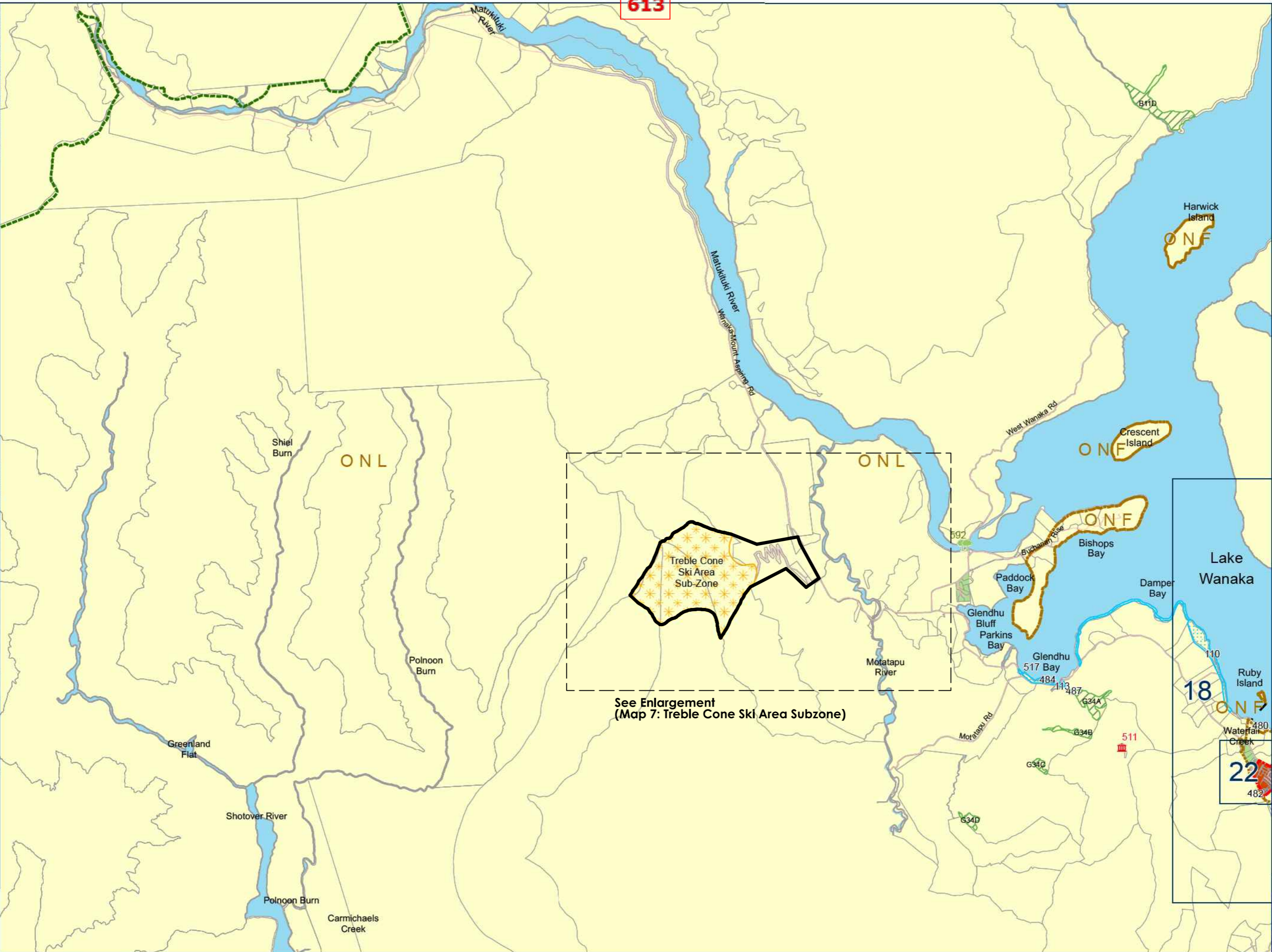
Specific Provision	Submission	Decisions Sought [New text shown <u><i>underlined bold italics</i></u> and deleted text shown as <i>italic strike-through</i>]
Definitions		
Definition of 'Building'	<p>Support in Part</p> <p>TC supports the list of exemptions to the definition of building. In order to clarify matters, it should include all facilities, services and infrastructure relating to ski lift systems, including the towers, cables, top and bottom stations, cabins, chairs and other passenger lift or other systems located within the SASZs.</p>	<p>To amend the definition of building, as follows:</p> <p><i>Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:</i></p> <ul style="list-style-type: none"> • <i>Fences and walls not exceeding 2m in height.</i> • <i>Retaining walls that support no more than 2 vertical metres of earthworks.</i> • <i>Structures less than 5m² in area and in addition less than 2m in height above ground level.</i> • <i>Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level.</i> • <i>Uncovered terraces or decks that are no greater than 1m above ground level.</i> • <i>The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race.</i> • <i>Flagpoles not exceeding 7m in height.</i> • <i>Building profile poles, required as part of the notification of Resource Consent applications.</i> • <i>Public outdoor art installations sited on Council-owned land.</i>

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		<ul style="list-style-type: none"> • Pergolas less than 2.5 metres in height either attached or detached to a building. • <u>All components associated with passenger lift or other systems systems, including lift towers, cross arms, pulleys, cables, chairs, cabins, and top and bottom stations and all associated infrastructure, services and facilities located within the SASZs.</u> <p>Notwithstanding the definition set out in the Building Act 2004, a building shall include:</p> <ul style="list-style-type: none"> • Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.
Definition of 'Ski Area Activities'	<p>Support in Part</p> <p>TC supports the definition of Ski Area Activities as it helps to clarify the nature of the activities anticipated within the SASZ's. TC seeks to amend the definition to clarify and enable all types of passenger lift or other systems that would include magic carpets.</p> <p>TC seeks to amend the list of activities that may establish and operate within SASZs and that support the on-going sustainability of modern SASZs, make an efficient use of the available land resource and that complement the nature of the wider recreation activities anticipated for these areas. The reasons for these changes are outlined in more detail within the general submission above.</p> <p>The further activities that are sought to be added to the definition of ski are activities are residential and visitor</p>	<p>Amend the definition of ski area activities, as follows:</p> <p><i>Means the use of natural and physical resources for the purposes of providing for <u>establishing, operating and maintaining the following activities and structures:</u></i></p> <p><i>(a) recreational activities either commercial or non commercial</i></p> <p><i>(b) chairlifts, t-bars, and rope tows, <u>passenger lift or other systems</u> to facilitate access and commercial recreational activities.</i></p> <p><i>(c) use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities.</i></p> <p><i>(d) activities ancillary to commercial recreational activities.</i></p> <p><i>(e) in the Waiorau Snow Farm SASZ vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories</i></p>

Specific Provision	Submission	Decisions Sought [New text shown <u><i></i></u> and deleted text shown as <i></i>]
	<p>accommodation and commercial activities associated with any recreation activity.</p> <p>Associated with these changes is a proposed new policy to align the higher order provisions. Together these methods are considered to be the most appropriate method to implement Objective 21.2.6 (Chapter 21 Rural) encouraging the consolidation of SASZs and Objective 6.3.8 (Chapter 6 Landscapes) recognising the dependence of tourism throughout the District while managing effects</p>	<p><u><i>(f) Visitor and residential accommodation associated with ski area activities</i></u></p> <p><u><i>(g) Commercial activities associated with ski area activities or recreation activities</i></u></p> <p><u><i>(h) Guest facilities including ticketing, offices, restaurants, cafes, ski hire and retailing associated with any commercial recreation activity</i></u></p> <p><u><i>(i) Ski area operations, including avalanche control and ski patrol</i></u></p> <p><u><i>(j) Installation and operation of snow making infrastructure, including reservoirs, pumps, snow makers and associated elements.</i></u></p> <p><u><i>(k) The formation of trails and other terrain modification necessary to operate the SASZ.</i></u></p> <p><u><i>(l) The provision of vehicle and passenger lift or other system access and parking</i></u></p> <p><u><i>(m) The provisions of servicing infrastructure, including water supply, wastewater disposal, telecommunications and electricity</i></u></p>
Planning Maps		
<p>Planning Map 7 – West Wanaka, Lake Wanaka, Upper Shotover</p>	<p>Support in Part</p> <p>TC supports the identification of SASZ's on the planning maps. This submission seeks to extend the Treble Cone SASZ in the manner described within the general submission detailed above. The reason in seeking to</p>	<p>1. Amend Planning Map 7 to extend the Treble Cone SASZ as shown on the plan attached within Appendix 1</p>

Specific Provision	Submission	Decisions Sought [New text shown <u>underlined bold italics</u> and deleted text shown as <i>italic strike-through</i>]
	extend this SASZ is to enable the consolidation, use and management of the SASZ as a contemporary and sustainable destination over time.	<ol style="list-style-type: none"> 2. Or any similar relief which achieves the same effect of enabling the consolidation, use and management of the TC SASZ as a contemporary and sustainable destination over the long term; and 3. Any consequential amendments required to give effect to this relief.

Appendix 1
Proposed Treble Cone Ski Area Sub Zone



613

- Legend**
- Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Urban Growth Boundary
 - Roads
 - Mount Aspiring National Park
 - Significant Natural Area
 - Unformed Roads
 - Designated Areas
 - Ski Area Sub-Zone
 - Large Lot Residential
 - Low Density Residential
 - Rural
 - Rural Residential
 - Rural Lifestyle
 - Water

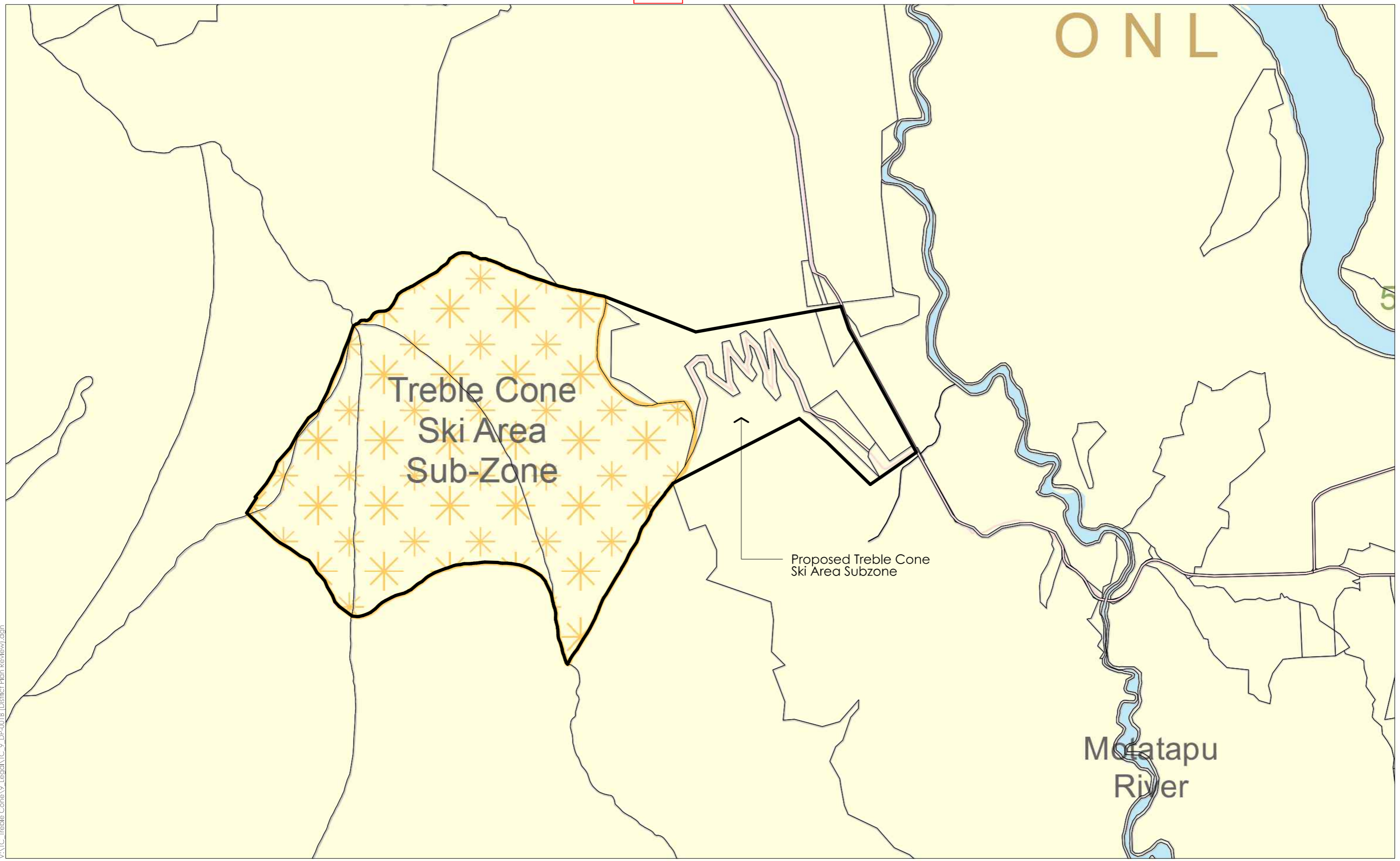
See Enlargement
(Map 7: Treble Cone Ski Area Subzone)

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22

07



ONLY



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SCALE: 1:15,000 (A1); 1:30,000 (A3)

CONSULTANTS:

NOTES:
 Datum: NZGD: Linds Peak Circuit 1949

REVISION:

NO	DESCRIPTION	DATE	DRAWN	REVIEWED	APPROVED
-	For Information Only	21.10.15	ZC	-	-
A	For District Plan Review Submission	22.10.15	ZC	RT	-
B	For District Plan Review Submission	22.10.15	ZC	RT	-

DISTRICT PLAN REVIEW
MAP 7: TREBLE CONE SKI AREA SUBZONE

PLAN STATUS: SUBMISSION JOB CODE: TC_10_1 DRAWING NO: DP-001 REV: B

**FURTHER SUBMISSION ON THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN
UNDER CLAUSE EIGHT OF THE FIRST SCHEDULE TO
THE RESOURCE MANAGEMENT ACT 1991**

To: Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

Submitter: Treble Cone Investments Limited
C/- Boffa Miskell Ltd
PO Box 110
CHRISTCHURCH

Attention: Chris Ferguson, Planner
Phone: (03) 353 7568
Mobile: 021 907 773
Email: Chris.Ferguson@boffamiskell.co.nz

Treble Cone Investments Ltd ("TC") makes further submissions on the Proposed Queenstown Lakes District Plan as set out in the **attached** document.

TC confirms it is a person who is representing a relevant aspect of the public interest, and has an interest in the proposal that is greater than the interest the general public has (it is affected by the content of a submission).

TC wishes to be heard in support of its further submission.

If other persons make a similar further submission then TC would consider presenting joint evidence at the time of the hearing.

A copy of this further submission has been served on the original submitters to which this further submission relates.



Chris Ferguson

For and behalf of Treble Cone Investments Ltd

18th day of December 2015

FURTHER SUBMISSIONS

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
Cardrona Alpine Resort Limited (Submitter #615) C/- John Edmonds + Associates Ltd reception@jea.co.nz	New Strategic Growth Policy to provide for the significant socioeconomic benefits of tourism activities (Submission point 8)	Support	TC supports the proposed additional policy recognising the benefits of tourism. The wording of the policy is however considered too narrowly focussed on protection and should be expanded to provide for matters such as the maintenance and enhancement of transport routes and the addition of new transport connections to facilitate a resilient and safe access to tourism infrastructure.	We seek that the part of the submission relating to Chapter 3 and the proposed new policy be allowed, to the extent it is consistent with the original submission from TC and for the reasons expressed within this further submission.
	All rules	Support	TC supports the proposed additional and/or amendments to rules to provide for tourism activities as a permitted, controlled or discretionary activity.	We seek that the part of the submission relating to the entire Proposed District Plan be allowed, to the extent it is consistent with the original submission from TC and for the reasons expressed within this further submission.
	Rule 21.4.1	Oppose	TC opposes the suggested addition to the permitted activity rule to “exclude tourism or visitor accommodation activities which are discretionary activities unless otherwise provided for as permitted, controlled, restricted discretionary, or discretionary activity”. The suggested change may provide for a basis for a more restrictive rule framework, which appears unintended and inconsistent with the enabling of the SASZ.	We seek that the part of the submission relating to Rule 21.4.1 be disallowed for the reasons expressed within this further submission.
Mount Cardrona Station Limited (Submitter #407) C/- Brown & Company Planning Group	New definition of “Passenger Lift System”	Support	TC supports the proposed new definition of “Passenger Lift System” as it relates to the proposed changes sought in the TC submission to the definition of ski area activities.	We seek that the part of the submission seeking to add a new definition of passenger lift system be allowed for the

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
PO Box 1467 Queenstown office@brownandcompany.co.nz				reasons expressed within this submission.
	Objective 21.2.6	Oppose	TC opposes the amendments sought to this objective seeking to integrate ski area activities within the ski area sub zones with urban zones. The provisions of the plan need to provide for the holistic use and management of the SASZ and surrounding land, including the infrastructure necessary to access and operate the SASZ. The emphasis on integration of the SASZ should therefore be in relation to the rural zone and the rural land that surrounds all of the existing SASZ's in the District.	We seek that the part of the submission seeking to amend Objective 21.2.6 be disallowed for the reasons expressed within this further submission.
	New Policy 21.2.6.4	Oppose	TC opposes the proposed new Policy 21.2.6.4 seeking to <i>“provide for appropriate alternative (non road) means of transport to Ski Area Sub Zones from nearby urban resort zones and facilitates including by way of gondolas and associated structures and facilities.”</i> The policy is considered too specific in providing for the transport connection to nearby urban zones. The suggested new Policy 21.2.6.5 sought by TC in its submission is considered a more appropriate policy basis to recognise and provide for the functional dependency of ski area activities on transportation infrastructure. Nor should the Ski Area Sub Zones be required to connect to urban zones.	We seek that the part of the submission seeking to add a new Policy 21.2.6.4 be disallowed for the reasons expressed within this further submission.
Rule 21.5.27 Building	Oppose	TC opposes the proposed amendments to Rule 21.5.27 specifying additional standards to be met in relation to external colours. The proposed new standards do not fit with the construction of the rule, which lists all building within the SASZ as a controlled activity. The status of any building that fails to comply with the proposed colours standards is unclear.	We seek that the part of the submission relating to Rule 21.5.27 be disallowed for the reasons expressed within this further submission.	

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
			In addition, TC submits that these colour standards are unnecessary for building within the SASZ which are controlled in any instance. The rule already specifies control in relation to external appearance and colour.	
	Rule 21.5.28 Ski Tows (Passenger Lift Systems)	Oppose	TC supports the proposed amendment to this rule in reliance on the proposed new definition of “passenger lift system” (if accepted). However, TC opposes the addition to the rule specifying external colour standards for the reasons expressed in the further submission made above under Rule 21.5.27.	We seek that the part of the submission relating to external colours within Rule 21.5.28 be disallowed for the reasons expressed within this further submission.
NZSki Limited (Submitter #572) C/- Southern Planning Group PO Box 1081 Queenstown 9348 sean@southernplanning.co.nz	Rule 21.4.21	Support/Oppose	TC support the concept, but oppose the proposed new rule 21.4.21 seeking to list Visitor Accommodation as a controlled activity within the SASZ's, between 1 June and 31 October in any calendar year. The proposal conflicts with the approach in the submission by TC, which is based on the ability to secure ecological and landscape enhancements associated with these activities. In addition, TC does not agree that these activities should be limited to the period between 1 June and 31 October and should be available year round as a more efficient use of natural and physical resources providing access to recreation land, subject to measures to protect ecological values of the alpine environment.	We seek that the part of the submission relating to Rule 21.4.21 be amended for the reasons expressed within this further submission.
	New Policy 32.2.3.8 (Indigenous Vegetation and Biodiversity)	Support	TC supports the addition of the new policy to Chapter 33 Indigenous Vegetation and Biodiversity proposed to recognise the continued terrain development. However, TC is unclear on what is intended to flow from the proposed policy in terms of the methods to support the regard to re-establishment and/or rehabilitation of indigenous vegetation communities where practicable.	We seek that the part of the submission relating to Policy 32.3.4.8 be allowed to the extent it is consistent with TC's original submission and for the reasons expressed within this further submission.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
	New Rule 33.5.11	Support/Oppose	TC supports the concept, but opposes the addition of the proposed new rule relating to the clearance of indigenous vegetation within the SASZ's located within Public Conservation Land. The rule could be avoided through the exemption proposed in the submission by TC, or alternatively should be expanded to include Indigenous vegetation clearance undertaken on land managed under the Conservation Act in accordance with a Conservation Management Strategy or Concession; Under the Land Act, in accordance with a Recreation Permit; or the Reserve Act in accordance with a Reserve Management Strategy.	We seek that Rule 33.5.11 be amended to the extent it is inconsistent with TC's original submission and for the reasons expressed within this further submission.
Real Journeys (#621) C/- John Edmonds + Associates Ltd PO Box 95 Queenstown reception@jea.co.nz	New Strategic Growth Policy to provide for the significant socioeconomic benefits of tourism activities	Support	TC supports the proposed additional policy recognising the benefits of tourism. The wording of the policy is however considered too narrowly focussed on protection and should be expanded to provide for matters such as the maintenance and enhancement of transport routes and the addition of new transport connections to facilitate a resilient and safe access to tourism infrastructure.	We seek that the part of the submission relating to Chapter 3 and the proposed new policy be allowed, to the extent it is consistent with the original submission from TC and for the reasons expressed within this further submission.
	All rules	Support	TC supports the proposed additional and/or amendments to rules to provide for tourism activities as a permitted, controlled or discretionary activity.	We seek that the part of the submission relating to the entire Proposed District Plan be allowed, to the extent it is consistent with the original submission from TC and for the reasons expressed within this further submission.
Queenstown Park Limited (#806) C/- Jenny Carter Remarkables Park Limited	Rule 21.4.19	Support/Oppose	TC supports changes to the rule to the extent that ski area activity located outside of a SASZ is to have more permissible status (than non-complying). TC opposes the	We seek that the part of the submission relating to Rule 21.4.19 be disallowed to the

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
PO Box 1075 QUEENSTOWN youngj@brookfields.nz			relief sought to the extent that it deletes Rule 21.4.19 altogether.	extent it is inconsistent with the relief sought in TC's original submission for the reasons expressed within this further submission.
Christine Byrch (#243) PO Box 858 Queenstown 9348 chrisbyrch@hotmail.com	Objective 21.2.6	Oppose	TC opposes this submission, and notes that it is unclear what changes are sought to objective 21.2.6. The SASZ's represent a significant natural and physical resources vital for the social and economic wellbeing of the community. The District Plan should appropriately recognise and provide for the growth of ski areas as a means of achieving the purpose of the Resource Management Act 1991.	We seek that the part of the submission relating to Objective 21.2.6 be disallowed for the reasons expressed within this further submission.
	Rule 21.5.26 (Table 6) Informal Airports	Support/Oppose	TC supports the structure of the rules relating to informal airports, subject to the changes sought through its primary submission, whereby any breach of the standards is a Discretionary Activity.	We seek that the part of the submission relating to Rule 21.5.26 (informal airports) be allowed, to the extent it is consistent with the original submission from TC and for the reasons expressed within this further submission.