

APPLICATION AS NOTIFIED

**Snow Sports Incorporated
(RM220823)**

Submissions Close 02.12.2022

FORM 12

File Number RM220823

QUEENSTOWN LAKES DISTRICT COUNCIL

PUBLIC NOTIFICATION

Notification of an application for a Resource Consent under Section 95A of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

Snow Sports NZ Incorporated

What is proposed:

Consent to establish and operate a high-performance athlete training facility for Snow Sports NZ, that will be located outside of a ski area sub zone, within the Outstanding Natural Landscape. Establishing the activity involves providing access/vehicle tracks, earthwork contouring, the construction of ramps and establishment of inflatable landing bags (and other associated equipment such as compressor and storage containers). One run-in tower is proposed to be up to eight metres in height and the others will be up to four metres in height. The proposed towers are to be constructed using steel framing and are proposed to be painted in a recessive colour.

The location in respect of which this application relates is situated at:

Cardrona Valley Road, Lot 1 Deposited Plan 546120 held in Record of Title 928992 and Lot 5 Deposited Plan 546120 held in Record of Title 928993.

The application includes an assessment of environmental effects. This file can also be viewed at our public computers at these Council offices:

- 74 Shotover Street, Queenstown;
- Gorge Road, Queenstown;
- and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).

Alternatively, you can view them on our website when the submission period commences:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM220823 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Erica Walker, who may be contacted by phone at 03 443 0126 or email at erica.walker@qldc.govt.nz.

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:

2nd December 2022

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms

You must serve a copy of your submission to the applicant as soon as reasonably practicable after serving your submission to Council. The applicant's contact details are:

Snow Sports NZ Incorporated
C/- Dan Curley
dan@ipsolutions.nz
IP Solutions
5 Chalmers Street Wanaka 9305

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Sarah Gathercole, Senior Planner pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 4th November 2022

Address for Service for Consent Authority:

**Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300**

**Phone
Email
Website**

**03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz**



RESOURCE MANAGEMENT ACT 1991

NOTIFICATION UNDER SECTION 95A – VOLUNTEERED PUBLIC NOTIFICATION

Applicant:	Snowsports NZ Incorporated
RM reference:	RM220823
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for Land Use to establish and operate a high-performance athlete training facility for Snow Sports NZ, that will be located outside of a ski area sub zone, within the Outstanding Natural Landscape. Establishing the activity involves providing access/vehicle tracks, earthwork contouring, the construction of ramps and establishment of inflatable landing bags (and other associated equipment such as compressor and storage containers). One run-in tower is proposed to be up to eight metres in height and the others will be up to four metres in height. The proposed towers are to be constructed using steel framing and are proposed to be painted in a recessive colour.
Location:	Cardrona Valley Road
Legal Description:	Lot 1 Deposited Plan 546120 held in Record of Title 928992 and Lot 5 Deposited Plan 546120 held in Record of Title 928993
Operative District Plan Zoning:	Rural General Zone
Proposed District Plan Zoning:	Rural (Outstanding Natural Landscape)
Activity Status:	Non-complying

The applicant has requested that the application be publicly notified. Pursuant to section 95A(2)(a) of the Resource Management Act 1991, the consent authority must notify an application for a resource consent if so requested by the applicant (section 95A(3)(a)).

It is therefore recommended that the application be publicly notified pursuant to section 95A(2)(a) of the Resource Management Act 1991.

1. PUBLIC NOTIFICATION

Section 2AA of the Resource Management Act sets out that *public notification* means the following:

- (a) giving notice of the application or matter in the manner required by section 2AB; and*
- (b) giving that notice within the time limit specified by section 95, 169(1), or 190(1); and*
- (c) serving notice of the application or matter on every prescribed person.*

1.1 PUBLIC NOTICE

Public notice of the application is to be given in the prescribed form by way of advertisement in The Wanaka Sun.

1.2 SERVICE

Notice of the application is to be served on every prescribed person, as set out in clause 10(2) of the Resource Management (Forms, Fees and Procedure) Regulations 2003 as follows:

(2) The consent authority must serve that notice on—

- (a) every person who the consent authority decides is an affected person under section 95B of the Act in relation to the activity that is the subject of the application or review:*

The applicant has requested public notification under section 95A(3)(a), therefore Section 95B(1), Steps 1-4 to determine Limited Notification are not relevant.

- (b) every person, other than the applicant, who the consent authority knows is an owner or occupier of land to which the application or review relates:*

Cardrona Valley Farms Limited (C/- Joanna Jones and William Scurr)

- (c) the regional council or territorial authority for the region or district to which the application or review relates:*

Otago Regional Council

Queenstown Lakes District Council Parks & Reserves Department (C/- Aaron Burt)

- (d) any other iwi authorities, local authorities, persons with a relevant statutory acknowledgement, persons, or bodies that the consent authority considers should have notice of the application or review:*

The iwi authorities to be served notice are as follows:

Aukaha

Te Runanga o Moeraki

Kati Huirapa Runanga ki Puketeraki

Te Runanga o Otakou

Te Ao Marama Inc

Ngai Tahu Group Management

Other local authorities and bodies that the consent authority considers should have notice of the application are as follows:

New Zealand Transport Agency

**Regional Conservator: Department of Conservation
 NZ Fire Service
 Land Information New Zealand
 Upper Clutha Environmental Society
 Wanaka Residents Association**

Any other person whom the consent authority considers should have notice of the application is as follows:

As the owners of the adjacent sites (that have not provided written approval), it is considered the following persons should have notice of the application:

	Person (owner/occupier)	Address (location in respect of subject site)
1	Cardrona Distillery Property Limited	Cardrona Valley Road (Lot 1 DP 479579)
2	Raymond Eric Anderson	1940 Cardrona Valley Road (Lot 4 DP 546120) 2086 Cardrona Valley Road (Lot 4 DP 211223)

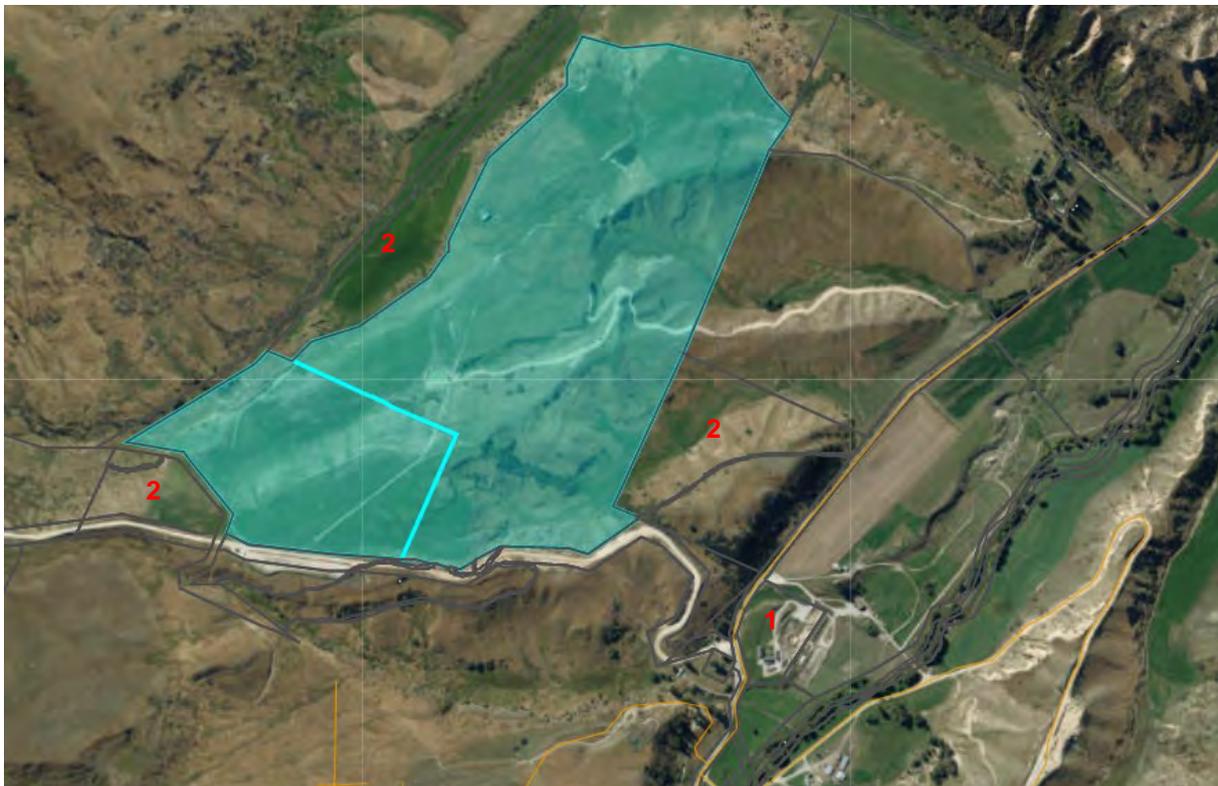


Figure 1: Persons who should have notice of the application (subject site highlighted in blue)

It is noted that the following persons have provided their written approval pursuant to section 95E(3)(a), as such these persons shall not be served notice of the application. The location of these persons in relation to the subject site is shown in Figure 2 below:

	Person (owner/occupier)	Address (location in respect of subject site)
1	Mount Cardona Station Ltd	Cardrona Valley Road Lots 3, 7 and 8 DP 21223, Lots 10, 11 and 12 DP 446161, lot 3 DP 512956, Section 6 So 459975 and Lots 1, 2, 3,4, 5, 6, 7 and 8 DP 446161 (recently subdivided, titles yet to be issued)
2	Cardrona Alpine Resort	Lot 10, 11 12 and 13 DP 21223, Lot 1 DP 19397

3	Cardona Valley Farms Ltd	Owner of Lot 1 DP 546120, Lot 5 Deposited Plan 546120, Lot 3 Deposited Plan 344432, Lot 4 Deposited Plan 21223 (the written approval has listed incorrect legal description, updated written approval will be required)
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Figure 2: Persons who have provided their written approval

- (e) *the Minister of Conservation, if the application or review relates to an activity in a coastal marine area or on land that adjoins a coastal marine area:*

N/A

- (f) *the Minister of Fisheries, the Minister of Conservation, and the relevant Fish and Game Council, if an application relates to fish farming (as defined in the Fisheries Act 1996) other than in the coastal marine area:*

N/A

- (g) *Heritage New Zealand Pouhere Taonga, if the application or review—*
- (i) *relates to land that is subject to a heritage order or a requirement for a heritage order or that is otherwise identified in the plan or proposed plan as having heritage value; or*
 - (ii) *affects any historic place, historic area, wāhi tūpuna, wahi tapu, or wahi tapu area entered on the New Zealand Heritage List/Rārangī Kōrero under the Heritage New Zealand Pouhere Taonga Act 2014:*

N/A

- (h) *a protected customary rights group that, in the opinion of the consent authority, may be adversely affected by the grant of a resource consent or the review of consent conditions.*

N/A

(ha) a customary marine title group that, in the opinion of the consent authority, may be adversely affected by the grant of a resource consent for an accommodated activity:

N/A

(i) Transpower New Zealand, if the application or review may affect the national grid.

N/A

Report prepared by



Erica Walker
PLANNER

Decision made by



Alana Standish
TEAM LEADER RESOURCE CONSENTS

Report Dated: 27 October 2022



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust: **SNOW SPORTS NZ INCORPORATED**
(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **NIC CAVANAGH**

*Postal Address:

PO BOX 395, WANAKA

*Contact details supplied must be for the [applicant and not for an agent acting on their behalf](#) and must include a valid postal address

*Post code:

9305

*Email Address: **NIC@SNOWSPORTS.CO.NZ**

*Phone Numbers: Day **03 443 4085**

Mobile: **N/A**

*The Applicant is:

Owner

Prospective Purchaser (of the site to which the application relates)

Occupier

Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by [email](#) and [phone](#).

The decision will be sent to the Correspondence Details by [email](#) unless requested otherwise.



CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company: **DAN CURLEY OF IP SOLUTIONS LTD**

*Phone Numbers: Day **027 601 5074**

Mobile: **LEFT**

*Email Address: **DAN@IPSOLUTIONS.NZ**

*Postal Address: **5 CHALMERS STREET, WANAKA**

*Postcode:

9305



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:

Agent:

Other - Please specify:

Email:

Post:

*Attention: **NIC CAVANAGH**

*Postal Address:

PO BOX 395 WANAKA

*Post code:

9305

*Please provide an email AND full postal address.

*Email: **NIC@SNOWSPORTS.CO.NZ**



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name: **CARDRONA VALLEY FARMS LTD**

Owner Address: **2127D CARDRONA VALLEY ROAD, 9382**

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing

Applicant:



Landowner:



Other, please specify:

*Attention: **NIC CAVANAGH**

*Email: **NIC@SNOWSPORTS.CO.NZ**

[Click here for further information and our estimate request form](#)



DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

**LOTS 1 AND 5, DP 546120
CARDRONA VALLEY ROAD**

*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

**LOTS 1 AND 5, DP 546120
CONTAINED IN CERTIFICATES OF TITLE 928992 AND 928993**

District Plan Zone(s): **RURAL**



SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES NO

Is there a dog on the property?

YES NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES NO

If 'yes' please provide information below

FOR SITE VISITS PLEASE PHONE WILLIE SCURR ON 0272104337



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



CONSENT(S) APPLIED FOR // * Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate

Land use consent includes Earthworks



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



BRIEF DESCRIPTION OF THE PROPOSAL // *Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:

UNDERTAKE EARTHWORKS AND ESTABLISH AN ATHLETE TRAINING FACILITY/COMMERCIAL RECREATIONAL ACTIVITY FOR UP TO 20 PERSONS



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

Do you need any consent(s) from Otago Regional Council?

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

Yes

No



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

To be accepted for processing, your application should include the following:

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz/>).

A plan or map showing the locality of the site, topographical features, buildings etc.

A site plan at a convenient scale.

Written approval of every person who may be adversely affected by the granting of consent (s95E).

An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable **prior to issuing of the decision**. Payment is due on the 20th of the month or **prior to the issue date – whichever is earlier**.



FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

MONITORING FEES – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, [please call 03 441 0499](tel:034410499) and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

- I confirm payment by:
- Bank transfer to account 02 0948 0002000 00(If paying from overseas swiftcode is – BKNZ222)
 - Invoice for initial fee requested and payment to follow
 - Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference **RM SNOWSPORTS**

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

\$3300 - Non-complying Activities (overall consent status)

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

*Date of Payment

Invoices are available on request



APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

If lodging this application **as agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.



PLEASE TICK

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.



Signed (by or as authorised agent of the Applicant) **			Digitally signed by member: 988603BB-68E8-465D-B704-QDB3B668D3E9 FC822E9D-40AE-410E-ABC1-A0FEB25A183F Date: 2022.09.16 11:50:40 +12'00'
Full name of person lodging this form		DAN CURLEY	
Firm/Company	IP SOLUTIONS LTD	Dated	15/09/22

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.

Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;

Information provided within the Form above

- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

- (2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

- (3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

UNDER THE FOURTH SCHEDULE TO THE ACT:

- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Roading)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request *please note administration charges will apply



Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9	Engineering Report
Assessment of Environmental Effects (AEE)	Geotechnical Report
Computer Register (CFR)	Wastewater Assessment
Covenants & Consent Notice	Traffic Report
Affected Party Approval/s	Waste Event Form
Landscape Report	Urban Design Report
Ecological Report	

September 2022

Queenstown Lakes District Council
Wanaka Office
47 Ardmore Street
WANAKA 9305

Attention: Wanaka Planning Department

1.0 INTRODUCTION

Please find an application for Resource Consent to establish and operate a ski related activity (dry slope training facility) for New Zealand's high performance snow sport athletes, in a location that is technically outside of a ski area sub zone.

The proposed facility is to be located on Lot 1 DP 546120, which is an 82.6ha area title, while a small part of access will cross Lot 5 DP 546120 (which is a 24.78ha title), both of which form a small part of a large land holding operated by Cardrona Valley Farms.

The application includes a site description, description of the proposed activity and an assessment of how the proposal aligns with the relevant district planning rules and assessment criteria. Specific to landscape effects, please find a Landscape Assessment of effects that has been prepared by Vivian+Espie Ltd attached as **Appendix D** to this application.

2.0 APPLICATION DETAILS

APPLICANT	SNOW SPORTS NZ INCORPORATED
SITE LOCATION	CARDRONA VALLEY ROAD, RD 2, WANAKA, 9382
LEGAL DESCRIPTION	LOTS 1 & 5 DP 546120
SITE AREA	82.6061HA & 24.78HA
ZONING (ODP)	RURAL GENERAL
ZONING (PDP)	RURAL

3.0 APPENDICES

APPENDIX A	FORM 9
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APPENDIX B	RECORD OF TITLES
APPENDIX C	PROPOSED SITE PLAN SET
APPENDIX D	LANDSCAPE ASSESSMENT REPORT
APPENDIX E	GEOTECHNICAL REPORT
APPENDIX F	WRITTEN APPROVALS
APPENDIX G	HERITAGE NZ APPROVAL FOR EARTHWORKS IN RELATION TO RACE FEATURES

4.0 SITE DESCRIPTION AND DESCRIPTION OF PROPOSAL

4.1 Description of organisation and proposal

This application seeks Land Use Consent to establish and operate a high-performance athlete training facility for Snow Sports NZ, that will be located outside of a ski area sub zone. The subject site is legally described as Lot 1 DP 546120.

The 82.6061 hectare title, constitutes a small component of land utilised in conjunction with a large working station (Cardrona Valley Farms) which spans both sides of the Cardrona Valley Road. Included in this land holding is the Southern Hemisphere Proving Grounds, 'The Cardrona' tourism operation as well as the access to Snow Farm.

The portion of land that is subject to this application is situated within a natural gulley formation that is located generally adjacent the Cardrona Alpine Resort's access road, of which the subject site has legal Right of Way over. The predominant use of this area/the site is stock grazing of human modified pastoral farmland, while the access road that serves this title is predominately utilised by recreational enthusiasts and commercial operator staff.

The Cardrona Alpine Resort's road extends in a westerly direction from Cardrona Valley Road, approximately 210m south of the intersection of Cardrona Valley Road and the Cardrona Distillery access intersection. The Cardrona Alpine Ski Resort intersection is situated approximately 1.9km north-east of the Cardrona Township.

The site is zoned Rural General under the Queenstown Lakes Operative District Plan (ODP), Rural under the Proposed District Plan (PDP) and classified as an Outstanding Natural Landscape (ONL).

The surrounding land use comprises of agricultural land, open pasture, rural sites which include residential dwellings/rural living, ski activities/Cardrona Alpine Ski Resort, the Snow Farm access road, Cardrona Distillery and The Cardrona Horse Trekking and Quad Biking tourism operation, associated signage, traffic and human activity.

The site and surrounds are shown below:

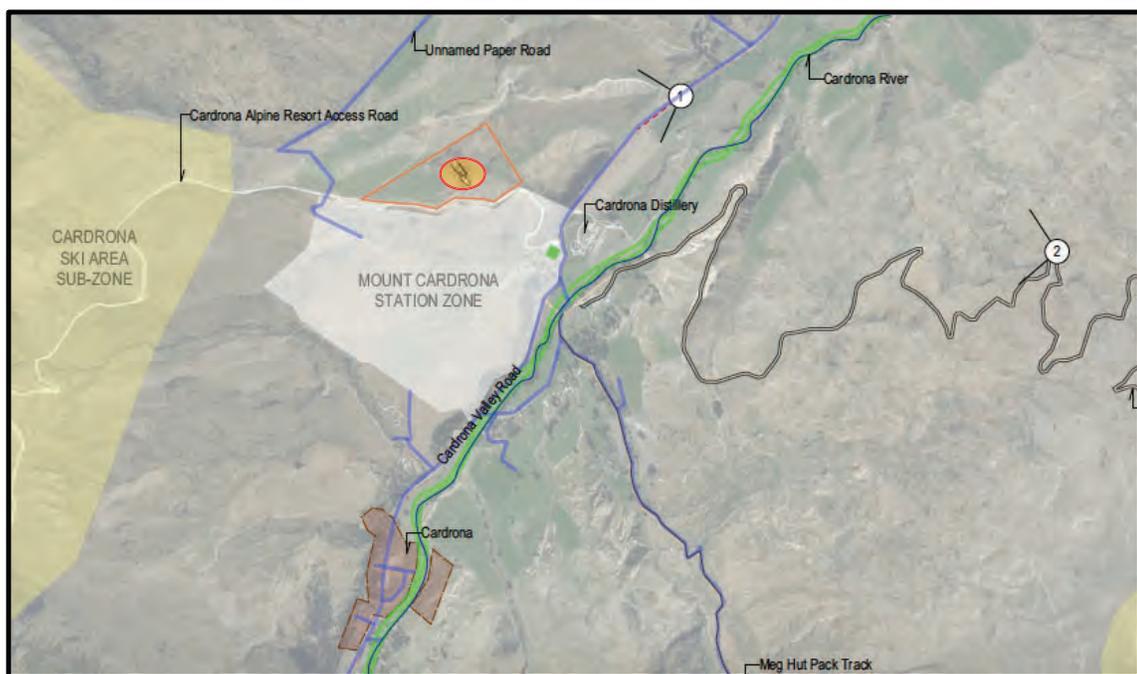


Figure 1: Aerial image of subject site (yellow shade/red circle).

This proposal is being made on behalf of Snow Sports NZ who is the national sporting organisation representing the interests of international level adaptive snow sports, alpine ski racing, cross country skiing, free-skiing and snowboarding in New Zealand.

The organisation's aim is to have more New Zealand athletes consistently winning medals on the world stage. New Zealand competed at the 2022 winter Olympics in China in February 2022. The New Zealand team consisted of 15 athletes, nine men and six women who competed in five sports.

Zoi Sadowski-Synnott became New Zealand's first Winter Olympics gold medallist when she won the woman's snowboarding slopestyle. She also won a silver medal, in the woman's snowboarding big air.

Later in the Games, Nico Porteous won the gold medal in the men's freestyle skiing half pipe to become the first New Zealand man and youngest New Zealander to win a Winter Olympics gold medal. With two gold medals and one silver medal, this performance placed New Zealand 17th on the medal table meaning the 2022 Winter Olympics were the country's most successful since first competing at the Winter Games in 1952.



Above Photos: Left Zoi and Nico with medals, Right Zoi performing at Beijing 2022

Established in 2010, the Applicant organisation (now Snow Sports NZ) has a long history dating back to 1931. In 2012 High Performance Sport New Zealand (HPSNZ), Sport NZ and Snow Sports NZ began working together on the development of the new high performance centre in Wanaka. The new facility was opened at 78 Anderson Road in April 2013 to provide winter sports athletes with a base to train off the mountain.

Like all HPSNZ training centres, the Wanaka facility is also available for use by carded athletes from all sports that receive investment from HPSNZ. The centre has a strength and conditioning gym as well as medical and rehab consulting rooms enabling specialist staff to provide timely and effective illness/injury diagnosis and other facets of management for athletes. Of relevance to this application, the centre does have a small scale dryland training facility which includes a trampoline, mini ramp, dry slope and rails, however this facility has not kept up with New Zealand's athlete demands.

Associated with a growth of snow sport interest and success at international level, the Applicant is now looking to expand their 'off-mountain' dryland facilities which is the subject of this application.

The proposed facility will enable high performance athletes to access customised training apparatus, available for year-round, high quality training. It will provide training on a similar, if not better, level than international competitor facilities and as result, will reduce the current requirement for overseas travel, ultimately enabling NZ high performance athletes to fast-track their progression and retain a competitive advantage while remaining at their home training base.

The location chosen to accommodate the facility has been carefully selected, and generally finds a balance between accessibility, terrain, weather as well as environmental sensitivities.

Extensive time has been spent choosing the most appropriate location including the involvement of various professionals. The chosen location provides an easily accessible alternative to training at Cardrona Alpine Resort when the weather precludes quality training on the mountain, whilst the particular terrain available at the proposed location requires limited modification to suit the dimensions of the training facility whilst providing shelter from the wind, at a below snow-line contour.

4.2 Structures

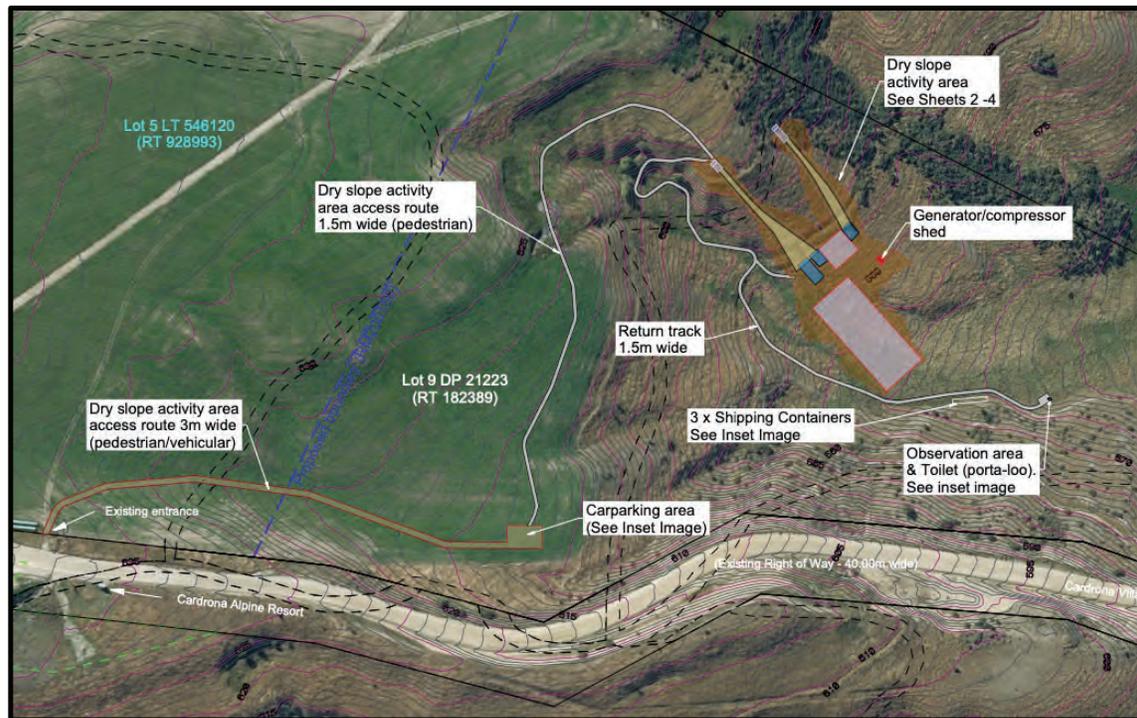
Establishing the activity involves providing access/vehicle tracks, earthwork contouring, the construction of ramps and establishment of inflatable landing bags (and other associated equipment such as compressor and storage containers etc) as well as structural landscaping devised by Ms McKenzie of Vivian+Espie Ltd.

Information related to the proposed structures is as follows:

Structure	Height (m)	Area (m ²)
Run in Ramp 1	8	9.5 long x 3.2 wide

Run in Ramp 2	4	5.5 long x 3.2 wide
Halfpipe Run-in	n/a	2.3-5.0 wide x 60 long
Big Air/Halfpipe Run-in	n/a	2.4-14 wide x 65 long
Halfpipe Ramps (x2)	6.5	7.2 long x 5.4 wide
Big Air Ramp	5	13 long x 6 wide
Smaller Airbag	4.3 (inflated)	13 long x 15 wide
Generator/Compressor	3	2.7 wide x 3.7 long
Larger Airbag	1.5-5.7	25 wide x 56 long
Portaloo	2.36	1.8 wide x 1.3 long
Storage Containers (x3)	2.36	2.35 wide x 5.9 long (17.7 length in total)

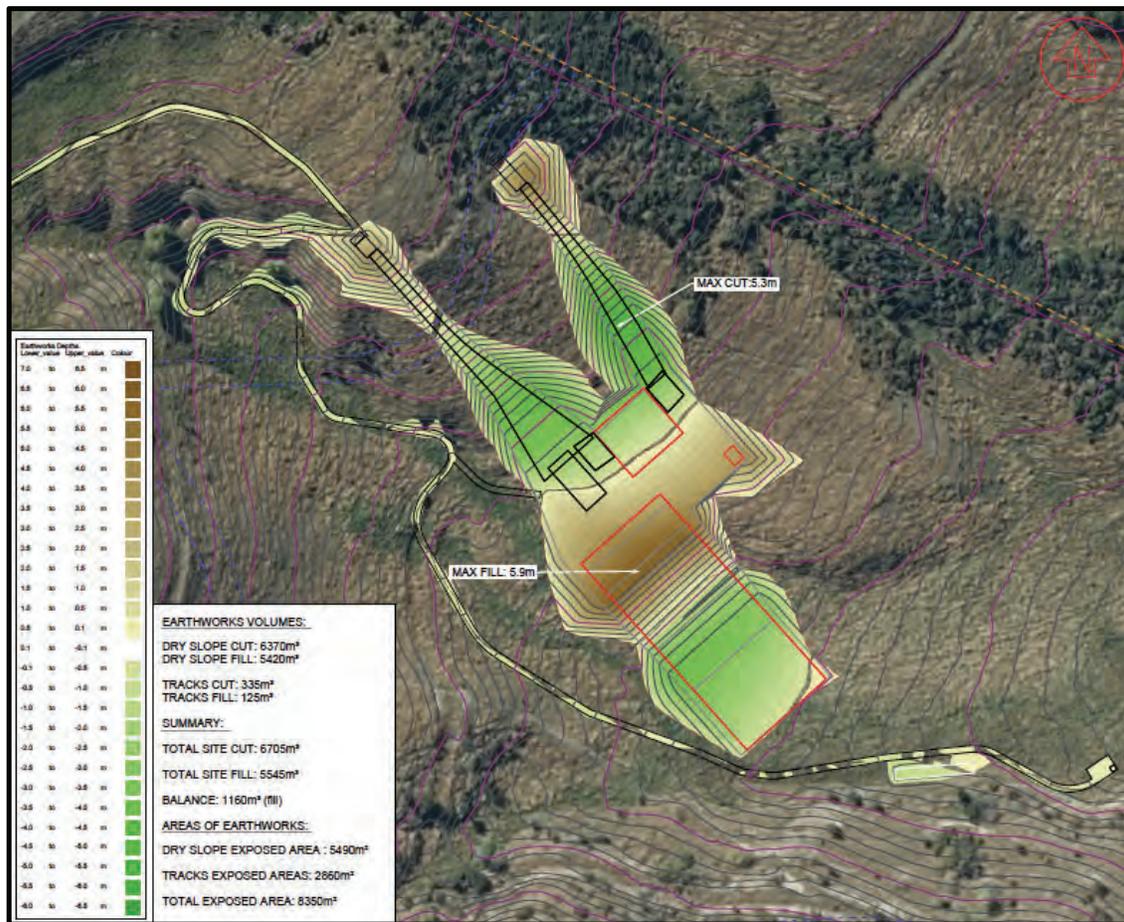
These structures, their locations and the applicable dimensions are set out within **Appendix C**.



4.3 Earthworks

In respect of earthworks, the following details are proposed:

Location	Volume (m ³)	Area (m ²)
Dry Slope Cut	6,370	5,490
Dry Slope Fill	5,420	
Tracks Cut	335	2,860
Tracks Fill	125	
Total Cut	6,705	8,350
Total Fill	5,545	
	Depth Height (m)	
Maximum Cut Depth	5.3	
Maximum Fill Height	5.9	



A full earthworks plan from which the above screen grab has been taken from is attached to the application at **Appendix C**, accompanied by a geotechnical report attached at **Appendix E**.

4.4 Access and Operation

Access is proposed to be via an existing Right of Way that is in favour of the subject site over the Cardrona Alpine Ski Resort Access Road.

Access will extend from this road at the location of an existing gate/entranceway into the site, before heading in an easterly direction for approximately 200m before terminating at small scaled parking area that will be bespoke for the number of vehicles anticipated to be related to training activities. Once within the site, the facility will operate via walkable tracks with potential access for a small farm style ATV if necessary.

It is proposed that a maximum of sixteen (16) persons are proposed to be utilising this facility during one day with up to twenty (20) people being onsite at any one time (accounting for coaches etc). This will equate to approximately 4-6 vehicle movements per day, constituting a very incremental addition to the road as currently utilised by Cardrona Alpine Resort.

Operational hours are proposed to be as follows:

Season	Hours/Days of Operation
Spring	9am-7pm Mon-Sun
Summer	9am-7pm Mon-Sun
Autumn	9am-5pm Mon-Sun
Winter	9am-5pm Mon-Sun

4.5 Servicing

The operation does not require electricity, telecom nor wastewater provisions. Toilet facilities will be provided to athletes via the provision of a porta-loo. There is a requirement for a very small volume of water which will be derived from an existing irrigation source within the current farming operation.

Water is simply required as a form of slope material lubrication.

4.2 NATIONAL ENVIRONMENTAL STANDARDS FOR ASSESSING CONTAMINANTS IN SOIL

With respect to a preliminary site investigation (PSI) of soil contaminants, consistent with the published guidelines for assessing and managing contaminants in soil to protect human health, a site walk over has been undertaken, followed by an investigation of known land use associated with the site.

Due to being a working farm, it is likely that chemicals have been used on the subject site at some time. However, given the vast size of the subject site, it is important to note the historical use of the area subject to development is a gulley formation not historically utilised for any intensive farming practice. As a result, it is highly unlikely that agrichemicals have been utilised within the location subject to development and this has been confirmed by Cardrona Valley Farms who operate existing activities.

Both the Queenstown Lakes District Council's GIS hazard register and Otago Regional Council records have been searched and there is no known history associate with a use of chemicals and/or any other hazardous contaminants (herbicides/pesticides/waste discharges and/or other) within the development area. Accordingly, no adverse effects are anticipated in this regard.

5.0 SITE HISTORY

There are many resource consents associated with this land holding however, most of these are irrelevant to the proposal as applied for. The most relevant consents are **RM200150**, which approved a boundary adjustment that created the current subject site as titled, and **RM171415** which approved a building platform upon Lot 5, subject of this application (which topographically is not in the general vicinity of the proposal).

6.0 RELEVANT PROVISIONS OF THE OPERATIVE DISTRICT PLAN

6.1 ACTIVITY STATUS (OPERATIVE DISTRICT PLAN)

The subject site is zoned Rural General under the Operative District Plan, and the proposed activity requires the following consents:

- A **controlled** activity pursuant to Rule 5.3.3.2iii for a Commercial Recreational activity;
- A **restricted discretionary** activity pursuant to Site Standard 5.3.5.1ix(b) for a Commercial Recreation activity which involves a group greater than five people with council's discretion restricted to this matter only; **The proposal involves up to 20 persons.**
- A **discretionary** activity consent pursuant to Rule 5.3.3.3ix for the operation of a Ski Area Activity not located within a Ski Area Sub-Zone. **The proposal is closely located but technically is outside of the zone.**
- A **discretionary** activity consent pursuant to Rule 5.3.3.3i for the establishment of buildings as defined under the Operative District Plan. **As structures will be greater than 2m and/or 5m², technically the access towers, ramps and airbags may be considered to qualify as buildings.**

Please note that the any other rules that may have been relevant as contained within the ODP are no longer treated as operative as per section 86F of the RMA.

Overall, under the Operative District Plan, the proposal qualifies as a **discretionary** activity.

6.2 ACTIVITY STATUS (PROPOSED DISTRICT PLAN)

Under the Proposed District Plan, the site is zoned Rural and the proposed activity requires the following consents (based on those rules that are Operative):

- A **discretionary** activity consent pursuant to Standard 21.9.1 regarding the establishment of a commercial recreation activity which involves up to 16 persons at any one time; **It should be noted that up to 12 persons is permitted by the PDP.**

- A **non-complying** activity consent pursuant to Rule 21.4.25 for the operation of a ski activity located outside of a Ski Area Sub-Zone;
- A **discretionary** activity consent pursuant to Rule 21.4.11 for the establishment of buildings not provided for by any other Rule; **As structures will be greater than 2m and/or 5m², technically the access towers, ramps and airbags may be considered to qualify as buildings.**
- A **restricted discretionary** activity consent pursuant to Standard 25.5.6 for the proposed volume of earthworks exceeding 1,000m³. Council's discretion is restricted to the following matters:
 - Soil erosion, generation and run-off of sediment;
 - Landscape and visual amenity values;
 - Effects on infrastructure, adjacent sites and public roads;
 - Land stability;
 - Effects no water bodies, ecosystem services and biodiversity;
 - Cultural, heritage and archaeological sites;
 - Nuisance effects;
 - Natural Hazards; and
 - Functional aspects and positive effects.
- A **restricted discretionary** activity pursuant to Standards 25.5.11.1 and 25.5.11.3 for the contiguous area of earthworks in relation to a slope greater than 10 degrees and the construction of a trail. Council's discretion is restricted to the matters previously listed above;
- A **restricted discretionary** activity pursuant to Standards 25.5.15 and 25.5.16 in relation to the maximum depth of cut exceeding 2.4m and the maximum height of fill exceeding 2m. Council's discretion is restricted to the matters previously listed above.

Overall, under the Proposed District Plan, the proposal qualifies as a **non-complying** activity as a result of location.

7.0 ASSESSMENT OF ADVERSE EFFECTS

7.1 PERMITTED BASELINE

Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (the permitted baseline).

In this instance, the permitted baseline includes:

- Farming activities including vehicle movements along the proposed access route extending to and from Cardrona Valley Road, as well as the use and maintenance of existing farm tracks;
- High performance athlete vehicle movements to and from Cardrona Valley Road to the location of the Cardrona Ski Field and related facilities;
- Commercial Recreational activities for up to 5 persons under the ODP and 12 persons under the PDP;
- Rural farming, including horticultural and viticultural activities;
- Landscape planting;
- Fencing;
- Planting and ecological initiatives (and/or including no such initiatives/status quo);
- Earthworks up to 1000m³ per year, **or any volume greater than this, and any contiguous area of earthworks if for the purpose of farm cultivation or fencing.**

7.2 EXISTING AND RECEIVING ENVIRONMENT

In addition to the permitted baseline and existing environment, it is important to consider the existing and receiving environment. Most relevant in this case is the receiving environment which includes existing and consented development opposite to and in the vicinity of the application site including the Cardona Alpine Ski Resort access road with all associated traffic/parking facilities, residential development to the south and further west at higher elevations is the Cardrona Alpine Resort ski field.

The site is located generally opposite a cluster of tourist activities that include the access road to the Cardrona Snow Farm, the Cardrona Distillery and The Cardrona Horse Trekking and Quad Biking tourist attractions. Approximately 1.5km southwest of the site is Cardrona Township.

To the south is the Pringles Creel Rural Living Development as well as the Mount Cardrona Special Zone whereby 'resort zone development' (which includes large scale earthworks/infrastructural and built form outcomes).

It is within the context of the permitted baseline, existing and receiving environments that the actual and potential effects of the proposed development will be considered below.

7.3 LANDSCAPE AND VISUAL EFFECTS

The assessment matters for development situated in an Outstanding Natural Development (ONL) are set out within the Operative and Proposed District Plans. These include the following matters:

- Existing vegetation
- Effects on landscape quality and character
- Effects on visual amenity
- Design and density of development
- Cumulative effects of subdivision and development on the landscape

Each of the above matters have been addressed within the landscape and visual effects assessment undertaken by Vivian+Espie Ltd (V+E) and their reporting is attached at **Appendix D** of this application.

The conclusions of assessment are adopted for the purposes of this application and are drawn on below:

Existing Vegetation

All significant vegetation that provides screening was planted prior to 2002. No existing vegetation is considered beneficial for screening.

Effects on Landscape Quality and Character

It is important to draw upon the existing/receiving environment when considering Landscape effects and this is established within **Appendix D** as *“the part of the Cardrona Valley between Little Meg (to the south) and Boundary Creek (to the north) is the most modified and occupied part of the valley”*.

The site is located in close proximity to a significant amount of human modification within the ONL including other recreational and tourism activities. As such, several instances of human modification are visually evident in the vicinity of the site and considerably more is anticipated as the Mount Cardrona Station Special Zone is developed.

It is considered that the proposal will decrease the naturalness of the particular part of the ONL, while increasing recreational associations. However, it is noted that this effect on the landscape will be localised and requires to be assessed in context of the wider more outstanding natural extents of the Cardrona Valley’s landscape. **Appendix D** quantifies this potential adverse effect on landscape character to be of a moderate – low degree and consequently minor.

Effects on visual amenity

The V+E report analyses the visibility from various locations and the proposed activity is considered to be visible from the following locations:

- The Cardrona Valley Road
- The Meg Hut Pack Track
- The Pisa Conservation Area
- The Cardrona River and its margins
- Neighbouring Properties, Cardrona Access Road and Snow Farm Access Road

It is noted that the access roads to both Cardrona Alpine Resort and Snow Farm are private roads and affected party approval has been obtained from the relevant parties (**Appendix F**). Effects from persons travelling on these private roads must therefore be disregarded.

The views of the facility available from Cardrona Valley Road are considered to be fleeting with glimpses of the proposed dry slope almost entirely screened by existing topography and which will be further screened by proposed structural landscaping.

When it is viewed, the facility is considered to be read as a fitting *“recreational element in a part of the valley where recreation is part of landscape character”*. **Appendix D** quantifies the potential adverse effects from Cardrona Valley Road as being very low and therefore less than minor in degree.

The Meg Hut Pack Track is a well-used, public track that climbs over Tuohys Gully on the opposite side of Cardrona Valley, leading to Meg Hut and also connecting to a number of trails within the Pisa Conservation Area.

Views of the upper section of the dry slope will be intermittently visible to the users travelling down the track. It is noted that whilst *“parts of the structure can be seen from this location outside the site, views will be from a considerable distance”* and elements will be viewed in conjunction with *“relatively significant development within the MCSSZ”*. In summary, the degree of adverse effects on the users of Meg Hut Pack Track is considered to be very low and therefore less than minor in degree.

The development may be visible from parts of the Pisa Conservation Area. As with views from Meg Hut Pack Track, views will be *“distant, and the development will only form a tiny part of the wider view”*. It is considered that the nature of the dry slope facility will be difficult to distinguish when viewed from this distance and it will again be seen as a part of the modified setting in which it sits, which will include the much more discernible development of the MCSSZ. The degree of adverse effects on the users of conservation area will be very low and as such, less than minor in degree.

Design and density of development

There is one small scale vehicle access track proposed and minor movement trails that will span between the top and bottom of the dry slope facility.

There are no building platforms proposed and the proposal will be situated within a natural depression of the landscape which limits the quantity of earthworks required as well as associated visibility of the largest structures that will be air bags (located in the trough of the gully). Furthermore, the development is located within proximity to ski fields, tourism activities, rural living and agricultural activities. Accordingly, the presence of the facility, being ski related will not be at conflict with what an observer will anticipated to be experienced within the general vicinity of the site.

Overall, it is considered that the character of this part of the ONL is one with a high degree of human modification and human recreational activity associated with the ski industry. Accordingly, the proposed dry slope facility will be in keeping with the recreational activities (particularly snow sports) already carried out within the vicinity of the site.

Cumulative effects of subdivision and development on the landscape

The nature and extent of existing development has been described above and within **Appendix D** of the application.

The subject site and its vicinity is zoned as Rural General under the ODP and Rural under the PDP, with a ONL classification under each plan. It is recognised that the area of development is characterised by a high degree of human modification and the proposed dry slope facility will be in keeping with other recreational activity types in this general location of the Cardrona Valley. Outcomes will be not out of character with the landscape and the proposal will likely be read as a micro component part of the existing Landscape at macro level in this location.

Whilst this application allows for built/structural form to increase, due to the terrain within the proposed location, structural planting as well as the surrounding environment, it is considered that the proposal will be appropriately absorbed into the topographical surroundings.

7.5 EARTHWORKS

Soil erosion, generation and run-off of sediment

An environmental management plan will be devised and provided to council prior to earthworks commencing. This is anticipated to form the basis of a condition of consent that will appropriately manage potential effects related to erosion, sedimentation and dust.

Landscape and visual amenity values

The proposed earthworks will result in a slight re-contouring of the area affected by earthworks however will not significantly change the existing landform of the site as already perceived.

Whilst the proposed works will alter existing contours of the land, adverse landscape and visual effects will be limited in duration until such time that the land is re-stabilised (including vegetation). Overall, the freshly earthworked areas will be remediated to ensure that any adverse landscape and visual effects are temporary in nature and less than minor in degree.

Effects on infrastructure, adjacent sites and public roads

The anticipated conditions of consent shall include the submission and implementation of a traffic management plan. All site access construction and/or associated gates will be constructed and/or installed prior to the commencement of earthworks.

Overall, it is anticipated that the conditions of consent, as well as best practice site management will ensure that any adverse effects in relation to infrastructure and public roads will be less than minor.

Land stability

The report undertaken by Mt Iron Geodrill (submitted with this application as **Appendix E**) recommends specified methodologies for the works and if undertaken as per these, slope stability is not considered to be a relevant issue.

The development proposes to be in line with these recommendations and as such, any adverse effects on land stability is considered less than minor in degree.

Effects no water bodies, ecosystem services and biodiversity

There is no significant water body, ecosystem service or specific biodiversity that will be adversely affected by the proposal.

Cultural, heritage and archaeological sites

As like many parts of the Cardrona Valley there are a number of topographical features that relate to historic activities and/or more specifically historic infrastructure such as water races etc.

At the location of the site there is evidence of historic races, and so the Applicant engaged a heritage consultant to obtain permission to undertake the earthworks as proposed. A copy of this order is found at **Appendix G** of this application.

Provided that the works are actioned in alignment to this approval, and any other accidental discovery protocols are addressed as per anticipated conditions of consent, adverse effects in relation to cultural, heritage and archaeological sites will therefore be less than minor in degree and appropriate approvals have been obtained in advance.

Nuisance effects

Anticipated conditions of consent will appropriately deal to nuisance effects. These are ordinarily addressed in terms of the traffic management plan, the EMP as well as hours of construction operation. The applicant is agreeable to standard conditions surrounding these matters.

Adverse effects in relation to nuisance effects will therefore be less than minor in degree.

Natural Hazards

The report undertaken by Mt Iron Geodrill (submitted with this application as **Appendix E**) addresses natural hazards of this area. They include seismic faults as well as slope instability, however concludes that *“the proposed development is considered geotechnically suitable for the site. As long as the above*

considerations in Sections 8 through 9 above are followed for design and construction, no adverse geotechnical effects are expected”.

As such, adverse effects in relation to natural hazards is less than minor in degree.

Functional aspects and positive effects

The functional aspects of these works are undoubtedly to enable the construction of the proposed high-performance facility. The positive effects which will be derived from the establishment of such a facility will extend far beyond the local environment to a national scale.

7.6 OVERALL EFFECTS RELATED TO THE ACTIVITY

The proposed activity is required to enable for the ongoing growth and performance of snow sports at national and international level.

The subject site has been chosen as it is closely located to existing facilities at Cardrona Alpine Resort, but is under an elevation that is typically affected by snow/extreme weather event, which can severely limit training by nature of on the day weather, and/or snow clearing operations. This level is outside of the Ski Area Sub Zone of the Rural Chapter and therefore non-complying activity consent is triggered.

The location of the site benefits from being able to utilise an existing private access road that is frequented by recreational enthusiasts and commercial operator staff. The gully topography provides almost the perfect canvas to develop the facility in a sensitive way, enabling enclosure of the facility, which will limit potential visual impact as potentially viewed from surrounding public locations. A structural landscape plan is provided, which will effectively soften the impact of the activity on the surrounding environment, and particularly as viewed from Cardrona Valley Road.

While there will remain to be some visibility of the development from Cardrona Valley Road, such will be relatively fleeting, and while the activity is technically outside of the applicable sub zone, the activity type will not be odds with expectations of observers when travelling in this particular location

of the Cardrona Valley.

The activity will not result in any light generation or light spill, will not be open to the public, and will not require commercial signage, ticket boothing or other similar requirements of more commercial activities that target public use. It will require the construction of low key structures to access the in-ramps, inflatable landing bags, some minor trails, low key car parking, a porta-loo and some storage in the form of containers (to be relocated from Cardrona Alpine Ski resort).

As will be detailed below, a number of affected party approvals have been obtained to the proposal, and as such, any adverse effects as may otherwise be experienced from these locations must be disregarded.

8.0 ADVERSE EFFECTS ON PERSONS

A number of surrounding neighbouring approvals have been acquired and provided at **Appendix E** of this application.



Figure 3: Aerial image of subject site (direct location shaded green) with the properties who have provided written approval indicated with a blue star.

Given the location of properties that have provided affected party approval, effects related to a potential observance of the activity are generally very limited, especially from public locations.

9.0 OBJECTIVES AND POLICIES OF THE OPERATIVE & PROPOSED DISTRICT PLAN

Operative District Plan (ODP)

The relevant objectives and policies are situated in Part 4 (District Wide Issues) and Part 5 (Rural Areas).

Part 4 (District Wide Issues)

Objective 1 - Nature Conservation Values and associated policies seek the following outcomes:

- *The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District.*
- *Improved opportunity for linkages between the habitat communities.*
- *The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins.*
- *The protection of outstanding natural features and natural landscapes.*
- *The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.*
- *The protection of the habitat of trout and salmon.*

As aforementioned, anticipated conditions of consent encompass detailed Environmental Management Plan provisions. These must be supplied to and approved by council prior to works commencing. This plan will ensure that sedimentation and run-off does not adversely affect the nature conservation values.

Objective 4.2.5 and the associated policies relate to visual amenity and landscape. As addressed above and within reporting attached at **Appendix D**, the potential adverse effects from the proposal will be appropriate when considering the location and surrounding environment. As such, the application is deemed in line with this objective and the associated policies.

Objective(s) 4 and 5 – Mahika Kai and Wai; relates to the retention of water quality in the region through appropriate land management and use. Water quality will be maintained through the EMP and careful implementation measures.

Overall, the proposal is considered to be consistent with the above objectives and policies contained in Part 4 of the ODP.

Part 5 (Rural)

Objective 1 and the associated policies of Section 5 seek to maintain and encourage the protection of the character and landscape values of the Rural Zone. This objective and the related policies seek to control and/or mitigate adverse effects of development whilst encouraging productive activity conducive to the principles of the Rural Zone.

This application is in association with commercial recreational ski activity outside of a ski area subzone. The application utilises a small gully area of a large productive farm which is unable to be utilised productively. As discussed above and within **Appendix D**, it is considered that due to the proposed placement, applicable controls as well as accounting for the existing environment, the proposal is deemed to not adversely character and landscape values of the area to a degree which is more than minor. The development is therefore aligns with this objective and associated policies.

Objective 2 and the related policies looks to retain the life supporting capacity of soils and/or vegetation in the rural area so that they are safeguarded to meet the reasonably foreseeable needs of future generations. Whilst the proposal seeks to undertake earthworks, when undertaken in conjunction with anticipated conditions of consent, they are not considered to compromise the life

supporting capacity of the subject site. As such the development is in line with this objective and associated policies.

Objective 3 and the associated policies seek to avoid, remedy and mitigate adverse effects on rural amenity whilst encouraging a varied range of land uses. The receiving environment caters for both farming, tourism and ski activities as well as a level of residential activities. Whilst it is considered that the subject site is located in a predominately rural area, it is noted that the application area is within a gully to limit visibility, necessary earthworks will be within proximity to the ski area sub zone as well as other tourism related activities. Overall, the form and density of the development aligns with the rural amenity of the area as it exists.

Overall, it is considered that the development is consistent with the objectives and policies of the ODP.

Proposed District Plan (PDP)

The relevant objectives and policies are situated in Chapter 3 (Strategic Direction), Chapter 6 (Landscapes and Rural Character) and Chapter 21 (Rural).

The strategic direction objective 3.2.1 within chapter 3 encourages the diversification of land use in rural areas beyond traditional activities provided that the values of ONLs are retained and Ngai Tahu values, interests and customary resources are maintained (policy 3.2.1.8). The application provides for a diversification beyond farming and utilises a particular part of the site that is not highly productive (for farming). As discussed and assessed within **Appendix D**, the facility will not compromise the values of the ONL therefore, outcomes related to the proposal will align with this objective and associated policies.

Strategic objective 3.2.5 focuses on the retention of the District's distinctive landscapes. Policy 3.2.5.2 states that within the Rural Zone, development is inappropriate within ONLs unless the landscape values of priority areas of ONLs are specified in Schedule 21.22 and those values are protected or where they're not specified, the values identified according SP 3.3.45 are protected. The Upper Clutha landscape schedules have been notified. This application includes a proposal specific Landscape Assessment and concludes that *"the ONL is capable of absorbing development without the proposed*

activity compromising the quality or character of the wider ONL or adversely affect landscape character or visual amenity to a significant degree”.

The relevant policies in Chapter 6 (Landscapes and Rural Character) relate to Rural Landscape Categorisation, Managing Activities in the Rural Zone and Managing Activities in ONLs.

In terms of Rural Categorisation, the policy states to classify the rural zoned landscapes in the district as an Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) or Rural Character Landscape (RCL). In this instance, the subject site has been zoned as ONL.

The second relevant policy revolves around; *Managing Activities in the Rural Zone, the Gibbston Character zone, the Rural Residential Zone and the Rural Lifestyle Zone (6.2.3)*. Within this, the relevant policies are 6.3.2.1, 6.3.2.2, 6.3.2.4, 6.3.2.6 and 6.3.2.7. These seek to avoid urban densities, avoid light pollution, encourage low-intensity farming, encourage development proposals to promote biodiversity and to ensure that subdivision in the ONL does not compromise landscape values. The development proposal will not result in urban densities/development and no lighting is proposed and as such it will not result in excessive glare nor will it degrade views of the night sky or landscape character. The development proposes a small amount of structural landscaping put together by a Landscape Architect, increasing the indigenous planting upon the site. The proposal does not involve the retirement of productive farm land. Therefore, it is considered that the development is consistent with the above objectives and policies of Chapter 6 within the PDP.

The third relevant policy involves Managing Activities in ONLs (6.3.3). The associated policies relevant to this application are; 6.3.3.1, 6.3.13 and 6.3.16, these will each be addressed in turn.

6.3.3.1 seeks recognition that subdivision and development is inappropriate in almost all locations in Outstanding Natural Landscapes except in exceptional cases where the landscape values are protected and where the buildings and structures and associated roading will be reasonably difficult to see from beyond the boundary of the site. As discussed within **Appendix D** attached, this application is considered to fall under this threshold. Policy 6.3.3.2 ensures the protection of ONLs including the

recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to tangata whenua, including tōpuni and wahi tūpuna. The development as proposed will not compromise the Cardrona Valley ONL, it seeks the sensitive, safe and practical location of a high performance athlete facility within close proximity to the ski area sub zone. Whilst earthworks are proposed, once complete, they will blend seamlessly with the surrounding environment.

Policy 6.3.3.5 seeks the maintenance of open landscape character of ONLs where it is open at present. Considering the gully formation which is the subject site of this application, the landscape is not particularly open. Whilst the application proposes built form, this does not go beyond what is anticipated within the existing environment nor does it enclose an area of the application site which would be overtly visible from the surrounds.

As a result of the above, it is considered that the development is consistent with the above objectives and policies of Chapter 6 within the PDP.

The objectives and policies within Chapter 21 (Rural) seek to provide for the diversification of rural activities whilst maintaining the life supporting capacity and amenity of the rural environment. As stated above, the particular area subject to this proposal is not located within an area currently subject to productive farming. A structural landscaping plan has been offered as part of this application and proposes a net increase in indigenous diversity upon the subject site. This operation has been deemed appropriate within **Appendix D** with regards to landscape effects. The proposal will comply with anticipated conditions of consent (for example sediment controls) and therefore does not seek approval for a construction activity that may threaten the life supporting capacity of the surrounding environment and its ecosystems. Objective 21.2.1 specifically seeks the provision for a range of land uses. Relevant associated policies are as follows; 21.2.1.5, 21.2.1.10, 21.2.1.11 and 21.2.1.15. These seek to have regard to the location and direction of lights, enable commercial activities and recreation activities associated with resources located within the Rural Zone, provide for the protection/maintenance/enhancement of rural character, amenity and landscape values and ensure traffic from new commercial activities does not diminish rural amenity or affect the safe and efficient operation of the roading and trail network. Overall, the proposal does not propose lighting and

proposes a recreation activity which is associated with the Rural Zone (in term so topography) as well as the Rural Ski Area Activity Area. The application, including **Appendix D** has demonstrated the appropriateness of the application in terms of landscape effects/values and the proposal ensures adequate access via an existing right of way/access area.

Objective 21.2.6 seeks that the future growth, development and consolidation of Ski Areas Activities within identified Ski Area Sub-Zones is provided for, while adverse effects on the environment are avoided, remedied or mitigated. The associated policy 21.2.6.1 encourages the identification of Ski Area Sub-Zones and encourage Ski Area Activities and complementary tourism activities to locate and consolidate within these identified areas. Whilst the application is not entirely consistent with this particular policy, it is recognised that in order to provide for weather resilience and gain unmatched, accessible, high performance training facilities, it is imperative that the facility is located 'off mountain' whilst retaining appropriate topography. Policy 21.2.6.5 seeks to control the visual impact of roads, buildings and infrastructure associated with Ski Area Activities. The proposal does not seek to construct any further roads, it utilises an existing private access arrangement and the additional tracks and parking area is both moderate in size and sensitively located. The buildings associated with this application have been specifically assessed within **Appendix D** within the context of the site. Within this Appendix that whilst the application will reduce the naturalness within the localised area, *"it is a situation where the ONL is capable of absorbing development without the proposed activity compromising the quality or character of the wider ONL or adversely affect landscape character or visual amenity to a significant degree"*. As a result, it is deemed that the application is consistent with policy 21.2.6.5.

For the aforementioned reasons it is considered that this proposal is overall, consistent with the objectives and policies of the chapter 21 of the PDP.

With regards to Chapter 25 (Earthworks), Objective 25.2.1 and associated policies 25.2.1.4, 25.2.1.6, 25.2.1.7, 25.2.1.8, 25.2.1.9, 25.2.1.10 focus on the nature of earthworks being undertaken in a manner that minimises adverse effects on the environment and persons. Objective 25.2.2 relates to the social, cultural and economic wellbeing of people and communities' benefits from earthworks.

This application has confirmed that works will be appropriately managed by the implementation of a site and works specific Environmental Management Plan. In addition to this, site management outcomes are likely to be more comprehensive than if non-fanciful earthworks were undertaken as a permitted activity related to cultivation of the entire area. Overall, it is considered that this proposal will align with the objectives and policies of Chapter 25.

Overall, outcomes will align to the relevant objectives and policies applicable to the site and proposal.

10.0 PART II OF RMA 1991

In consideration of the relevant principles outlined in Sections 6, 7 and 8 of the Act, it is considered if approved, the proposal will achieve the purpose of the Act as presented in Section 5.

Specifically, this application will allow Snow Sports NZ to expand and greatly improve their high performance athlete facilities which will not only benefit the athletes but also the district and the nation as a whole.

It will provide for social and economic wellbeing whilst safeguarding the life-supporting capacity of air, water, soil, and ecosystems as well as avoiding, remedying and/or mitigating adverse effects on the environment.

11.0 CONCLUSION

This application seeks Resource Consent to establish and operate a dry slope training facility for high performance athletes. The application strikes a balance between providing a resilient high performance training facility which is required for NZ athletes whilst avoiding, remedying and/or mitigating adverse effects on the environment.

When aligned against the relevant assessment criteria of the District Plan, it is considered that the facility will generally promote outcomes encouraged by the rules, assessment criteria, objectives and policies of the Rural General and Rural zones.

As demonstrated throughout this report, the proposal will not give rise to any adverse effects which are more than minor. It is therefore respectfully requested that Council approve this proposal subject to appropriate conditions of consent on a non-notified basis.

Kind Regards,

Dan Curley

IP Solutions Ltd

dan@ipsolutions.nz



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **928992**
Land Registration District **Otago**
Date Issued 21 April 2022

Prior References

182389 794769 OT83/174

Estate Fee Simple
Area 82.6061 hectares more or less
Legal Description Lot 1 Deposited Plan 546120

Registered Owners

Cardrona Valley Farms Limited

Interests

Subject to Section 59 Land Act 1948 (affects part formerly Lot 9 DP 21223)

Appurtenant to part formerly Lot 9 DP 21223 is a right of way created by Transfer 838333.3 - 10.9.1993 at 10:33 am

Fencing Covenant in Transfer 838333.3 - 10.9.1993 at 10:33 am (affects part formerly Lot 9 DP 21223)

Land Covenant in Easement Instrument 10960006.4 - 2.2.2018 at 4:48 pm (affects part formerly Sections 4 and 7 Block II Cardrona Survey District)

12174723.1 Certificate pursuant to Section 417 Resource Management Act 1991 to Cardrona Valley Farms Limited - 6.7.2021 at 2:54 pm (affects parts formerly Lot 9 DP 21223 and Section 7 Block II Cardrona Survey District)

12402785.6 Mortgage to ASB Bank Limited - 21.4.2022 at 11:56 am



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier 928993
Land Registration District Otago
Date Issued 21 April 2022

Prior References
182389

Estate Fee Simple
Area 168.8005 hectares more or less
Legal Description Lot 5 Deposited Plan 546120 and Lot 3
Deposited Plan 344432 and Lot 4
Deposited Plan 21223

Registered Owners
Cardrona Valley Farms Limited

Interests

Subject to Section 59 Land Act 1948

500046 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 20.7.1978 at 9:35 am (affects Lot 3 DP 344432)

Appurtenant hereto is a right of way created by Transfer 838333.3 - 10.9.1993 at 10:33 am

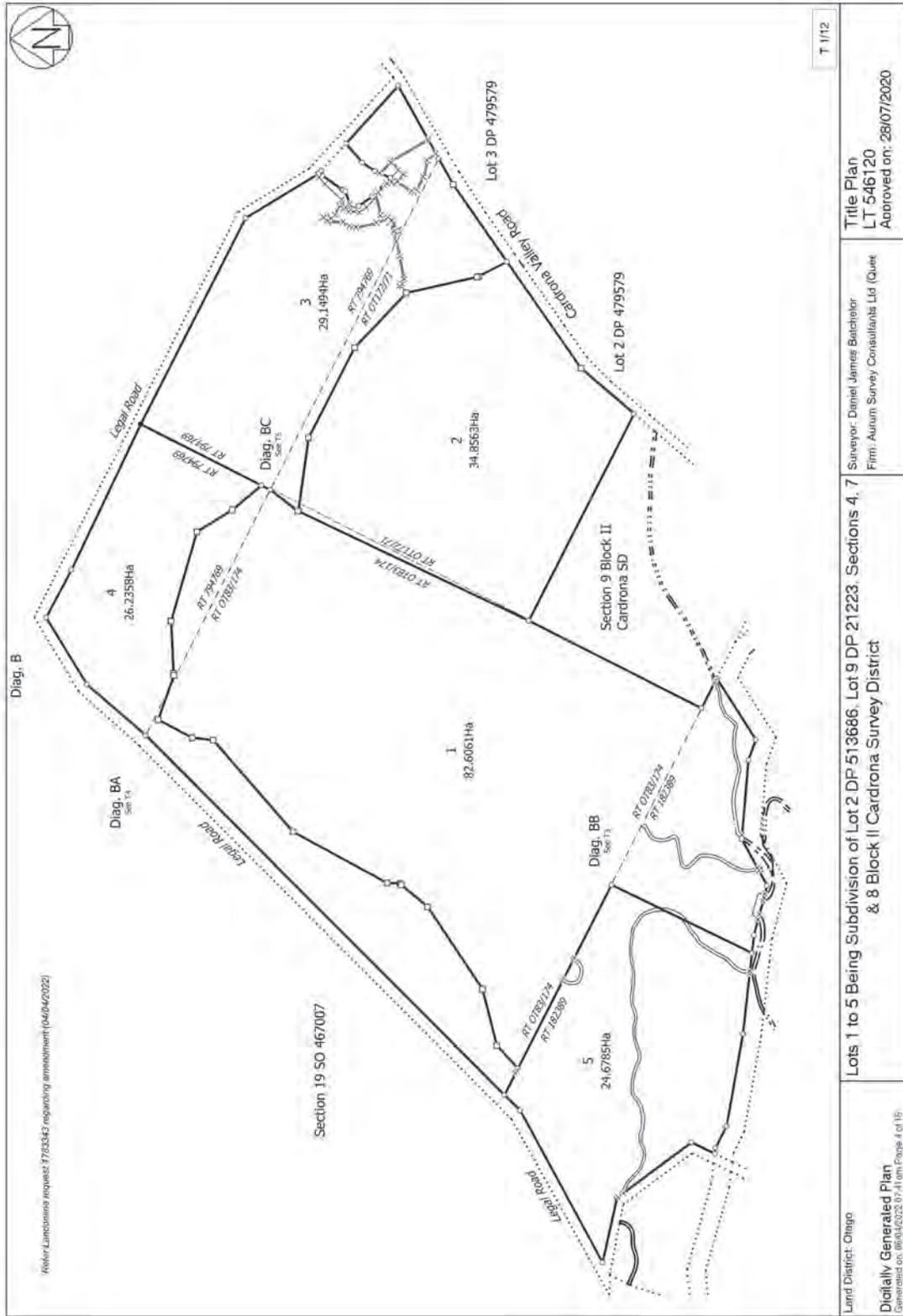
Fencing Covenant in Transfer 838333.3 - 10.9.1993 at 10:33 am

Land Covenant in Transfer 5246992.7 - 11.6.2002 at 9:11 am (affects Lot 3 DP 344432)

Appurtenant to Lot 3 DP 344432 is a right to convey & store water, right to convey water & transmit electricity, right to convey & pump water, right to transmit electricity and right to convey water created by Easement Instrument 6097426.1 - 30.7.2004 at 9:00 am

12174723.1 Certificate pursuant to Section 417 Resource Management Act 1991 to Cardrona Valley Farms Limited - 6.7.2021 at 2:54 pm (affects Lot 5 DP 546120)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 546120)



Title Plan LT 546120 Approved on: 28/07/2020	Surveyor: Daniel James Batchelor Firm: Aulum Survey Consultants Ltd (Quek	Lots 1 to 5 Being Subdivision of Lot 2 DP 513686, Lot 9 DP 21223, Sections 4, 7 & 8 Block II Cardrona Survey District	Land District: Chago Digitally Generated Plan Generated on: 16/09/2022 07:51 am Page 4 of 16
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TRANSFER
Land Transfer Act 1952



If there is not enough space in any of the panels below, the two page form incorporating the Annexure Schedule should be used: no other format will be received.

Land Registration District

OTAGO

Certificate of Title No. All or Part? Area and legal description – Insert only when part or Stratum, CT

19116
19117
19118

All
All
All

Continued on Annexure Schedule

T 5246992.7 TRANSFER
CPY-01/01.PGS-628.17/06/02.13:21



DocID: 110336828

Transferor Surnames must be underlined or in CAPITALS

CARDRONA HOLDINGS LIMITED

Transferee Surnames must be underlined or in CAPITALS

CARDRONA HOLDINGS LIMITED

Estate or Interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No; Right of way etc.

Fee Simple subject to Land Covenants (continued on Annexure Schedule)

Consideration

One Dollar (\$1.00)

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 3rd day of April 2002

Attestation

 	Signed in my presence by the Transferor
	Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name Joanna Elizabeth Lee
	Occupation Manager
	Address 136 Upton St, Wanaka 9192
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952
Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
(DELETE INAPPLICABLE CERTIFICATE)

Solicitor for the Transferee

REF: 4130 /1

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 3 April 2002

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Continuation of "Certificate of Title"

19118	A#
19119	All
19120	All
19121	All
19122	All
19123	All
19124	All
19125	All
19126	All
19127	All

Continuation of "Estate or Easement to be created"

The Transferor when registered proprietor of the land formerly contained in Certificates of Title OT2814 and OT17B/975 subdivided the land into Lots in the manner shown and defined on Deposited Plan 304819.

AND WHEREAS the Transferor and the Transferee have agreed mutually to covenant in the manner set out in Schedules B C and D each for the benefit of the other and their successors in title to each of the Lots comprising the Dominant and Servient Lots.

AND WHEREAS it is the Transferor's intention to create for the benefit of the land in the Certificates of Title set out in Schedule A (herein referred to as the Dominant Lots) the land covenants set out in Schedules B C and D over the land in Certificates of Title 19116 to 19127 (all Otago Registry) (hereinafter referred to as the Servient Lots) **TO THE INTENT** that the Servient Lots shall be bound by the stipulations and restrictions set out in Schedules B C and D hereto and that the owner and occupier for the time being of any Dominant Lot may enforce the observance of such stipulations against the owners for the time being of the Servient Lots.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

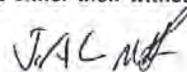
Transfer

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AND AS INCIDENTAL to the transfer of the fee simple so as to bind the Servient Lots and for the benefit of the respective Dominant Lots the Transferee **DOTH HEREBY COVENANT AND AGREE** in the manner set out in the Schedules B C and D hereto so that the covenants run with the Servient Lots for the benefit of the respective Dominant Lots as described in Schedule A.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Annexure Schedule

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Transfer

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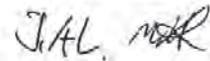
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SCHEDULE A

1. 5666 m² hectares more or less being Lot 1 Deposited Plan 304819 being all of the land described in Certificate of Title OT19116.
2. 5516 m² more or less being Lot 2 Deposited Plan 304819 being all of the land described in Certificate of Title OT19117.
3. 5228 m² more or less being Lot 3 Deposited Plan 304819 being all of the land described in Certificate of Title OT19118.
4. 6192 m² more or less being Lot 4 Deposited Plan 304819 being all of the land described in Certificate of Title OT 19119.
5. 6613 m² more or less being Lot 5 Deposited Plan 304819 being all of the land described in Certificate of Title OT19120.
6. 6475 m² more or less being Lot 6 Deposited Plan 304819 being all of the land described in Certificate of Title OT 19121.
7. 6218 m² more or less being Lot 7 Deposited Plan 304819 being all of the land described in Certificate of Title OT 19122.
8. 8719 m² more or less being Lot 8 Deposited Plan 304819 being all of the land described in Certificate of Title OT19123.
9. 14.5954 hectares more or less being Lot 10 Deposited Plan 304819 being all of the land described in Certificate of Title OT 19124.
10. 6.4847 hectares more or less being Lot 11 Deposited Plan 304819 being all of the land described in Certificate of Title OT 19125.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Annexure Schedule

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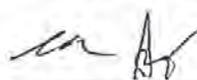
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11. 5.1731 hectares more or less being Lot 12 Deposited Plan 304819 being all of the land described in Certificate of Title OT 19126.
12. Part Lot 1 Deposited Plan 300535 and Part Lot 6 Deposited Plan 21223 being all of the land described in Certificate of Title OT 19127.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Annexure Schedule

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SCHEDULE B

1. To comply with the following covenants for the purpose of operating a Water Supply Scheme ("the Water Scheme") for the benefit of both the Dominant and Servient Lots whereby it is agreed that the Servient Lots shall be supplied with permanent water supply of not less than those amounts specified in Schedule E hereto from the Water Supply Scheme with the consent of the Otago Regional Council. The purpose of such covenants being to ensure that the costs of operating and maintaining the Water Supply Scheme are shared equally by the registered proprietors of each of the Dominant Lots.

2. **Definitions**

"the Water Scheme" The Water Supply equipment and infrastructure installed and owned by the Company.

"the Company" Pure H2O Cardrona Limited a duly incorporated company having its registered office at Wanaka.

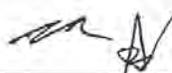
"Operating Expenses" means all costs and expenses incurred or likely to be incurred in the operation of the Water Scheme and includes (without limiting the generality of the foregoing) all charges for water rights electricity or any other means used to operate or fuel the operation of the Water Scheme.

"Water Supply and Service Agreement" means the agreement to be entered into between the Company and the Dominant Tenements independently of this Deed.

Installation of Water Supply Scheme

3. The Company has installed the Water Scheme.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



V.I.A.L. 

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Insert below
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4. The Water Scheme shall serve each parcel of land described in Schedule A hereto with a supply of domestic water and will supply each Dominant Lot with a permanent potable water supply of that amount specified in Schedule E hereto.
5. The registered proprietors of each parcel of land detailed in the Schedule A hereto shall be entitled to draw water from the Water Scheme for domestic supply only. Such registered proprietors shall install on each parcel of land at their own cost a 23,000 litre concrete water tank in accordance with the Queenstown District Council subdivision consent conditions. The Company shall at its costs install on each parcel of land a water meter.
6. No warranty as to the availability and uninterrupted supply of water or the suitability of the Water Scheme is given or shall be implied on behalf of the Transferor or the Company.
7. The Transferee Transferor and the Company acknowledge that there is a need to conserve water and that each party shall use its best endeavours to utilise water supplied from the Water Scheme in an economic manner.

8. **The Company**

(a) **Shareholding**

The capital of the Company comprises thirteen (13) ordinary one dollar (\$1.00) shares. The Company will transfer to each of the Registered Proprietors of the lands described in Schedule A hereto one (1) share in the capital of the Company.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Handwritten signatures and initials, including 'JAL' and other illegible marks.

Annexure Schedule

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(b) **Membership**

The Registered Proprietors of the lands described in Schedule A hereto when registered as a holder of a share in the Company will be bound by the constitution of the Company and will when transferring title to the lands described in Schedule A hereto contemporaneously execute in favour of the transferee of the land a transfer of all its right title and interest in the share in the Company. Such Registered Proprietor will notify any immediate transferee of that transferee's obligation to take a transfer of the Registered Proprietors share in the Company.

9. **Company Liable for Operation**

(a) To ensure the efficient and orderly operation and maintenance of the Water Scheme the Company will:

- (i) Arrange all necessary maintenance, servicing, repairs and replacement of the components of the Water Scheme to ensure the continuous operation of the Water Scheme.
- (ii) Arrange receipt and payment of all electricity and water charges and other payments necessary to ensure the continuous operation of the Water Scheme.
- (iii) Arrange for the Registered Proprietors of the lands described in Schedule A hereto to contribute their respective share to the Operating Expenses of the Water Scheme the amount and frequency of such contributions shall be determined by the Company. Such contributions may include advance payments to provide a fund to meet future expenditure.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



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- (iv) Maintain a separate bank account for all of the receipts and payments relating to the Operating Expenses of the Water Scheme and the Registered Proprietor's contributions on account thereof and keep full and proper records thereof which shall be available for inspection at any reasonable time by any user upon written request being made.
- (b) For the purposes of this clause the Company may require all those Registered Proprietors to pay by bank automatic payment or otherwise into the said bank account a regular payment on account of maintenance and Operating Expenses to be incurred by those proprietors all such moneys to be applied in payment of such costs and being non-refundable to any Registered Proprietor except in the case of mistake being made. Any such requirement made pursuant to this sub clause shall be a binding obligation of such Registered Proprietors for the purposes of this Deed.
- (c) The Company may charge a fee for carrying out the Company's duties pursuant to this deed such fee to be based upon time spent at a reasonable hourly rate and to be charged to reimburse the Company for such time spent. The Company may also engage other persons to act as its agent in the carrying out of all or part of such duties. The fee charged by the Company and/or the person carrying out such duties shall be deemed to be an Operating Expense.

Water and Service Agreement

10. (a) The Transferee will upon transferring title to the lands described in Schedule A hereto procure the immediate transferee of the land to enter into and execute a Water and Service Agreement as shall be extent at the date of transfer of the land.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



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- (b) The Registered Proprietors of the lands described in Schedule A hereto shall be bound by the terms of the Water and Service Agreement and shall when transferring title to the lands described in Schedule A hereto procure the immediate transferee of the land to enter into and execute such Water and Service Agreement as shall be extant at the date of transfer of the land.
- (c) The Water and Service Agreement referred to in subclauses (a), and (b) of this Clause shall provide for and secure the Company's obligation to undertake and discharge and to carry out those functions specified in Clauses 9(a)(i) to (iv) hereof any may include such other functions or matters as the Registered Proprietors of the lands described in Schedule A hereto and the Company may from time to time agree.

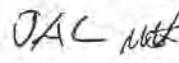
Ownership of Water Scheme and Components

11. The Scheme and Scheme components shall be the property of the Company.

Rights of the Parties

12. The registered proprietors of the lands subject to this Transfer shall have the following rights:
- (a) The right to draw water from the Water Scheme pursuant to clauses 4 and 5 hereto;
- (b) The right to have serviced and maintained by the Company the Water Scheme.
- 13.
- (a) The parties acknowledge that easements to convey water and electricity have been created by an Easement Certificate and Memorandum of Transfer separate and distinct from this

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

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Annexure Schedule

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Transfer, but the Transferee covenants that they will execute and join in executing all further documents plans or deeds as may be required to create further easements or rights necessary to enable the Company to convey the water and electricity to the Dominant Lots.

- (b) The Transferor warrants that the appropriate easements or rights referred to in (a) of this clause have been created with the intent that the Water Scheme shall not be impeded restricted or interrupted.

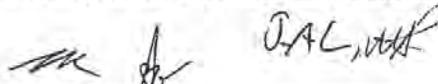
- (c)
 - (i) The Company holds Water Right No. 98181

 - (ii) The Company hereby acknowledges that it holds the said water right for itself and upon trust for the time being of each of the registered proprietors of the Dominant Lots and their executors, administrators, assigns and successors in title who are entitled to use the Water Scheme pursuant to this Transfer.

Obligations of the Parties

- 14. The registered proprietors of the land subject to this Transfer shall:
 - (a) Enter into a Water and Service Agreement with the Company pursuant to Clause 10 hereof.
 - (b) Pay upon demand their share of the Operating Expenses of the Water Scheme in accordance with the provisions hereof.
 - (c) The Operating Expenses of the Water Scheme shall be borne by the Registered Proprietors of the lands described in Schedule A equally.

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

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- (d) Each Registered Proprietor of the lands described in Schedule A hereto shall be liable for his share of the Operating Expenses of the Water Scheme from the date of his connection to the Water Scheme which expenses shall be payable upon demand without deduction.
 - (e) Where any damage to the Water Scheme or any part of it is caused by neglect or default of one of the parties hereto their agents invitees or assignees then that party or those parties shall bear the costs of remedying such damage.
 - (f) Each Registered Proprietor of the land described in Schedule A hereto shall pay to the Company a connection fee prior to the date of connection, the quantum of such fee to be determined by the Company, and include but not be limited to the costs of installation on the land of the Registered Proprietor a water meter pursuant to Clause 5 hereof.
 - (g) For the purposes of this Clause joint registered proprietors of one piece of land shall be deemed to be one Registered Proprietor.
15. The registered proprietors of the land subject to this Transfer shall not raise or lodge any objection or submission to any application for a renewal of or a further water permit in connection with the Water Scheme or a land use consent for any structure used in connection with the Water Scheme in respect of any of the land detailed in Schedule A hereto.

Default

16. No power is implied in respect of any covenant contained herein for any party to determine the covenant for any breach of any provision in this Transfer (whether expressed or implied) or for any other cause, it being the intention of the parties that the covenants in this Transfer shall subsist for all time until surrendered.

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

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17. If any party ("the defaulting party") neglects or refuses to perform or join with any other party in performing any obligation pursuant to this Transfer the following provisions shall apply:
- (a) Any other party ("the affected party") may serve upon the defaulting party a written notice ("default notice") requiring the defaulting party to perform or to join in performing such obligation and stating that after the expiry of not less than fourteen days from service of the default notice the provisions of this default clause shall apply.
 - (b) If at the expiry of the period stated in the default notice the defaulting party still neglects or refuses to perform or join in performing the obligation the affected party may do any or all of the following:
 - (i) Perform such obligation.
 - (ii) Take such reasonable steps as may be necessary to disconnect the land owned by the defaulting party from the Water Scheme.
 - (iii) Enter on to the land owned by the defaulting party or any other land subject to this Transfer and carry out all work required to perform such obligation and/or disconnect the land owned by the defaulting party from the Water Supply Scheme.
 - (c) The defaulting party shall be liable to pay to the affected party:
 - (i) All costs of and incidental to the preparation and service of the default notice.
 - (ii) All costs of and incidental to any such disconnection.
 - (iii) The proportion of all costs incurred in performing such obligation as is properly payable by the defaulting party pursuant to this Transfer

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

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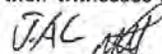
Pages

- (e) The affected party may recover from the defaulting party as a liquidated debt any moneys payable pursuant to this clause.
- (f) If the Water Scheme to the land owned by the defaulting party is disconnected pursuant to this clause, the defaulting party may not reconnect or have reconnected such Water Scheme until the defaulting party has performed all outstanding obligations and has paid in full any moneys payable pursuant to this clause.

Further Subdivision and Further Connections

- 18. The Transferor may further subdivide that land contained in Certificate of Title OT 19127. Any lot created by such subdivision may be connected to the Water Scheme. Such lots may have a commercial or other land use and the amount drawn shall be as each lot requires for its use.
- 19. The Transferor and/or the Company may enter into agreements with the owners of land not included in this transfer to provide water to that owners land in such quantity as may be agreed upon.
- 20. The Transferor and/or the Company shall ensure that all land connected to the Water Scheme pursuant to clauses 18 and 19 shall be subject to this covenant.
- 21. Nothing in clauses 18 and 19 above shall permit the Transferor and/or the Company or any other person to draw an amount of water that shall effect each allotments entitlement pursuant to this deed to draw the water entitlements specified in Schedule E (unless in time of drought or other breakdown).
- 22. The Transferee by entering into this instrument shall be deemed to covenant to pay to the Company the Operating Expenses. All such Operating Expenses shall be fixed, established and collected from time to time as set out herein.

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 3 April 2002

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23. Contributions levied for Operating Expenses by the Company shall be used exclusively for the purposes of ensuring appropriate funding for any business of the Company as defined by the Constitution of the Company.

24. Establishing the Level of Contributions

Each financial year, the Company shall estimate the Operating Expenses to be incurred by the Company during each year in performing its functions, including without limitation a reasonable provision for contingencies and appropriate replacement reserves less any expected income and any surplus from the prior year's fund. Contributions sufficient to pay such costs shall then be levied as herein provided, and as between the shares, the amount of the contributions levied against each share shall be equal and uniform. The level of contributions set by the Company shall be final and binding. If the sums collected proved inadequate for any reason, including non payment of any individual contributions, the Company may at any time, and from time to time, levy for further contributions in the same manner as aforesaid. All such regular contributions shall be due and payable by the said registered proprietors to the Company during the financial year in equal monthly, quarterly, semi-annual, annual, or other periodic instalments, as the directors of the Company shall determine in their sole discretion, on or before the first day of the applicable period.

25. Due Date of Contribution

The first contribution shall become due and payable in accordance with the periodic payment schedule established by the directors of the Company in accordance with Clause 24. Payments shall be considered in arrears if not paid within 28 days after their due date.

26. Late Charges

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

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If any contribution is in arrears the registered proprietor may be required by the Company to pay a late charge including interest at 2% per month at such rate as the directors of the Company may designate from time to time, and such late charge (and any reasonable handling costs therefore) shall be a charge upon the land to which the contribution relates, collectable in the same manner as herein provided for collection of contributions.

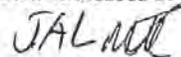
27. Personal Obligation for Payment of Contributions

The contributions and late charges provided for herein shall be the personal and individual debt of the registered proprietor.

28. Encumbrances to Secure Contributions

All sums assessed or charged in the manner provided in this section but unpaid, together with all costs and expenses of collection, including reasonable legal fees, shall be, secured by the Memorandum of Encumbrance For Securing Contributions and shall constitute a charge on or against the land covered by such contribution or charge, which shall bind such land in the hands of the Transferee, and the Transferee's executors, successors or assigns. The obligation to pay contributions hereunder is part of the purchase price of the land when sold. The Transferee of a Lot and the Transferor whilst it remains an Owner shall execute the Memorandum of Encumbrance (in the form referred to in Schedule G hereto) at the same time as he executes this instrument. Such Encumbrance shall be in favour of the Company to secure the payment of contributions and shall be superior to all other liens and charges against the land, except only for sums secured by a Mortgage securing sums borrowed for the purchase of or improvements on the land. The Company shall have the power to subordinate the aforesaid Encumbrance to any other lien encumbrance or charge. Such power shall be entirely discretionary with the directors of the Company and such subordination must be signed by an officer of the Company.

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

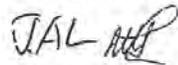
Dated 3 April 2002

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SCHEDULE C

1. The Transferee shall :
 - (a) not submit in opposition nor permit nor suffer any agent or servant or any other representative howsoever to submit in opposition nor support any submission in opposition to:
 - (i) any present or future application for any resource consent made by the Transferor or made on the Transferor's behalf or supported in part or in full by the Transferor to subdivide any of the Transferor's land, whether such land comprises the Dominant or Servient Lots, or adjoins any of them;
 - (b) The Transferee shall not withhold the Transferee's consent to:
 - (i) any approval dispensation or consent required in connection with any application for a resource consent or approval made or supported by the Transferor or on its behalf in connection with the Transferor's proposal to further subdivide any of its land, whether such land comprises the Dominant or Servient Lots, or adjoins any of them;
2. The Transferor shall not permit any building platform on the land in Certificate of Title OT 19127 to be located within a distance of 100 metres from that part of the legal boundary of the land in Certificate of Title OT 19125 that adjoins the land in Certificate of Title OT 19127.

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

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SCHEDULE D

GENERAL PROVISIONS

No Interference

1. No party shall do any act which impedes interferes with or restricts the rights of any other party or other authorised persons in relation to this Transfer **AND IN PARTICULAR** no party other than the Company shall interfere with the Water Scheme without the consent of the first having been obtained.

This Transfer Shall Enure for All Time

2. The covenants rights and obligations contained in this Transfer shall endure for all time for the benefit and burden as appropriate of all the lands owned by the parties to this Transfer and every part thereof.

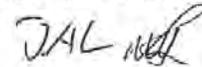
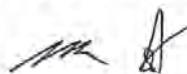
Costs

3. All costs of and incidental to the preparation and registration of this Transfer shall be borne by the Transferor.

Liability only Incurred by Registered Proprietor

4.
 - (a) A registered proprietor shall only be liable pursuant to this Transfer for liabilities and/or costs arising pursuant to this Transfer prior to the date that such registered proprietor ceases to be registered as proprietor of the land in respect of which the liabilities and/or costs arise.

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 3 April 2022

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- (b) The registration of a transfer of a registered proprietor's interest in any land subject to this Transfer shall not operate to relieve the transferor from any liability arising pursuant to this Transfer prior to the date of registration of such Transfer.
 - (c) The Transferor will prior to transferring or assigning any of the Lots comprising the Servient Lots, obtain from any transferee or assignee of any such Lot or Lots a covenant to the effect that such transferee or assignee will contribute to the costs of operating and maintaining the Water Scheme, such costs to be shared by the number of separate Lots using the said Water Scheme equally and such covenant shall bind such assignees to the provisions hereof.
5. The Transferor reserves the right to itself to sell, lease, develop, operate or otherwise deal with any Lot comprising the Servient Lots, subject to any conditions that the Transferor sees fit **PROVIDED THAT** all Lots which use the Water Scheme and any Lots on which any part of the Water Scheme are situated shall only be sold transferred or leased subject to the stipulations provisions obligations and restrictions imposed by this Transfer **AND PROVIDED THAT** where the Transferor proposes the waiver of any of the provisions of this Transfer, such waiver must first be referred to all existing Lot owners for their consent, and such consent shall not be unreasonably withheld.
6. **Alternative Dispute Resolution Process.** If any party believes that a dispute between them has arisen regarding the covenants rights or obligations under this instrument or compliance with such rights or obligations, such party may give written notice to the other party of the existence of such a dispute and the particulars of it and the following procedures shall apply:
- (a) The parties shall then meet in good faith and seek to resolve the dispute and if it is not resolved within 14 days of the notice to the other party of the existence of the dispute, the parties shall seek to agree on a process for resolving the dispute through means other than litigation or arbitration, such as conciliation, or independent expert evaluation or determination, or mediation.

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 3 April 2002

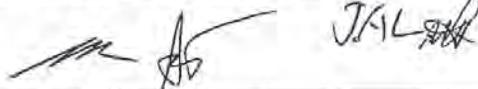
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- (b) If the parties cannot reach agreement on:
- (i) the dispute resolution process and procedures to be adopted for resolving the dispute; and
 - (ii) the timetable for all steps in that process; and
 - (iii) the selection and compensation of the independent person required for such technique they shall refer the dispute to mediation and for that purpose they shall use the assistance of a dispute resolution person or organisation (mutually agreed to) and failing agreement nominated by the president of the Otago District Law Society.
- (c) The parties shall not use any information or documents obtained through this alternatively dispute resolution process for any purpose other than in an attempt to settle the dispute by the processes detailed in this clause 37.
- (d) No party to the dispute may refer a dispute to arbitration or commence proceedings in any Court unless the dispute has been referred to a dispute resolution person or organisation in accordance with this clause and the dispute has not been resolved.

7.

- (a) If, following the procedures to resolve any dispute between the parties contained in clause 6 the dispute has not been resolved, the dispute shall be referred to arbitration in accordance with the Arbitration Act 1996 or any enactment in substitution of that Act.
- (b) If the dispute is referred to arbitration under this clause then:
- (i) The arbitrator shall determine the matter in dispute in a manner which is fair and reasonable to all parties to the arbitration.

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 3 April 2002

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(ii) The cost of the arbitration and the award shall be fixed by the arbitrator who may direct that any party is to pay all or part of the costs and may make an order for costs in favour of any party.

8. A written notice to be sent pursuant to the terms of this instrument shall be:

- (a) Delivered to that person; or
- (b) Posted by ordinary mail to that person's address if it is a natural person and if it is a company then to its registered office; or
- (c) Sent by facsimile machine to a telephone number used by that person for the transmission of documents by facsimile.

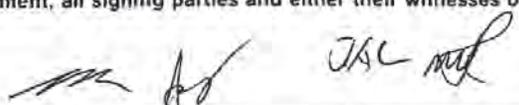
9.

- (a) A notice delivered to a natural person shall be served by handing the notice to that person. If service is to a company then delivery shall be by handing the notice to an officer of the company or to a person working at the registered office of the company.
- (b) A posted notice shall be deemed to be received three working days after it is posted.
- (c) A notice sent by facsimile machine is deemed to have been received on the working day following the day on which it was properly transmitted.

10. A covenant requiring a party not to do a certain act shall include a covenant not to actively permit another person to do such act.

11. A covenant in this instrument making a party responsible for that party's omission, neglect or default extends to the omission, neglect or default of any person for whom that party is responsible.

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 3 April 2002

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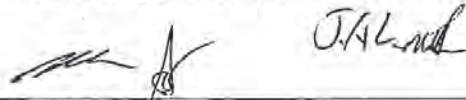
SCHEDULE E

WATER ENTITLEMENTS

Lot 1 DP 304819	1000 litre/day
Lot 2 DP 304819	1000 litres/day
Lot 3 DP 304819	1000 litres/day
Lot 4 DP 304819	1000 litres/day
Lot 5 DP 304819	1000 litres/day
Lot 6 DP 304819	1000 litres/day
Lot 7 DP 304819	1000 litres/day
Lot 8 DP 304819	1000 litres/day
Lot 10 DP 304819	1000 litres/day
Lot 11 DP 304819	2000 litres/day
Lot 12 DP 304819	1000 litres/day
Balance Lot Certificate of Title OT 19127	

Maximum usage is balance water supply/capacity available after Lots 1 to 12 have been supplied with their maximum entitlements.

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

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SCHEDULE F

MEMORANDUM OF ENCUMBRANCE FOR SECURING A SUM OF MONEY

Section 101 Land Transfer Act 1952

The registered proprietor named and described in the Schedule hereto as proprietor of the land ("the land") described in the Schedule and desiring to render the land available for the purpose of securing to and for the benefit of Pure H2O Cardrona Limited (hereinafter called "the Encumbrancee") the sum of money referred to in the Schedule ("the sum of money")

DO HEREBY ENCUMBER the said land for the benefit of the Encumbrancee with the sum of money to be raised and paid at the times and in the manner as the Encumbrancee shall decide pursuant to a Transfer creating Land Covenants dated day of 2002 (hereinafter called "the Land Covenants") (a copy of which is attached hereto).

PROVIDED ALWAYS that the liability of any given registered proprietor hereunder is limited to obligations and liabilities accruing during their time as registered proprietor and ceases (except for any obligation or liability which has arisen during their time as registered proprietor) upon transfer of the land.

PROVIDED ALSO that if and whenever the obligations set out in the said Land Covenants shall have been duly and wholly complied with or shall by effluxion of time or otherwise become no longer enforceable then this Memorandum of Encumbrance shall be wholly discharged by the Encumbrancee.

AND SUBJECT as aforesaid the Encumbrancee shall be entitled to all the powers and remedies given to mortgagees and rent charges by the Land Transfer Act 1952 and the Property Law Act 1952.

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 3 April 2002

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IN WITNESS whereof these presents have been executed this day of 2002

EXECUTED by the registered proprietor)
named and described in the Schedule)
hereto)
(by the affixing of its seal))
in the presence of:)

Correct for the purposes of the Land Transfer
Act 1952

Solicitor for the Encumbrancee

SCHEDULE TO MEMORANDUM OF ENCUMBRANCE

REGISTERED PROPRIETOR:

LAND:

- (a) Registration District - Otago
- (b) Land

Area	Description	Title Reference
------	-------------	-----------------

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

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SUBJECT TO AND TOGETHER WITH the easements covenants restrictions and conditions as set out on the title.

The **sum of money** is the sum of such Contributions as shall be levied and fixed in each year during the continuance of the Land Covenants by Pure H2O Cardrona Limited ("the Company") in respect of the land together with any other charges, in relation thereto as are fixed and made by the Company pursuant to the provisions of the Land Covenants to be raised and paid at the times and in the manner set out pursuant to the provisions of the Land Covenants and are notified by the Company to the registered proprietor from time to time.

SIGNED for and on behalf of

as Transferee by.

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Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

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THE NATIONAL BANK OF NEW ZEALAND as Mortgagee of the dominant land pursuant to Mortgage 946367.1 **HEREBY CONSENTS** to the within land covenants without prejudice to its rights and remedies under the mortgage.

Signed by
The National Bank of New Zealand Ltd
By its attorney
In the presence of



STEPHEN MARK RHODES

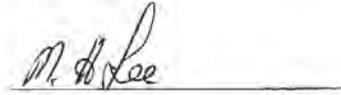
21 MAR 2002

Aiga Toso
Bank Officer
Auckland

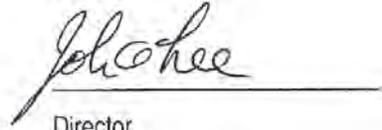


"Continuation of Attestation"

SIGNED for and on behalf of)
CARDRONA HOLDINGS LIMITED)
As Transferee by:)



Director



Director

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.





The National Bank
of New Zealand Limited

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, **STEPHEN MARK RHODES** Manager Lending Services of Auckland in New Zealand **HEREBY CERTIFY:**

1. **THAT** by Deed dated 28 June 1996 deposited in the Land Registry Offices situated at:

Auckland	as No	D.016180	Hokitika	as No	105147
Blenheim	as No	186002	Invercargill	as No	242542.1
Christchurch	as No	A.256503.1	Napier	as No	644654.1
Dunedin	as No	911369	Nelson	as No	359781
Gisborne	as No	G.210991	New Plymouth	as No	433509
Hamilton	as No	B.355185	Wellington	as No	B.530013

The National Bank of New Zealand Limited (the "Bank") appointed me its Attorney with the powers and authorities specified in that Deed.

2. **THAT** at the date of this Certificate, I am the Manager Lending Services, Auckland Regional Support Centre of the Bank.

3. **THAT** at the date of this certificate, I have not received any notice or information of the revocation of that appointment by the winding-up or dissolution of the Bank or otherwise.

DATED at Auckland this 21st day of March 2002

Approved by Registrar-General
of Land under No. 1995/1003EF



TRANSFER

Land Transfer Act 1952

Law Firm Acting
Macalister Todd Phillips Bodkins

Auckland District Law Society
REF: 4130 /2

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

View Instrument Details



Instrument No 10960006.4
Status Registered
Date & Time Lodged 02 February 2018 16:48
Lodged By Lister, Margaret Christina
Instrument Type Easement Instrument



Affected Computer Registers	Land District
794768	Otago
794769	Otago
OT172/71	Otago
OT217/3	Otago
OT338/77	Otago
OT83/174	Otago

Annexure Schedule: Contains 3 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ✓
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ✓
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ✓
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ✓
- Mortgage 9044253.2 does not affect the servient tenement, therefore the consent of the Mortgagee is not required ✓
- I certify that the Mortgagee under Mortgage 9044301.1 has consented to this transaction and I hold that consent ✓

Signature

Signed by Margaret Christina Lister as Grantor Representative on 02/02/2018 04:44 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ✓
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ✓
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ✓
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ✓

Signature

Signed by Margaret Christina Lister as Grantee Representative on 02/02/2018 04:44 PM

*** End of Report ***

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

RAYMOND ERIC ANDERSON

Grantee

RAYMOND ERIC ANDERSON and BRANCH CREEK HOLDINGS LIMITED

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement, <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land Covenant		Lot 1 DP513686 CFR 794768	Lot 2 DP513686 and Section 4 Block II Cardrona SD CFR 794769 Section 7 Block II Cardrona SD CFR OT83/174 Section 8 Block II Cardrona SD CFR OT172/71 Section 9 Block II Cardrona SD CFR OT217/3 and Part Run 340B and Section 1 Survey Office Plan 21853 and Section 4 Survey Office Plan 24713 CFR OT838/77

Form B - continued

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby ~~varied~~ ~~negated~~ ~~added to~~ or ~~substituted~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule _____]~~

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

Annexure Schedule B

Annexure Schedule B

PROVISIONS APPLYING TO SPECIFIED COVENANTS

1. The Grantor covenants and agrees:
 - a. To observe and perform the Covenants set out below in paragraph 3; and that
 - b. The Covenants will forever run with and bind the Servient Tenement for the benefit of the Dominant Tenement.

2. In this Instrument the following words have the following meanings:

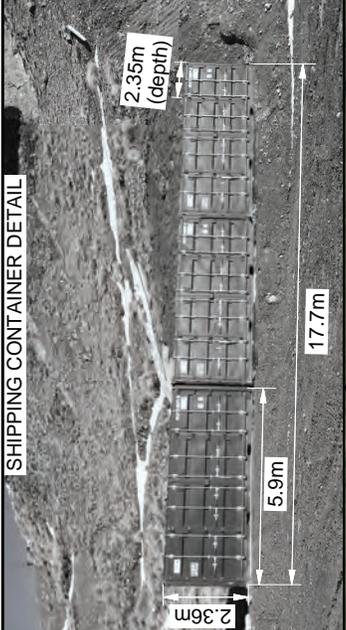
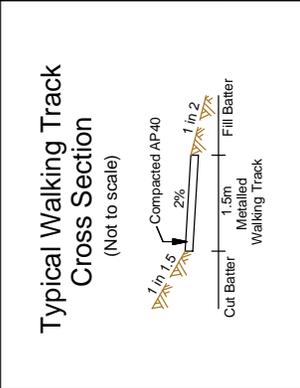
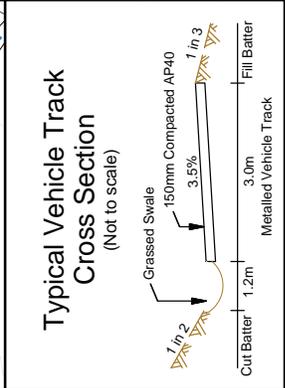
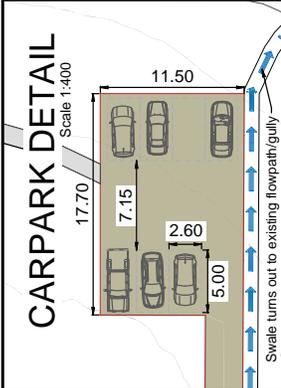
"Grantee" means and includes all persons executing this Easement Instrument as Grantee jointly and severally (if more than one) and their executors, administrators, assigns, successors in title and their tenants, licensees and invitees.

"Grantor" means and includes all persons executing this Easement Instrument as Grantor jointly and severally (if more than one) and their executors, administrators, assigns, successors in title and their tenants, licensees and invitees.

"Lot" means any Lot that is recorded as one of the servient tenements in Schedule A (and "Lots" shall have a corresponding meaning).

"Subdivide" means any "subdivision of land" as defined by section 218 of the Resource Management Act 1991 (and "subdivided" and "subdivision" shall have a corresponding meaning).

3. The Covenants:
 - 3.1 No Objection to future applications for resource consent
The Grantor will not make or lodge, be party to, procure, assist or support, finance or contribute to the cost of any submission or proceeding (under Resource Management Act 1991 or otherwise) designed or intended to or having the effect of limiting, preventing or restricting the future subdivision of the land held by the Grantee and or an associated company in CFRs 794769, OT217/3, OT83/174, OT172/71 and OT338/77
 - 3.2 No Objection to farming activities
The Grantor and any persons residing on the Grantor's land shall not be permitted to object to adverse amenity effects arising from agricultural activities, including pest control, carried out on the land held by the Grantee and or an associated company in CFRs 794769, OT217/3, OT83/174, OT172/71 and OT338/77
 - 3.3 Lot 1 DP 513686 may not be further subdivided without the consent in writing from the Grantee, such consent not to be unreasonably withheld



- Notes:
- 1) Contour taken from Measured Land Topographic survey 19/20. TT based on LINZ Lidar and checked with survey measurement (NZVD016)
 - 2) Contour interval: Major = 5.0m Minor = 1.0m
 - 3) Areas and dimensions are subject to survey.
 - 4) Aerial image has been sourced from LINZ online database and is for indicative purposes only.
 - 5) Water races shown dashed grey (6.04m wide) are now abandoned (Crown Land) - See DP 21223
 - 6) LT 546120 is approved as to survey and is yet to deposit - See RM200150

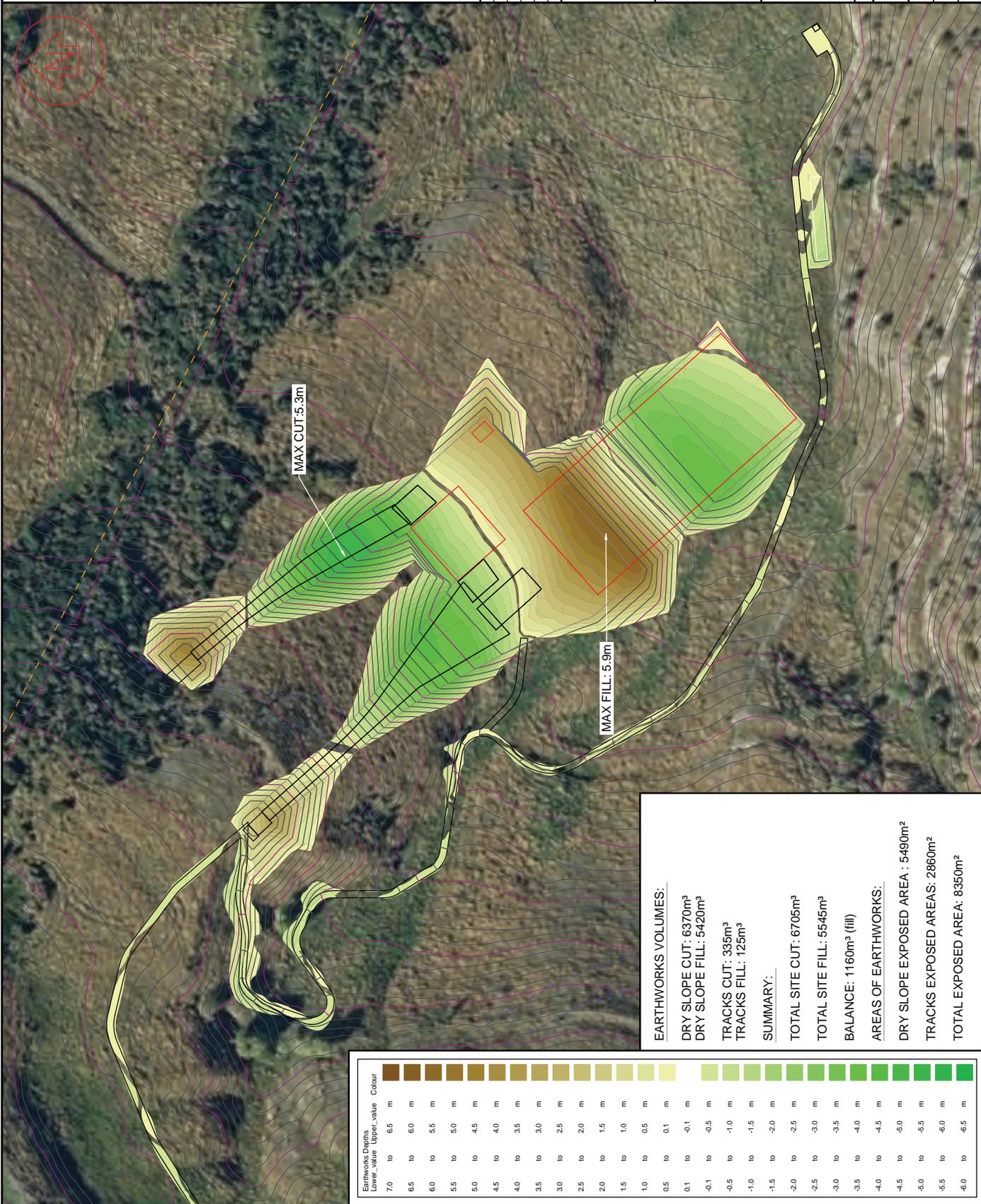
REVISION	DETAIL	DATE

C HUGHES & ASSOCIATES LTD
 Surveying and Resource Management - Central Otago
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 37A BURNBY TERRACE
 PO BOX 100
 WANAKA 9300
 03 448 0390
 www.chsurveyors.co.nz

Project
Proposed Dry Slope over Lot 9 DP 21223 (Lots 1 & 5 LT 546120)

Title
The Landing Zone Cardrona RESOURCE CONSENT

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 Scale: 2500
 Job No: 6148
 Client: JDL AS SHOWN
 Drawing No: W1547
 Sheet No: 100
 Date: MAY 2021



- Notes:
- 1) Contours taken from Measured Land Topographic survey 19/20. TI based on LINZ Lidar and checked with survey measurement (NZVD2016)
 - 2) Contour interval:
Major = 5.0m
Minor = 1.0m
 - 3) Areas and dimensions are subject to survey.
 - 4) Aerial image has been sourced from LINZ online database and is for indicative purposes only.
 - 5) Water races shown dashed grey (6.04m wide) are now abandoned (Crown Land) - See DP 21223
 - 6) LT 546120 is approved as to survey and is yet to deposit - See RM220150

REVISION	DETAIL	DATE
B	BV AND DRY SLOPE EDITS	9/6/2021

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 Surveying and Resource Management - Central Otago
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 03 445 0562
 www.chasurveyors.co.nz

Project
Earthworks Plan
Dry Slope over
Lot 9 DP 21223

Title
The Landing Zone
Earthworks Depths Plan
RESOURCE CONSENT

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Scale: 750

Job No.	Client No.	Drawn By	Checked
W1547	6148	JDL	AS SHOWN
Drawing No.	Sheet No.	Revision	Date/Comment
W1547	100	B	MAY 2021

Earthworks Depths		
Lower_value	Upper_value	Colour
7.0	to 6.5	m
6.5	to 6.0	m
6.0	to 5.5	m
5.5	to 5.0	m
5.0	to 4.5	m
4.5	to 4.0	m
4.0	to 3.5	m
3.5	to 3.0	m
3.0	to 2.5	m
2.5	to 2.0	m
2.0	to 1.5	m
1.5	to 1.0	m
1.0	to 0.5	m
0.5	to 0.1	m
0.1	to -0.1	m
-0.1	to -0.5	m
-0.5	to -1.0	m
-1.0	to -1.5	m
-1.5	to -2.0	m
-2.0	to -2.5	m
-2.5	to -3.0	m
-3.0	to -3.5	m
-3.5	to -4.0	m
-4.0	to -4.5	m
-4.5	to -5.0	m
-5.0	to -5.5	m
-5.5	to -6.0	m
-6.0	to -6.5	m

EARTHWORKS VOLUMES:
 DRY SLOPE CUT: 6370m³
 DRY SLOPE FILL: 5420m³
 TRACKS CUT: 335m³
 TRACKS FILL: 125m³

SUMMARY:
 TOTAL SITE CUT: 6705m³
 TOTAL SITE FILL: 5545m³
 BALANCE: 1160m³ (fill)

AREAS OF EARTHWORKS:
 DRY SLOPE EXPOSED AREA : 5490m²
 TRACKS EXPOSED AREAS: 2860m²
 TOTAL EXPOSED AREA: 8350m²

Notes:

- 1) Contours taken from Measured Land Topographic survey 19/20. TI based on LINZ Lidar and checked with survey measurement (NZVD0216)
- 2) Contour interval: Major = 5.0m Minor = 1.0m
- 3) Areas and dimensions are subject to survey.
- 4) Aerial image has been sourced from LINZ online database and is for indicative purposes only.
- 5) Water races shown dashed grey (6.04m wide) are now abandoned (Crown Land) - See DP 21223
- 6) LT 546120 is approved as to survey and is yet to deposit. See RM220150

Project

Detail Plan
Dry Slope over
Lot 9 DP 21223

Title

The Landing Zone
Detail Plan
RESOURCE CONSENT

Scale: 550

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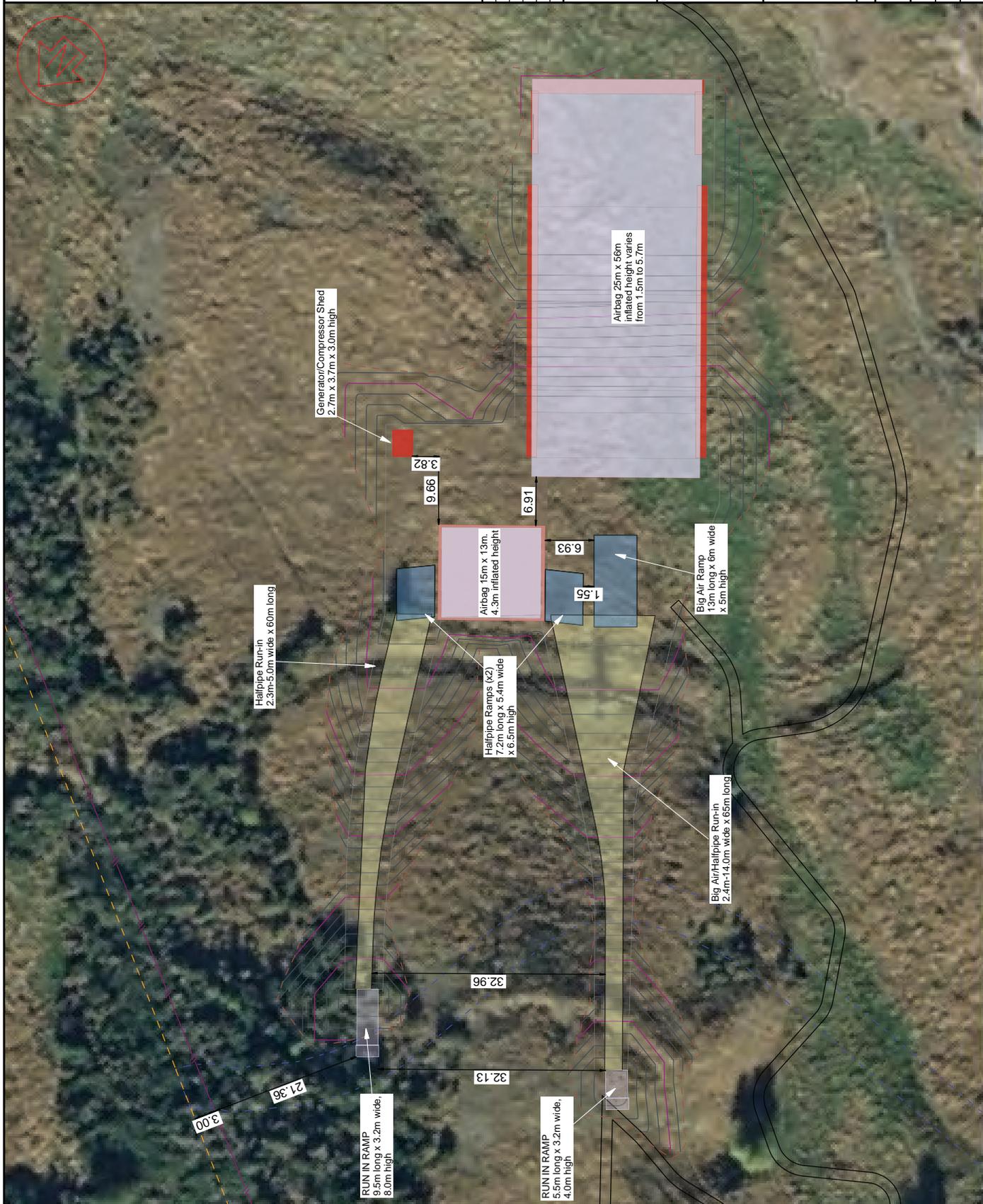
Scale: 550

Job No:	6148	Client No:	AS SHOWN
Drawing No:	W1547	Sheet No:	300
		Date Consent:	MAY 2021

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REVISION	DETAIL	DATE



Notes:

- 1) Contour lines from Measured Land Topographic survey 18/20/21 based on LINZ Lidar and checked with survey measurement (NZVD2016)
- 2) Contour interval:
Major = 5.0m
Minor = 1.0m
- 3) Areas and dimensions are subject to survey.
- 4) Aerial image has been sourced from LINZ online database and is for indicative purposes only.
- 5) Water races shown dashed grey (6.04m wide) are now abandoned (Crown Land) - See DP 21223
- 6) LT 546120 is approved as to survey and is yet to deposit - See RM200150



REVISION	DETAIL	DATE

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 WANAKA 9301
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 www.chasurveyors.co.nz



Project
**Perspective Views of
 Dry Slope over
 Lot 9 DP 21223**

Title
**The Landing Zone
 Perspectives
 RESOURCE CONSENT**

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Scale: NTS

Job No.	Client No.	Client
6148	JDL	AS SHOWN
Drawing No.	Sheet No.	Date/Contract
W1547	400	A MAY 2021

LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

PROPOSAL TO CONSTRUCT A DRY
SLOPE FREESTYLE SNOW SPORTS
TRAINING FACILITY AT THE BASE OF
CARDRONA ALPINE RESORT.

vivian+espie
resource management and landscape planning

INTRODUCTION

- 1 This report identifies and evaluates the landscape and visual effects likely to arise from a proposal to construct a dry slope, winter sports facility on the property legally described as Lot 9 DP 21223. The site is located between Cardrona Valley Road and the Cardrona Alpine Resort Access Road. A small section of the large rural property is to be leased by New Zealand Snow Sports. The site is currently part of Cardrona Valley Farms.
- 2 The site is located in the Rural General Zone pursuant to the ODP, and within the Rural Zone and an Outstanding Natural Landscape (ONL) pursuant to the PDP.
- 3 Part 2 of the PDP (Strategy) has been subject to QLDC Commissioner decisions and Environment Court Appeals. The Environment Court has issued interim decisions on those appeals. Environment Court decisions have not yet been issued regarding Part 4 of the PDP (Rural Environment). No appeals seek to change the Rural Zoning or landscape category (ONL) of the relevant land. I therefore understand that considerable weight can be placed on the PDP.

METHODOLOGY

- 4 The methodology for this assessment has been guided by:
 - The Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines¹.
 - The landscape-related provisions of the PDP.
- 5 When describing effects, I will use the hierarchy of adjectives given in the top row of the table below. The bottom row shows how the adjectives that I use can be related to specific wording within the RMA².

very low	low	low-mod	moderate	mod-high	high	very high
less than minor	minor		more than minor		significant	

¹ Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, April 2021, New Zealand Institute of Landscape Architecture

² Ibid, paragraphs 6.21 and 6.36 to 6.40.

DESCRIPTION OF THE PROPOSAL

6 The details and layout of the proposed activities are set out in the resource consent application and its various appendices. I will not repeat that information here, other than to make the following summary points that are relevant to an assessment of landscape issues:

- Land use consent is being sought for earthworks and construction associated with the dry slope freestyle snow sport facility located near the base of Cardrona Alpine Resort.
- The dry slope itself is to comprise two towers, two run-ins, three ramps and two airbags.
- I understand that the maximum height of the run-in towers is to be eight metres. One run-in tower will be up to eight metres in height and the other will be up to four metres in height.
- I understand the towers are to be constructed using steel framing and are to be painted in a recessive colour.
- I understand the proposed run-ins and ramps are to be earthworked areas covered in white dry slope material.
- The proposed airbags are to be white and red in colour. The larger of the two airbags is to be 25m x 56m inflated to a maximum height of 5.7m and the smaller airbag is to be 15m x 13 inflated to a maximum height of 4.3m. The resource consent application includes illustrations of these.
- The proposal will also include pedestrian tracks, vehicle access and car parking, storage (three shipping containers) and a Portaloo.
- Shipping containers and the Portaloo will be located at the base of the facility.
- The shipping containers are to be recessive in colour.

LANDSCAPE CHARACTER

7 The site is within the Cardrona Valley, a well-defined valley that follows the Cardrona River from the saddle between Mount Scott and Mount Hocken down to the open, relatively flat landscape that surrounds Wanaka (the floor of the Wanaka/Upper Clutha basin). Cardrona Valley Road runs along the valley floor from the Wanaka area and then over the Crown Range to meet the Crown Terrace and the Wakatipu Basin.

- 8 The valley has a flat floor associated with the path of the Cardrona River and its flood plain. This flat floor is up to 700 metres in width in the northern half of the valley but narrows to have no discernible floor in the southern half (approximately south of Cardrona township).
- 9 In terms of ecology, the flat floor of the northern end of the Cardrona Valley, stretching from the Wanaka area to the Cardrona township is dominated by exotic species associated with farming, being mainly pasture grasses and willows. Pasture grasses continue up the sides of the valley to a significant altitude (very approximately 600masl). On the eastern side of the valley, and agricultural improvement over recent years has pushed improved pastureland higher upslope to take in significant areas of the foothill terraces. From here upwards the exotic grasses increasingly give way to native alpine grasses and intermittent grey shrub species. The upper walls of the valley are dominated by these native species. To the south of Cardrona township, the valley is increasingly (as one moves south) dominated by modified rural landscapes and the native species mentioned above.
- 10 To an observer travelling up the Cardrona Valley from the north, the aesthetic pattern on the floor of the valley is similar to that of the farming landscape of the Wanaka/Upper Clutha basin floor. Once past the Cardrona township, the floor of the agricultural valley disappears and the landscape becomes more natural. An observer in this higher part of the valley landscape feels they are in a more remote and natural part of the valley.
- 11 The site itself is adjacent to a relatively modified part of the Cardrona Valley. To the south of the site is the Mount Cardrona Station Special Zone (MCSSZ) that allows for resort like development. Large-scale earthworks associated with infrastructure and roading is being carried out currently within the MCSSZ. To the west of the site is the Cardrona Alpine Resort Ski Area Sub Zone and to the east of the site is a group of tourist attractions including the Cardrona Distillery and the entrance to the snow farm. The MCSSZ, the existing Cardrona Township (and its area of zoning), The Cardrona Alpine Resort Ski Area Sub Zone and the Snow Farm Ski Area Sub Zone sit as individual instances of development within the Cardrona Valley. These affect landscape character in that they read as nodes of human influence and occupation within a landscape dominated by natural patterns and agricultural land use. These elements combine (along with other elements such as the Cardrona Distillery, the “Experience the Cardrona” tourism operation, the Pringles Creek rural living area and the dwellings of Tuohy’s Gully Road/Old Coach Road) such that the part of Cardrona Valley between Little Meg (to the south) and Boundary Creek (to the north) is the most modified and occupied part of the valley.

- 12 I understand the site itself is to be leased from Cardrona Valley Farms and currently forms a part of the larger farming operation. The site is predominantly an incised gully but also takes in small bit of land on the upper terrace which is currently improved pasture. The dominant vegetation is paddock grasses with a large area of invasive vegetation having been cleared recently. There is an unused historic water race that runs through the site. Overall, the site is a small part of a larger agricultural property within the Cardrona ONL. The site is located in close proximity to a significant amount of human modification within the ONL including other recreational activities and tourism activities.

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

Landscape Character Effects Assessment

- 13 The proposed dry slope facility is to be located in the ONL. The ONL comprises the entire Cardrona Valley, of which a considerable amount is productive rural land with a scattering of residential development. Generally, the mountain slopes are more extensively (rather than intensively) farmed and retained as a rugged natural landscape, while the river flats are more developed and intensively farmed. Essentially, the valley floor has a modified agricultural character while the mountain slopes retain a more natural character. The site itself sits within a concentrated area of human improvements and modification, including many that are associated with recreation. Recreational character is an important part of the associative attributes of the Cardrona Valley.
- 14 The proposed development will result in a dry slope facility within the Rural Zone and the ONL. The facility will include ramps, airbags, tracks, storage containers and a Portaloo. As mentioned above, the site is located centrally in a cluster of existing recreational and tourist activities, specifically the Cardrona Alpine Resort and the Snow Farm. I understand the placement of the dry slope outside the Cardrona Ski Area Sub Zone has been informed by the altitude of the site, it is beneficial for the dry slopes to sit the snow line to be functional.
- 15 I consider the character of the surrounding landscape differs from the rural landscape seen on the valley floor and lower terraces in other parts of the Cardrona ONL. The Cardrona Ski Area Sub-Zone provides for landscape modification associated with ski area activities including the establishing, operating and maintenance of structures for recreational activities. The MCSSZ provides for the development of a village at the base of the Cardrona Alpine Resort, south of the

site. As such, several instances of human modification are evident in the vicinity of the site and considerably more is anticipated as the MCSSZ is development.

- 16 Notwithstanding the above, and the fact that the facility is an unusual recreational element in an unusual part of the ONL, being a part that accommodates modification and recreational activity. The proposal will decrease the naturalness of the particular part of the ONL, while increasing recreational associations. I consider this will amount to an overall adverse effect on the landscape character but one that will be localised. I considerate the adverse effect on landscape character will be of a moderate – low degree.

Visual Effects Assessment

- 17 The proposed activities will be visible from:
- Cardrona Valley Road
 - Meg Hut Pack Track
 - The Pisa Conservation Area
 - The Cardrona River and its margins
 - Neighbouring Properties, Cardrona Access Road and Snow Farm Access Road
- 18 Appendix 3 of this report shows viewpoint locations from which photographs have been taken. The photographs then form Appendix 4. With reference to these appendices, I make the following comments.
- 19 It is relevant that written approvals have been obtained by Cardrona Valley Farms Ltd, Mt Cardrona Station Ltd and Cardrona Alpine Resort Limited.

Cardrona Valley Road

- 20 Fleeting Glimpses of the proposed dry slope may be visible to road users travelling southwest towards the Cardrona Township. The views will be visible for a short section (approximately 300m) of Cardrona Valley Road. Viewpoint 1 of Appendix 4 shows the degree of visibility from Cardrona Valley Road.
- 21 The dry slope is located in a serpentine gully that runs alongside Cardrona Valley Road. The undulating topography and meandering nature of the site ensure that the dry slope is tucked into the landscape and the structures and airbags are largely screened by topography. Small glimpses

of the proposed dry slope may be visible in amongst the topography, but these will make up a very small portion of the overall view. The proposed towers are to be recessive in colour and will not be visually prominent. Structural landscaping is proposed along ridges that sit between the road and the proposed dry slope, this will provide additional screening and ensure the dry slope is relatively inconspicuous in views of the existing landscape.

- 22 The stretch of road from which the dry slope facility may be seen is approximately 300m long. A drain runs down both sides of the road and no designated pull over areas are located along this short stretch of road. As such, views will be fleeting as it is unlikely that road users will stop or gain prolonged views. It is anticipated that road users only see glimpses of the proposed dry slope facility for a very short time (approximately 11 seconds for motorists travelling 100km/h, 54 seconds for a cyclist travelling 20km).
- 23 Overall, the views from Cardrona Valley Road will be fleeting, glimpses of the proposed dry slope facility that are almost entirely screened by existing topography and will be further screened by proposed structural landscaping. When seen, the activity will be recognisable as a recreational element in a part of the valley where recreation is part of landscape character. The degree of adverse effects on the visual amenity users of Cardrona Valley Road is considered to be very low.

Meg Hut Pack Track

- 24 The Meg Hut Pack Track is a well-used, public track that climbs over Tuohys Gully on the opposite side of Cardrona Valley, leading to Meg Hut and also connecting to a number of trails within the Pisa Conservation Area. Views of the upper section of the dry slope will be intermittently visible to the users travelling down the Meg Pack Track. Viewpoint 3 of Appendix 4 shows the degree of visibility from the Meg Pack Track.
- 25 The sections of the track from which the development is visible are more than 3km from the site. The dominant views are of the relatively natural high-country farm land in the foreground and the mountains in the background. The more modified Cardrona Valley floor and lower terrace sit in the mid-ground of the views. Modification and development are evident on the valley floor including several buildings, roads, structures and car parking areas associated with farming, recreation and tourism activities. This modified landscape makes up a small portion of the wider view that comprises the agricultural valley floor and the expansive natural mountains that form the valley walls.

- 26 The PDP gives the guidance that development may be appropriate in parts of the ONL where buildings and structures are reasonably difficult to see from outside the site. While parts of the structure can be seen from this location outside the site, views will be from a considerable distance the development will be difficult to distinguish or identify. Additionally, the development will be viewed as part of an area of existing development, including relatively significant development within the MCSSZ, that makes up a small part of the wider views.
- 27 The views from the Meg Hut Pack Track of the proposed dry slope facility will be available along a short section of the Meg Hut Pack Track. Views distant and only partial views. The nature of the dry slope facility will be difficult to distinguish when viewed from this distance and it will be seen as a part of the modified setting in which it sits. The degree of adverse effects on the users of Meg Hut Pack Track is considered to be very low.

Pisa Conservation Area

- 28 The development may be visible from parts of the Pisa Conservation Area, approximately 6m east of the site. The parts of the Pisa Conservation Area from which the development may be seen sit on a plateau at the crest of the Criffel Range. The site will only be visible from a small section of the very western reaches of the conservation area. As with views from Meg Hut Pack Track, views will be distant, and the development will only form a tiny part of the wider view. The nature of the dry slope facility will be difficult to distinguish when viewed from this distance and it will again be seen as a part of the modified setting in which it sits which will include the much more discernible development of the MCSSZ. The degree of adverse effects on the users of Meg Hut Pack Track is considered to be very low.

Cardrona Alpine Resort Access Road and the Snow Farm Access Road

- 29 I understand that the access road to both ski areas are private roads and affected part approval has been obtained from both. As such, the effects on these properties have been disregarded.

CONCLUSIONS

- 30 The Objectives and Policies from Chapter 6 of the PDP relating to landscapes recognise that parts of the ONL can absorb change. The site is located centrally between two ski area and adjacent to the MCSSZ which is currently being developed. The proposed activity will sit within a unique part of the ONL that is already characterised by human modification and recreational and tourist activities. The activity itself is unusual in that it is for a recreational activity associated with skiing but must be located below the snow line. While the activity will reduce the naturalness within a

localised area, it is a situation where the ONL is capable of absorbing development without the proposed activity compromising the quality or character of the wider ONL or adversely affect landscape character or visual amenity to a significant degree.

vivian+espie

5 April 2022

Quality Assurance

Report prepared by Vivian and Espie for New Zealand Snow Sports			
Reviewed and Approved By	Jess McKenzie	Landscape Architect	5 April 2022

APPENDIX 1: QUEENSTOWN LAKES PROPOSED DISTRICT PLAN ASSESSMENT MATTERS 21.21.1 RELATING TO OUTSTANDING NATURAL FEATURES AND OUTSTANDING NATURAL LANDSCAPES

HEADING	ASSESSMENT MATTER		ASSESSED EFFECTS
21.21.1.1	<p>In applying the assessment matters, the Council will work from the presumption that in or on Outstanding Natural Features and Landscapes, the applicable activities are inappropriate in almost all locations and that successful applications will be exceptional cases where the landscape or feature can absorb the change and where the buildings and structures and associated roading and boundary changes are reasonably difficult to see from beyond the boundary of the site the subject of application.</p>		<p>This is acknowledged and is taken into account in the assessment and reporting of landscape and visual effects. Affected party approval has been obtained from several neighbouring properties and the effects from these properties have been disregarded.</p>
21.21.1.2	<p>Existing vegetation that:</p>	<p>was either planted after, or, self-seeded and less than 1 metre in height at 28 September 2002; and,</p> <p>obstructs or substantially interferes with views of the proposed development from roads or other public places, shall not be considered:</p> <p>as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and</p> <p>as part of the permitted baseline.</p>	<p>This is acknowledged. All the significant vegetation that provides screening was planted prior to 2002. No existing vegetation is considered beneficial for screening.</p>
21.21.1.3 Effects on landscape quality and character	<p>In considering whether the proposed development will maintain or enhance the quality and character of</p>	<p>physical attributes:</p> <p>geological, topographical, geographic elements in the context of whether these</p>	<p>The site of the proposed dry slope is to be created on the south facing slope of a gully near the toe of Mount Cardrona, an ephemeral unnamed water course flows along the gully floor. Two historic water races have been carved into the slope as has a farm track. Some earthworks will be required for to create a platform for the dry slope.</p>

	<p>Outstanding Natural Features and Landscapes, the Council shall be satisfied of the extent to which the proposed development will affect landscape quality and character, taking into account the following elements:</p>	<p>formative processes have a profound influence on landscape character;</p> <p>vegetation (exotic and indigenous);</p> <p>the presence of waterbodies including lakes, rivers, streams, wetlands.</p> <p>visual attributes:</p> <p>legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;</p> <p>aesthetic values including memorability and naturalness;</p> <p>transient values including values at certain times of the day or year;</p> <p>human influence and management – settlements, land management patterns, buildings, roads.</p>	<p>In terms of vegetation the slope is south facing and relatively void of vegetation. The ground cover is largely dry land pasture. An area of invasive shrubby vegetation has recently been cleared to the north of the proposed dry slope.</p> <p>In terms of waterbodies, there are some minor wetter areas within the site along the gully floor.</p> <p>The proposal will alter the existing natural landform within its specific location. It will also create particular areas of native vegetation.</p> <p>The landscape of the Cardrona Valley takes in the ranges to the east and west, the lower terraces and the valley floor. The mountains are eroded schist that has been uplifted by an active fault line. Past glaciations and the actions of the Cardrona River have formed the floor of the Cardrona Valley. To a trained eye, the formative processes are readily legible. Even to an untrained eye, the river and lower terraces flanked by mountainous landforms perhaps communicate the actions of the historic glaciers and river.</p> <p>The Cardrona Valley landscape rates very highly in terms of aesthetics. High natural character, infinitely varied elevation and terrain, relative emptiness, remoteness and wildness all contribute to a landscape that is likely to be very memorable to visitors and locals alike.</p> <p>Transient characteristics in terms of light, weather and atmospheric conditions, throughout the day and throughout the year are likely to be an important part of the appreciated aesthetics.</p> <p>The degree of human influence in this landscape is similar to many of the relatively remote ONLs within the District. Human influence is present and recognisable, particularly on the valley floor and in the vicinity of the site. However, it is not dominant; it is overwhelmed by natural characteristics. At a broad scale, farming and management are evident, particularly at lower altitudes; fences, pasture, farm tracks and occasional buildings form part of the visual amenity that is experienced. Tourism and recreation activities also form part of the landscape. Bases for tourism activities can be seen sparingly along the valley floor and ski areas can be seen in views to the upper altitudes. With the exception of the ski areas the higher altitudes are predominantly of steep rugged slopes that are visually much less managed and more varied in terms of natural textures and colours.</p>
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			<p>Nodes of more intense human management and occupation are legible along Cardrona Valley Road. These take the form of the Mount Cardrona Station Zone, The Cardrona Distillery, Cardrona Alpine Resort, Snow Farm various farm base areas and the Cardrona Township.</p> <p>As has been set out in the body of this report, the proposed facility will have a low degree of impact of this visual setting.</p>
		<p>Appreciation and cultural attributes:</p> <p>Whether the elements identified in (a) and (b) are shared and recognised;</p> <p>Cultural and spiritual values for tangata whenua;</p> <p>Historical and heritage associations. The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi</p>	<p>Via both the ODP and the PDP, the community have recognised the Cardrona Valley landscape as an ONL. I consider that this demonstrates that its character is widely valued. Additionally, as alluded to above, I consider that both locals and visitors will recognise and appreciate the dramatic aesthetics of the landscape and its naturalness, and (to some degree) appreciate its formative processes.</p> <p>I also consider that it will be widely recognised that the land use in the vicinity of the proposed dry slope is more modified than the wider Cardrona Valley. The areas surrounding the site comprises the Cardrona Alpine Resort, Mount Cardrona Station Zone, Cardrona Distillery, Cardrona Valley Farms farm base and other smaller tourism ventures. As such, the area surrounding the site is recognised as a node of human modification and occupation and a vicinity that is associated with recreation, particularly recreational and skiing related activity.</p> <p>I have no knowledge or expertise in relation to tangata whenua cultural and spiritual values.</p>
	<p>In the context of (a) to (c) above, the degree to which the proposed development will affect the existing landscape quality and character, including whether the proposed development accords with or degrades landscape quality and character, and to what degree.</p>		<p>The proposed development will be a recreational sports facility within an ONL. Despite this, the location is not entirely discordant with the surrounding landscape character. As discussed above the site is located within node a human medication, including two ski area. I understand that the dry slope would be a permitted activity within a Ski Area Sub-Zone, located approximately 1.2km west of the site and higher in altitude, and therefore more visually prominent. Recreational activities, particularly those associated with snow sports are not unexpected within the landscape.</p> <p>The proposed dry slope will alter the existing rural character of the site. Given the small scale of the activity and the proximity to similar recreational activities, I consider that the</p>

			<p>reduction to naturalness that the proposal will bring will be localised and will be of a low-moderate degree.</p> <p>The dry slope development is relatively small in scale and tucked into the existing landforms in such a way that it is not visually prominent.</p> <p>The proposal will result in a new boundary around the leased land that in keeping with the existing fencing of paddocks on the property and will not degrade the landscape character.</p>
<p>21.21.1.4 Effects on visual amenity</p>	<p>In considering whether the potential visibility of the proposed development will maintain and enhance visual amenity, values the Council shall be satisfied that:</p>	<p>any proposed new boundaries will not give rise to artificial or unnatural lines (such as planting and fence lines) or otherwise degrade the landscape character.</p> <p>the extent to which the proposed development will not be visible or will be reasonably difficult to see when viewed from public roads and other public places. In the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, cycling, equestrian and other means of access;</p>	<p>The proposed dry slope facility will be reasonably difficult to see when viewed from public roads and other public places. There are three roads from which the development may be visible: Cardrona Valley Road, the unformed legal road that the Meg Hut Pack Track follows and an unformed legal road that loops around the site.</p> <p>The upper parts of the dry slope facility may be fleetingly visible from Cardrona Valley Road. The majority of the facility will be screened by topography and proposed structural landscaping, as such the facility will be reasonably difficult to see.</p> <p>The upper parts of the development will also be visible (although reasonably difficult to see) from the Meg Hut Pack Track (which follows an unformed legal road) and the Pisa Conservation Area. The upper section of the dry slope will be visible from a section of the Meg Hut Pack Track more than 3km from the site. In these views the proposed development will appear very small and distant. It will be difficult to distinguish within the existing human modification surrounding the site. It will become more difficult to distinguish as the MCSSZ becomes more developed.</p> <p>The unformed public road surrounding the site is aligned close to the floor of a gully to the north and west of the site, the intervening topography ensures the site will not be visible. The site may be visible for a small section of the unformed legal road to the south west. The legal road runs through private farmland and has a dead end just off the Cardrona Alpines Resort access road in the MCSSZ. Access off Cardrona Valley Road to the MCSSZ is currently being formed (and does not include the unformed legal road). As such, it seems unlikely that the unformed road is or will be used for access and I understand that this road is un-formable in a practical sense.</p> <p>The development may be visible from parts of Pisa Conservation Area, approximately 6km east of the site. The parts of Pisa Conservation Area from which the development may be seen sit on a plateau at the crest of the Criffel Range. The site will only be visible from a</p>

		<p>small section the very western reaches of the conservation area. As with views from Meg Hut Pack Track, views of the development will be distant and will sit amongst an area of human modification making it difficult to the distinguish.</p> <p>Views from the public land along the Cardrona River will be screened by intervening topography and proposed structural landscaping.</p> <p>I understand that APAs have been given by the owners of private land surrounding the property and as such the effects on these properties have been disregarded.</p> <p>The proposed development is incorporated into the existing topography so that it is screened from public land at lower elevations. The site is visible from higher elevation at considerable distance. At these distances the dry slope facility will be a very small part of the wider view and will not be visually prominent. Additionally, the site is within and adjacent to an area of the ONL that has undergone considerable human modification and will appear a logical continuation of the development without detracting from the wider ONL.</p> <p>For the most part the proposed development will be screened by existing topography. Structural landscaping has also been proposed and will be planted in organically shaped swathes and comprise native species found in the region to tie in with the existing landscape character.</p> <p>The proposal will be incorporated into the existing topography and additional structural landscaping is proposed to ensure the site is difficult to see from the flats. The activities will be grouped with existing development and make up a small part of the wider landscape so as to not significantly reduce the visual amenity values.</p> <p>Proposed structure will be on the hillside and not break the line and form of any ridges, hills and slopes.</p> <p>The access roads and tracks will follow the natural contours and depressions in the landscape where possible to ensure visual amenity is retained.</p>	<p>the proposed development will not be visually prominent such that it detracts from public or private views of and within Outstanding Natural Features and Landscapes;</p> <p>the proposal will be appropriately screened or hidden from view by elements that are in keeping with the character of the landscape;</p> <p>the proposed development will not reduce the visual amenity values of the wider landscape (not just the immediate landscape);</p> <p>structures will not be located where they will break the line and form of any ridges, hills and slopes;</p> <p>any roads, access, lighting, earthworks and landscaping will not reduce the visual amenity of the landscape.</p>
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<p>21.21.1.5 Design and density of Development</p>	<p>In considering the appropriateness of the design and density of the proposed development, whether and to what extent:</p>	<p>opportunity has been taken to aggregate built development to utilise common access ways including roads, pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise);</p> <p>there is merit in clustering the proposed building(s) or building platform(s) within areas that are least sensitive to change;</p> <p>development, including access, is located within the parts of the site where it would be least visible from public and private locations;</p> <p>development, including access, is located in the parts of the site where it has the least impact on landscape character.</p>	<p>One access and track are proposed.</p> <p>No building platforms are proposed. The structures and airbags associated with the facility will be located within a depression in the landscape that is less sensitive to change than the highly visible lower slopes within the Cardrona Ski Area Sub-Zone.</p> <p>As with above, the development is located in a depression in the landscape where it is least visible.</p> <p>The proposed development is close proximity to ski fields, tourism activities, residential activities and agricultural activities. The character of this part of the ONL is one with a high degree of human modification and the proposed dry slope facility will be in keeping with the recreational activities (particularly snow sports) already carried out within the vicinity of the site.</p>
<p>21.21.1.6 Cumulative effects of subdivision and development on the landscape</p>	<p>Taking into account whether and to what extent existing, consented or permitted development (including unimplemented but existing resource consent or zoning) may already have degraded:</p>	<p>the landscape quality or character; or, the visual amenity values of the landscape.</p> <p>The Council shall be satisfied the proposed development, in combination with these factors will not further adversely affect the landscape quality, character, or visual amenity values.</p>	<p>Existing and consented development has been described in this report. The development will create a discrete area of human occupation and recreational activity within the ONL.</p>

QUEENSTOWN LAKES PROPOSED DISTRICT PLAN ASSESSMENT MATTERS 21.21.3 RELATING TO OTHER FACTORS AND POSITIVE EFFECTS, APPLICABLE IN ALL THE LANDSCAPE CATEGORIES (ONF, ONL AND RCL)

HEADING	ASSESSMENT MATTER	ASSESSED EFFECTS
21.21.3.1	In the case of a proposed residential activity or specific development, whether a specific building design, rather than nominating a building platform, helps demonstrate whether the proposed development is appropriate.	The proposal is not for a residential activity.
21.21.3.2	Other than where the proposed development is a subdivision and/or residential activity, whether the proposed development, including any buildings and the activity itself, are consistent with rural activities or the rural resource and would maintain or enhance the quality and character of the landscape.	The proposed development is not a rural activity however the part of the landscape in which the development is proposed is has a unique character and a snow sport facility located within the group of tourism and recreation activities (including two ski fields) is considered appropriate. Locating the dry slope facility in the vicinity of similar activities ensures the quality and character of the wider rural landscape is maintained.
21.21.3.3	In considering whether there are any positive effects in relation to the proposed development, or remedying or mitigating the continuing adverse effects of past subdivision or development, the Council shall take the following matters into account:	No open space or esplanade reserves are proposed.
	<p>whether the proposed subdivision or development provides an opportunity to protect the landscape from further development and may include open space covenants or esplanade reserves;</p> <p>whether the proposed subdivision or development would enhance the character of the landscape, or protects and enhances indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on the Land Environments New</p>	Some native planting is proposed that will have a positive effect on indigenous biodiversity. No public access is proposed.

		Zealand (LENZ) threatened environment status;	
		any positive effects including environmental compensation, easements for public access such as walking, cycling or bridleways or access to lakes, rivers or conservation areas;	There will be some positive effects resulting from the increase in planting on the site. No public access is proposed.
		any opportunities to retire marginal farming land and revert it to indigenous vegetation;	No marginal farming land is to be retired and reverted to indigenous vegetation.
		where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation;	No compensation is proposed.
		whether the proposed development assists in retaining the land use in low intensity farming where that activity maintains the valued landscape character.	The proposal does not assist in retaining the land use in low intensity farming.

LEGEND				
	Mixed natives			
	Mountain Beech			
	Tussocks			
	Lead-ins			
	Ramps			
	Towers			
	Regrassed area			
	Airbags			
Mixed Natives				
Common name	Botanical Name	Min. size	Spacing	Qty
Mingimingi	Coprosma propinqua	2.5L	1.5m	65
Narrow-leaved lacebark	Hoheria angustifolia	2.5	1.5m	65
Matagouri	Discaria toumatou	2.5L	1.5m	65
Kohūhūhū / Black Matipo	Pittosporum tenuifolium	2.5L	1.5m	65
Lowland ribbonwood	Plagianthus regius	2.5L	1.5m	65
Kowhai	Sophora microphylla	2.5L	1.5m	55
Tussocks				380
Silver tussock	Poa cita	5L	0.8m	1600
Mountain Beech				
Mountain Beech	Fuscospora cliffortioides	12L	As per plan	105
Notes				
Earthworked areas shall be regressed in brown top or similar. Species shall be evenly distributed throughout the native plantings. Slow release fertilizer, organic mulch and appropriate pest protection shall be applied to areas of new planting. If any plant dies or becomes diseased, it shall be replaced with a specimen of a similar species within the next planting season.				



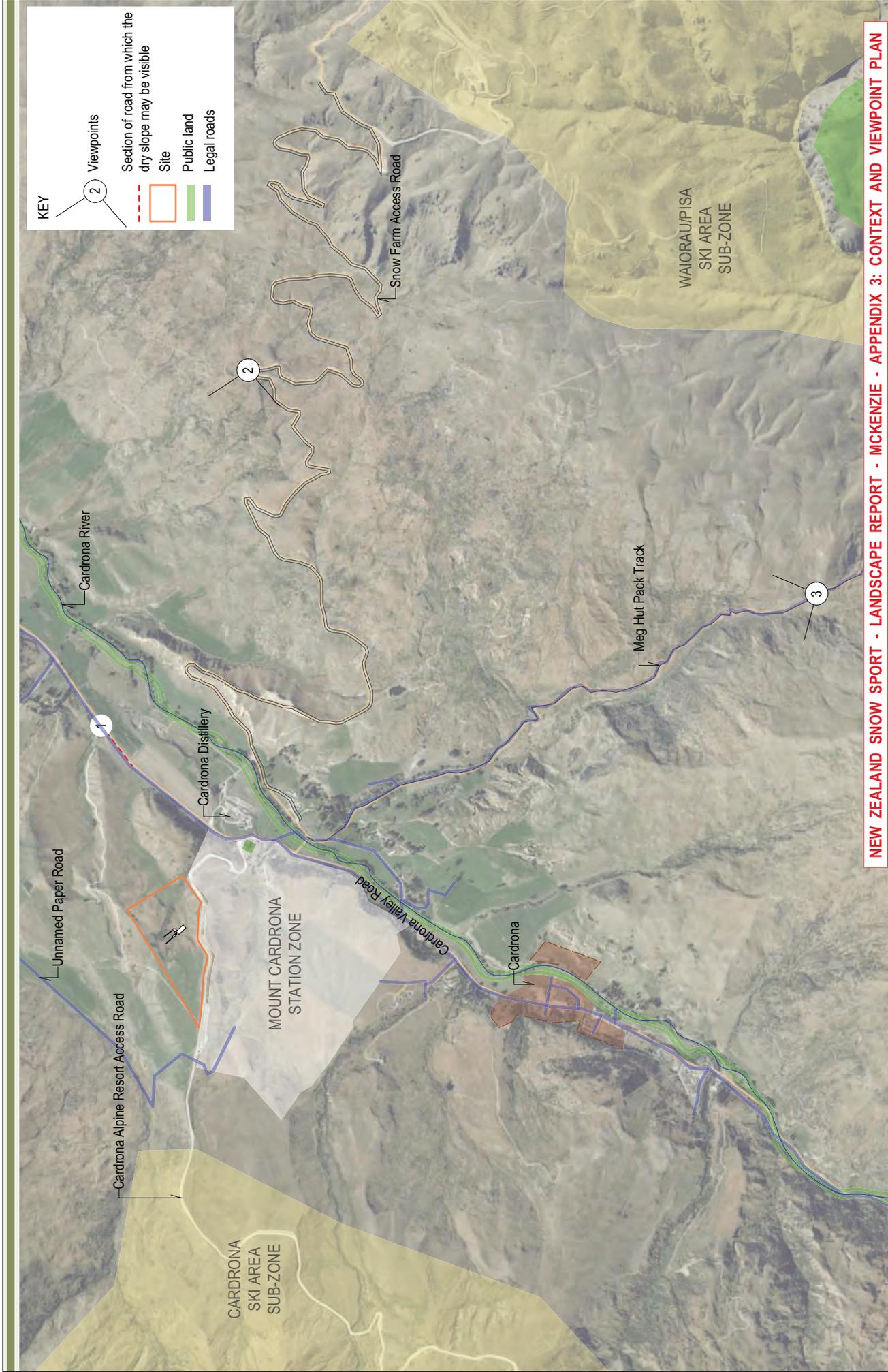
NEW ZEALAND SNOW SPORT - LANDSCAPE REPORT - MCKENZIE - APPENDIX 2: STRUCTURAL LANDSCAPE PLAN

vivian+espie
 resource management and landscape planning
 vivian+espie Limited Resource Management and Landscape Planning
 Physical Address: 12718 Clendon Drive, Franklin PO Box 2514
 Tel: +61 3 441 4189 Fax: +61 3 441 4190 Web: www.vivianespie.co.nz

Structural Landscape Plan
 Snow Sport NZ - Cardrona

REF: 1759-02_SIP
 DATE: 11.03.22
 SCALE: 1:1500 @ A3





NEW ZEALAND SNOW SPORT - LANDSCAPE REPORT - MCKENZIE - APPENDIX 3: CONTEXT AND VIEWPOINT PLAN

vivian+espie
 Resource Management and Landscape Planning
 vivian+espie Limited Resource Management and Landscape Planning
 Physical Address: 12718 Glenda Drive, Franklin PO Box 2514
 Tairāhiti 441 4189P Fax: 443 441 4190 Web: www.vivianespie.co.nz

Context and Viewpoint Plan
 New Zealand Snow Sport - Cardrona

REF: 1759-02_CVM
 DATE: 24.05.21
 SCALE: 1:20,000 @ A3





Proposed Dry Slope

Viewpoint 1 - Looking towards the proposed dry slope from the Cartrona Valley Road.

NEW ZEALAND SNOW SPORT - LANDSCAPE REPORT - MCKENZIE - APPENDIX 4: PHOTOGRAPHS AND VISUAL SIMULATIONS

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye. Visual simulations were created using Google Earth Pro. It is intended to illustrate the indicative degree of visibility of the proposed development but does not take into account vegetation.



Viewpoint 1 - Google earth image illustrating the indicative visibility of the proposed Dry Slope from the Cardrona Valley Road.

NEW ZEALAND SNOW SPORT - LANDSCAPE REPORT - MCKENZIE -- APPENDIX 4: PHOTOGRAPHS AND VISUAL SIMULATIONS

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Viewpoint 2 - Looking towards the proposed dry slope from the Snow Farm Access Road.

NEW ZEALAND SNOW SPORT - LANDSCAPE REPORT - MCKENZIE - APPENDIX 4: PHOTOGRAPHS AND VISUAL SIMULATIONS

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Viewpoint 2 - Google earth image illustrating the indicative viability of the proposed Dry Slope from the Snow Farm Access Road.

NEW ZEALAND SNOW SPORT - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS AND VISUAL SIMULATIONS

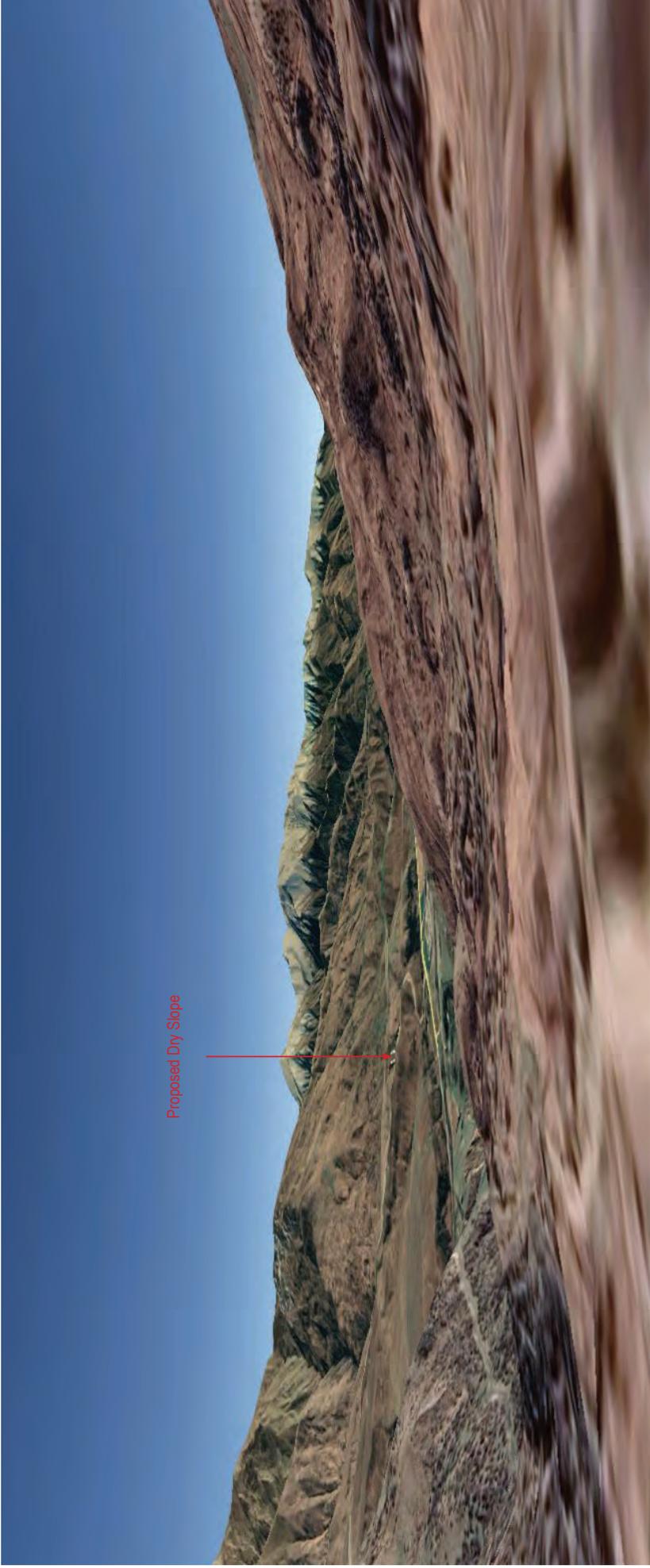
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Viewpoint 3 - Views towards the proposed Dry Slope from the Meg Hut Pack Track.

NEW ZEALAND SNOW SPORT - LANDSCAPE REPORT - MCKENZIE - APPENDIX 4: PHOTOGRAPHS AND VISUAL SIMULATIONS

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye. Visual simulations were created using Google Earth Pro. It is intended to illustrate the indicative degree of visibility of the proposed development but does not take into account vegetation.



Viewpoint 3 - Google earth image illustrating the indicative visibility of the proposed Dry Slope from the Meg Hut Pack Track.

NEW ZEALAND SNOW SPORT - LANDSCAPE REPORT - MCKENZIE - APPENDIX 4: PHOTOGRAPHS AND VISUAL SIMULATIONS

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye. Visual simulations were created using Google Earth Pro. It is intended to illustrate the indicative degree of visibility of the proposed development but does not take into account vegetation.



GEOTECHNICAL ASSESSMENT REPORT

IP SSNZ GEOTECH

**CARDRONA VALLEY ROAD
CARDRONA**

CLIENT: Snow Sport New Zealand

JOB REF: G22109

DATE: 07 December 2021

MT IRON GEODRILL



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Report Prepared By



Gavin Tippett
B.Sc (Geol), P.G.Dip.Eng.Geol, M.Sc (Eng.Geol), MEngNZ
Engineering Geologist



1 INTRODUCTION

This report presents the results of a desk top geotechnical assessment carried out by Mt Iron Geodrill on behalf of Snow Sport New Zealand for the proposed development of a dry slope ski and snowboard area at Section 9 Block II Cardrona SD as indicated in Figure 1.

The work was commissioned by Dan Curly of IP Solutions on behalf of Snow Sports New Zealand via signed SFA dated 12 October 2021.

The scope of work for the geotechnical assessment included providing recommendations on:

- Natural hazard assessment
- Temporary and permanent batter angles
- Recommendations for construction

The following report presents the results of field investigations and provides discussion and recommendations relevant to the above scope of work.

Limitations

Findings presented as a part of this report are for the sole use of Graeme Lloyd and the Queenstown Lakes District Council in accordance with the specific scope and the purposes outlined above. While other parties may find this reporting useful, the findings are not intended for use by other parties and may not contain sufficient information for the purposes of other parties or other uses.

Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practising in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

1.1 RELATED DOCUMENTS

In this report, reference is made to the following documents:

- NZS 4431:1989 and amendments. Code of Practice for Earthfill for Residential Development
- NZS 3604: 2011 Timber Framed Buildings
- NZS 1170.5: 2004 Structural design actions Part 5 Earthquake actions – New Zealand
- Geology of the Wakatipu area 1:250,000 QMap (Qm18), GNS Science: 2000
- Natural hazards in the Cardrona Valley - ORC publication, December 2010
- ORC Publication - Seismic Hazard in Queenstown Lakes District, August 2015
- Earthquake Geotechnical Engineering Practice: Module 3, May 2016
- General distributions and characteristics of active faults and folds in the Queenstown Lakes and Central Otago Districts, Otago. DJA Barrell, GNS Science Consultancy Report 2018/207, March 2019

2 SITE INFORMATION

- The site is located to the north of the Cardrona Ski Resort access road, approximately 1km from the intersection with the Cardrona Valley road
- The site has currently bare land
- Topography undulating to moderately to steeply sloped with northeast-southwest trending slope face in the location of the proposed construction area



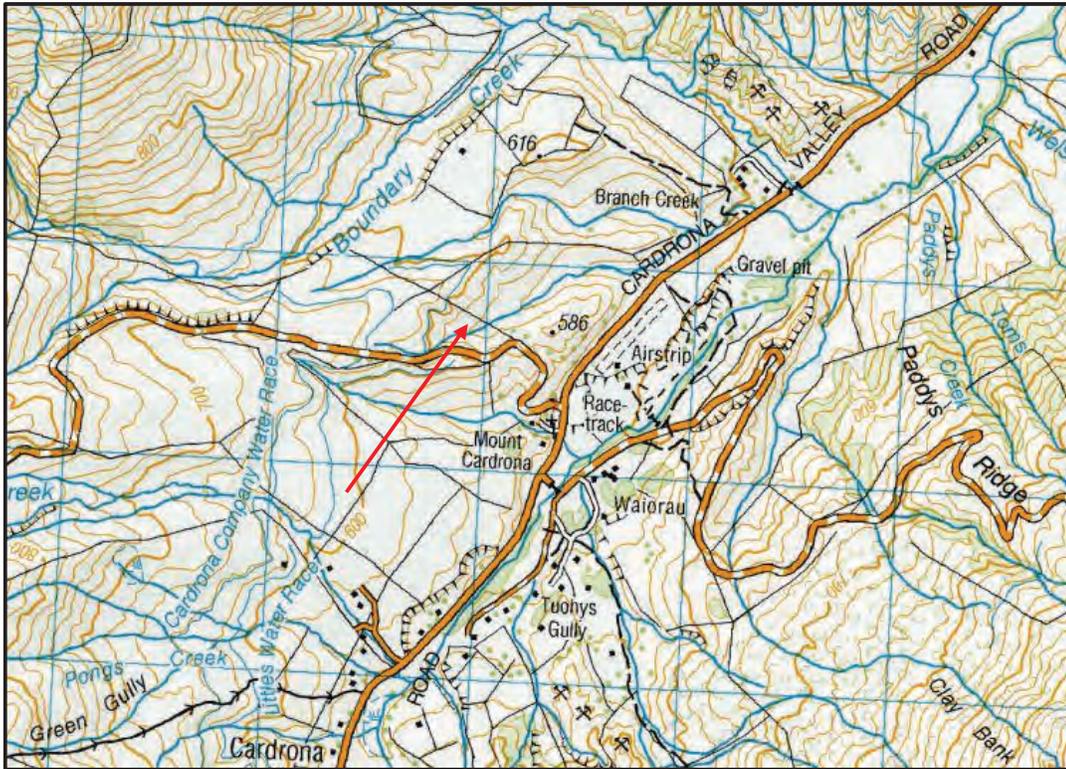


Figure 1 - Approximate site location is shown by red arrow

3 GEOLOGY

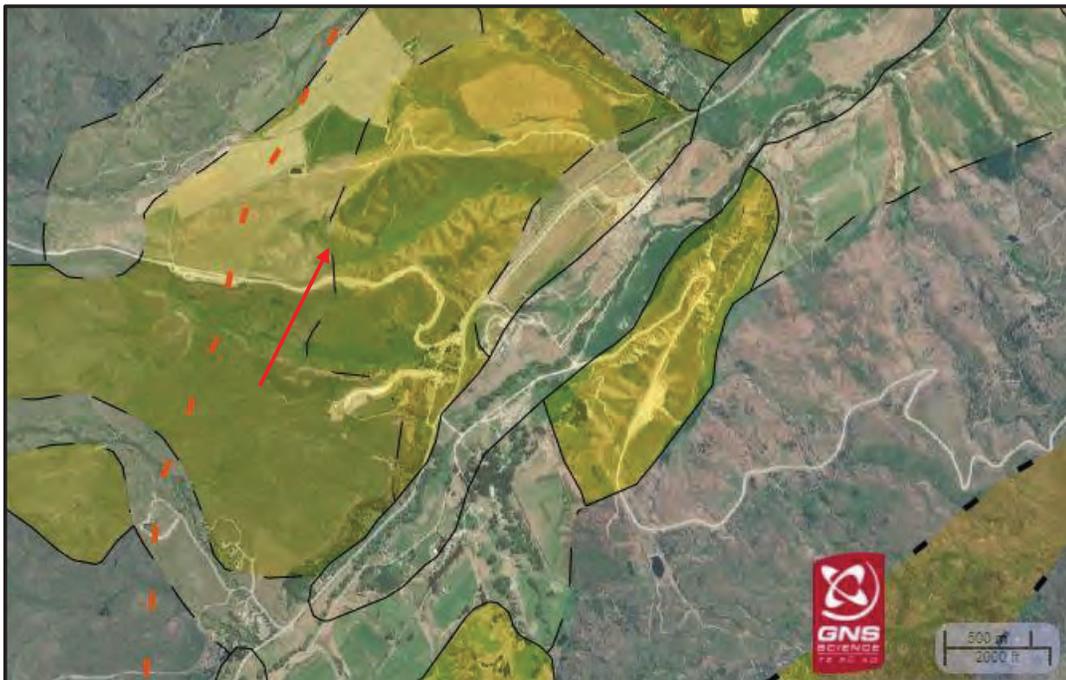


Figure 2 - Approximate site location is shown by the red arrow. The Geology description is for the small darker yellow area of the mapped Culden Formation.

The geology of the site is mapped by the Qm18 as comprising:

Undifferentiated Pleistocene - Holocene fan deposits - Variably weathered, unsorted, locally derived, angular to rounded, sandy gravel in relatively older alluvial fans

Unconformably underlying the deposit is likely to be older sediments. These sediments are mapped as:

Early Pleistocene river deposits- Deeply weathered, clayey sandy gravel with mainly Rakaia terrane-derived sandstone & minor schist, qtz, lamprophyre clasts

The deposition of these sediments (locally known as the locally known as the Cardrona Gravels) took place some 520,000 to 2,000,000 before the present. These sediments were subsequently buried by the younger fan deposits.

The erosion by the Cardrona River to its current location has resulted in the formation of the terraces that can be seen in the Cardrona Valley and parts of the Upper Clutha Basin

The site location is likely to sit at the interface between these two deposits with the lower part of the site being in the Cardrona Gravels and the upper in the alluvial fan deposits.

No active faults were mapped in the field, however, the active NW Cardrona Fault is shown on the published Qm 18 approximately 0.35km from the site to the west. It is believed that the return period for a rupture event on the NW Cardrona fault is in the order of 6200 years for a magnitude 7 event.

There is a significant seismic risk to the Wanaka region when the rupture of the alpine fault system occurs; recent probability predictions estimate a magnitude 7.5 or greater is highly likely within the next 45 years. Significant ground shaking is expected from this type of event.

4 SITE INVESTIGATIONS AND ASSESSMENTS

No subsurface investigations have been undertaken as part of this assessment. A site inspection was undertaken on 15 September 2021 as part of project scoping work.

5 RESULTS OF INVESTIGATION

5.1 SURFACE CONDITIONS

The surface conditions at the time of site visit showed the following:

- Some evidence of groundwater seeps and spring in the area to the south and further to the north of the proposed location
- It is possible that some land instability has taken place near the site, however, the proposed location appears to be currently stable



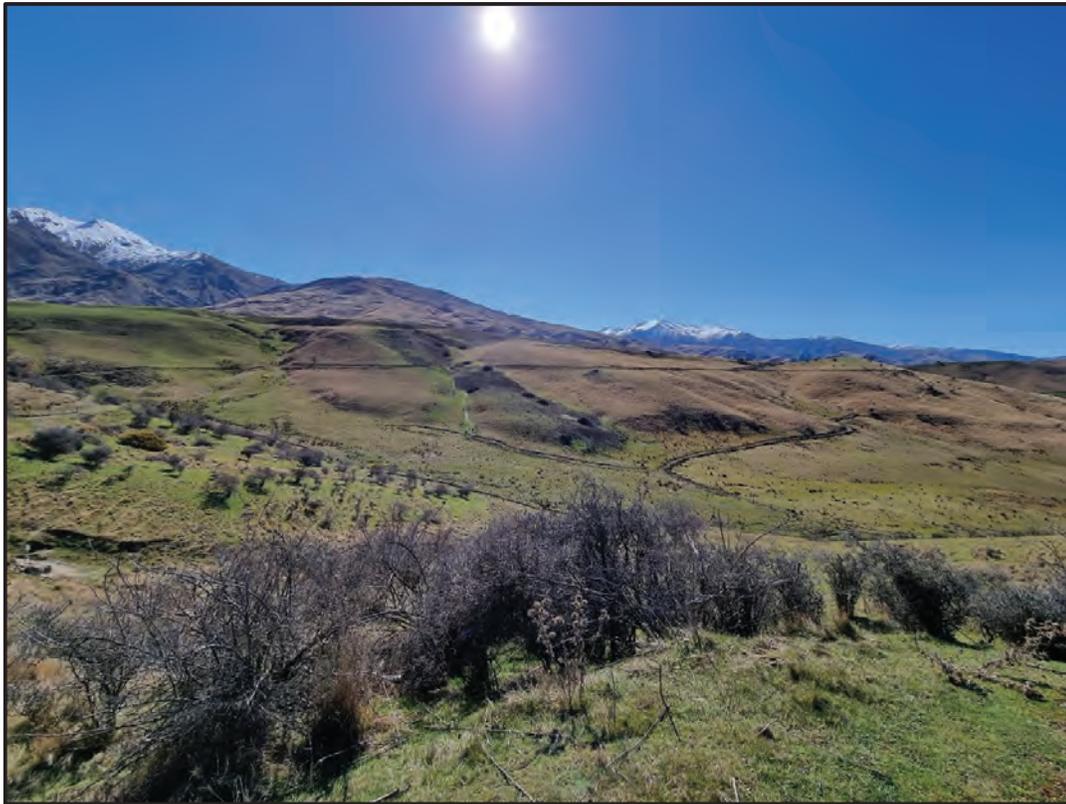


PHOTO 1 - looking northwest towards the proposed site from Cardrona Ski Resort access road

6 GROUNDWATER

Groundwater is expected across the site especially during and after periods of rain. It is expected that minor subsurface drainage should be sufficient to control this. It is likely that some drainage material may need to be placed under the dry slope material. It is considered that a better evaluation of this can be done during construction.

7 LABORATORY TESTING

No material was sampled for laboratory testing. If material onsite is to be used for structural fill, then laboratory testing will be required.

8 DISCUSSION AND RECOMMENDATIONS

8.1 SITE PREPARATION

Site preparation and earthworks suitable for structure and pavement support should consist of:

- Prior to the placement of any new fill, the proposed areas should be stripped to remove all vegetation, topsoil, root affected or other potentially deleterious material.
- New site fill beneath structures should be compacted to a minimum density ratio of 95% Standard Compaction within acceptable limits of optimum moisture content (OMC)
- All new fill should be supported by properly designed and constructed retaining walls or else battered at 1V:2H or flatter and protected against erosion



- Earthworks should be in accordance with the recommendations of NZS 4431:1989 'Earth Fill for Residential development'

8.2 EXCAVATION CONDITIONS

Where excavation is required, it is anticipated that all site materials could be excavated by conventional dozer blade or excavator. Hard rock is not expected.

8.3 SUITABILITY OF SITE SOILS AS FILL

It is considered that site soils may be suitable for reuse as engineered fill. However, full evaluation of the materials has not been undertaken as part of this report.

8.4 NATURAL HAZARDS

The following Natural Hazards are noted for the site on the QLDC GIS Hazard Maps:

- Seismic faults and Ground Shaking
- Slope instability

8.4.1 Seismic Faults and Ground Shaking

As outlined in Section 3 above, the site is close to the mapped location of the active NW Cardrona Fault. There have been several identified rupture events in investigation trenches dug, within the Cardrona Valley, across the fault by research groups in the past. The recurrence interval for a magnitude 7.0 event is estimated at 6,200 years. However, the risk to buildings at the site is considered to be the same as for those in the wider Wanaka/Cardrona area.

The greater risk to the site and again the wider Wanaka area is from the Alpine Fault, approximately 70km to the west. It is believed that the Alpine Fault could be capable of producing a magnitude 8.0 event and has a recurrence interval of 350 - 400 years. It is expected likely to a magnitude 7.5 or greater event could occur in the next 45 years.

It is therefore considered that while there is a risk to any buildings on site from seismic events, they should be no greater than for the wider area.

It is considered that the proposed buildings will be Importance Level 1 (IL1) structures in accordance with NZS1170:1. IL1 structure design requirements, including resistance of earthquake shaking with an annual probability of exceedance of 1 / 100 (i.e. a 100-year return period), which corresponds to the ultimate limit state (ULS) design seismic loading.

At ULS, a structure should be able to withstand the potential (earthquake) deformations without structural collapse and protect the safety of the occupants.

For IL1 structures the Serviceability limit state (SLS) design level the probability of exceedance is not defined, however a 1 / 25 (i.e. a 25-year return period) has been used. At the SLS level the design requirement is that deflections do not result in damage causing loss of function of the structure and that damage is readily repairable.

NZS1170.5 and NZTA Bridge Manual (Version 3.2, May 2016) provide guidance on the ULS and SLS earthquake magnitude and ground shaking parameters. The calculation methodology outlined in Section 6.2 of the Bridge Manual has been followed to assess the design PGA for the site, for two ground motion cases (SLS and ULS) as outlined below:



$$PGA = C_{0,1000} \left(\frac{Ru}{1.3} \right) fg$$

Where:

- C_{1000} = Unweighted Peak Ground Accelerations for Class D Site (Figure 6.1(b) of NZTA bridge Manual) = 0.4 for the Wanaka Area
- Ru (ULS) = Return Period Factor for ULS event (1/100 year for IL1) = 0.5
- Ru (ULS) = Return Period Factor for ULS event (1/25 year for IL1) = 0.25
- f = 1.33 for Class C Shallow soil sites (assumed class)
- g = acceleration from gravity = 9.81 m/s/s

TABLE 1 – SUMMARY OF THE EARTHQUAKE SCENARIOS RECOMMENDED FOR DESIGN

	SERVICE LIMIT STATE (SLS) DESIGN EARTHQUAKE	ULTIMATE LIMIT STATE (ULS) DESIGN EARTHQUAKE
RETURN PERIOD (YEARS)	25	100
MOMENT MAGNITUDE (M_w)	7	7
PEAK HORIZONTAL GROUND ACCELERATION (PGA)	0.1g	0.2g

The site is not subject to near-fault factors as outlined in Section 3.1.6 of NZS1170.5:2004.

8.4.2 Slope Instability

While not directly noted on the QLDC hazard maps slope instability is noted along the western side of the Cardrona Valley where Cardrona Gravels are seen to be and/or likely to be wet.

It is noted that in the area of the proposed development that several slumps (age unknown) can be seen. However, these slumps do appear to be stable and currently not moving. Evidence of ongoing or recent movement was not observed. Evidence could include

- Open tension cracks in the head scarp area
- Bludging of the toe area
- Bending of trees and bushes downslope
- Fresh soil being washed out of the toe area
- Pronounced soil rippling in the toe area

It is considered that the slopes around the proposed development are currently stable.

9 SUBSOIL SUBCLASS FOR SEISMIC DESIGN

Soils in this site are considered to fall in the site subsoil 'Class C – Shallow Soil sites' in accordance with NZS 1170.5.2004.

9.1 PRELIMINARY BATTER SLOPE ANGLES

Temporary and permanent batter angles are summarised in the table below up to a maximum cut height of 3.0 m in fully drained conditions. Batters greater than 3.0 m high will need specific inspection and assessment by a suitably qualified geotechnical professional during construction. Where more than one soil type is present in the batter slope the batter must still be to the slopes recommended for each type.



Should water or seepage be encountered during excavation of the proposed batters then a Geoprofessional shall assess additional slope drainage requirements. The type, spacing and details would be confirmed at that stage.

Were steeper batters than those recommended are proposed then they will be subject to specific design by a geotechnical professional.

TABLE 2 – BATTER ANGLE SUMMARY

Material Type	Temporary Construction Batters (H):(V)	Permanent Batters (H):(V) (unretained)
Engineered Fill	1:1	2:1
Soils Likely to be encountered at site	1:1	2:1

10 CONCLUSIONS

It is recommended that all cuts are inspected at the time of construction. Some drainage work may be required during construction in the form of cut off drains or drainage material under the dry slopes. however, this is considered likely to be only minor.

Some checks of subgrade bearing capacity will need to be made in areas where larger structures are to be placed. This can be done at or near the time of construction.

The proposed development is considered geotechnically suitable for the site. As long as the above considerations in Sections 8 through 9 above are followed for design and construction, no adverse geotechnical effects are expected.

11 APPLICABILITY

This report is only to be used by the parties named above for the purpose that it was prepared and shall not be relied upon or used for any other purpose without the express written consent of the principal and Mt Iron Geodrill Ltd.

This report only addresses the geotechnical issues of the site for the proposed development.

12 COMPETENCY STATEMENT

I, Gavin Tippett, am a member of Engineering New Zealand (MEngNZ 1153129), and hold the following qualifications:

- BSc (Geology),
- PGDip Engineering Geology,
- M.Sc (Engineering Geology).

Mt Iron Geodrill holds a current policy of Professional Indemnity Insurance no less than \$200,000.



AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Snow Sports NZ

PERSON AFFECTED PERSON'S DETAILS

I/We Cadrona Alpine Resort Ltd
Are the owners/occupiers of
Lot 10, 11, 12 and 13 DP 21223;
Lot 1 DP 19397
The above lots include Cardrona Ski field access road and Cardrona Ski field.

DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:
Establish and operate a ski related activity (dry slope outdoor recreational activity) for high performance athletes, outside of a ski area sub zone.
Establishing the activity involves providing access, undertaking earthworks, the construction of ramps and inflatable landing bags (and other associated equipment such as compressor and storage faculties etc) as well as structural landscaping.
We support the outcomes sought and any minor changes as potentially directed by Council.
at the following subject site(s):
Lot 9 DP 21223



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

WHAT INFORMATION/PLANS HAVE YOU SIGHTED



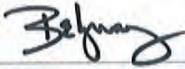
I/We have sighted and initialled ALL plans dated and approve them.

See attached



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) Bridget Legnavsky	
	Contact Phone / Email address 0275500818	
	Signature 	Date 5/09/2022

B	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

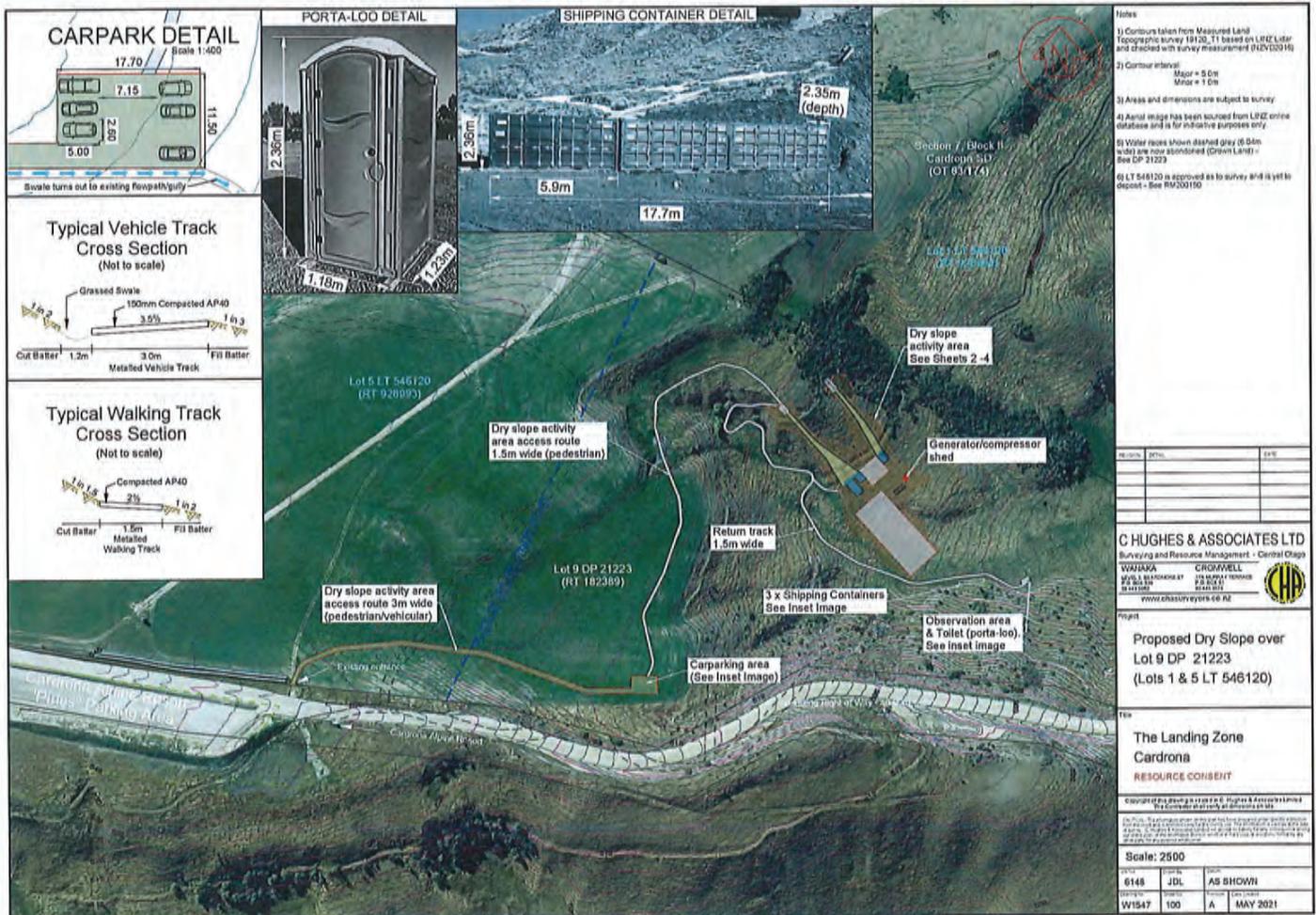
Note to person signing written approval

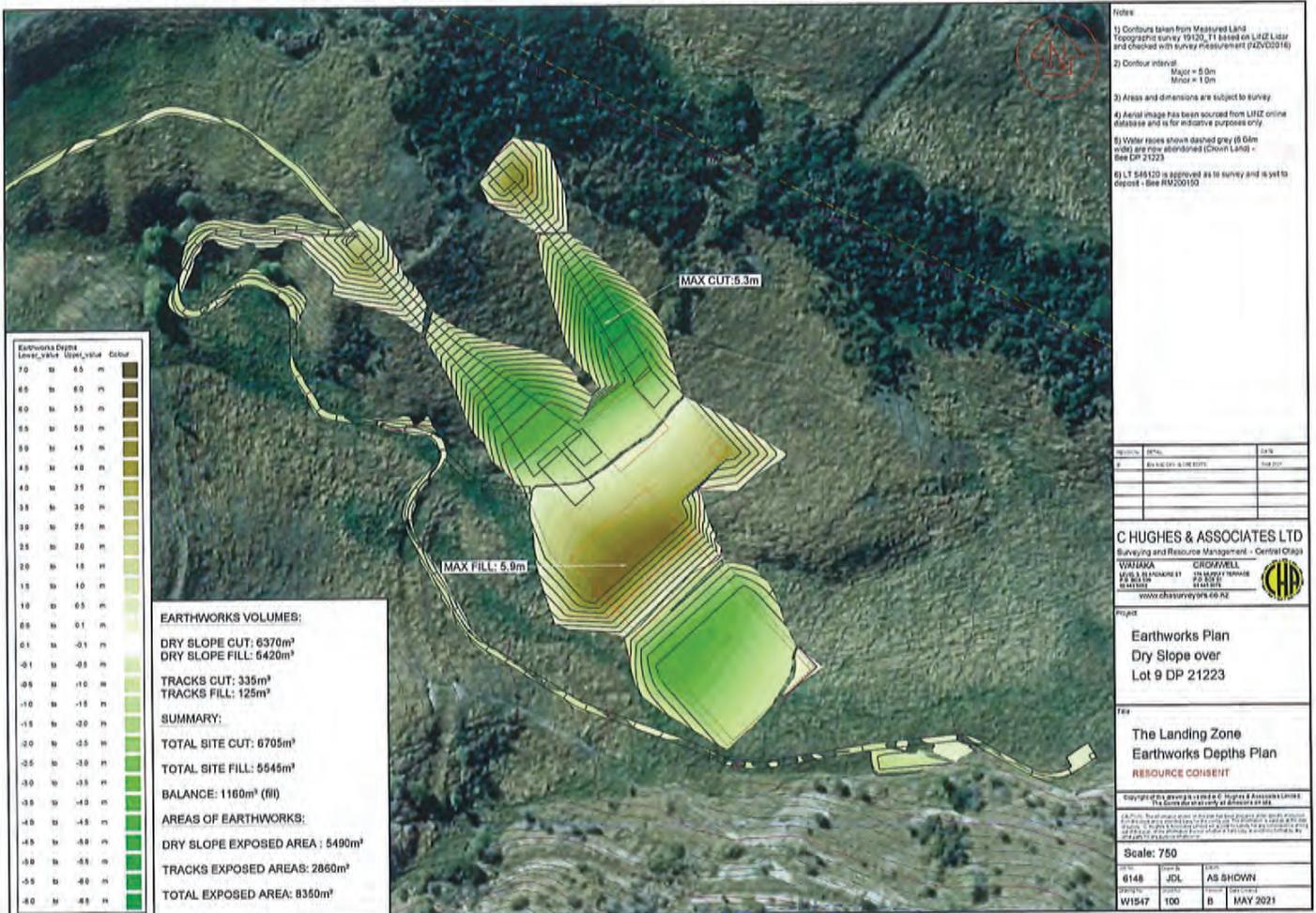
Conditional written approvals cannot be accepted.
 There is no obligation to sign this form, and no reasons need to be given.
 If this form is not signed, the application may be notified with an opportunity for submissions.
 If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



Queenstown Lakes District Council
 Private Bag 50072, Queenstown 9348
 Gorge Road, Queenstown 9300

P: 03 441 0499
 E: resourceconsent@qldc.govt.nz
 www.qldc.govt.nz





- Notes
- Contours taken from Measured Land Topographic Survey 1930, T1 based on L1/2 L1/2 and checked with survey measurement (AZV0016)
 - Contour interval:
Major = 5.0m
Minor = 1.0m
 - Areas and dimensions are subject to survey
 - Aerial image has been sourced from L1/2 online database and is for indicative purposes only
 - Water lines shown dashed grey (5.0m wide) are flow abandoned (Choon Land) - See DP 21223
 - LT 56510 is approved as to survey and asset to deposit - See R020150

REV	DATE	BY
01	20/09/2022	JDL

C HUGHES & ASSOCIATES LTD
 Surveying and Resource Management - Central Otago
 100 WAIKATA ROAD, WAIKATA, CENTRAL OTAGO
 PH: 03 478 2100
 WWW.CHUGHESANDASSOCIATES.CO.NZ

Project
Earthworks Plan
Dry Slope over
Lot 9 DP 21223

Title
The Landing Zone
Earthworks Depths Plan
RESOURCE CONSENT

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Scale: 750

NO	DATE	BY
0148	JDL	AS SHOWN
01547	100	B MAY 2021



- Notes
- 1) Contours taken from Measured Land Topographic survey 19120, T1 based on LIDAR and checked with survey measurement (NZVD2016)
 - 2) Contour interval
Major = 5.0m
Minor = 1.0m
 - 3) Areas and dimensions are subject to survey
 - 4) Aerial image has been sourced from LINZ online database and is for indicative purposes only
 - 5) Water races shown dashed grey (8.04m wide) are now abandoned (Crown Land) - See DP 21223
 - 6) LT 54120 is approved as to survey and is yet to deposit - See RM20192

DATE	BY	CHKD

C HUGHES & ASSOCIATES LTD
 Surveying and Resource Management - Central Otago
 WANAKA CROMWELL
 172, 174, 176 100, 102, 104
 MAIN STREET BRUCE STREET
 WANAKA CROMWELL
 www.chughesurveyors.co.nz

Project
Detail Plan
Dry Slope over
Lot 9 DP 21223

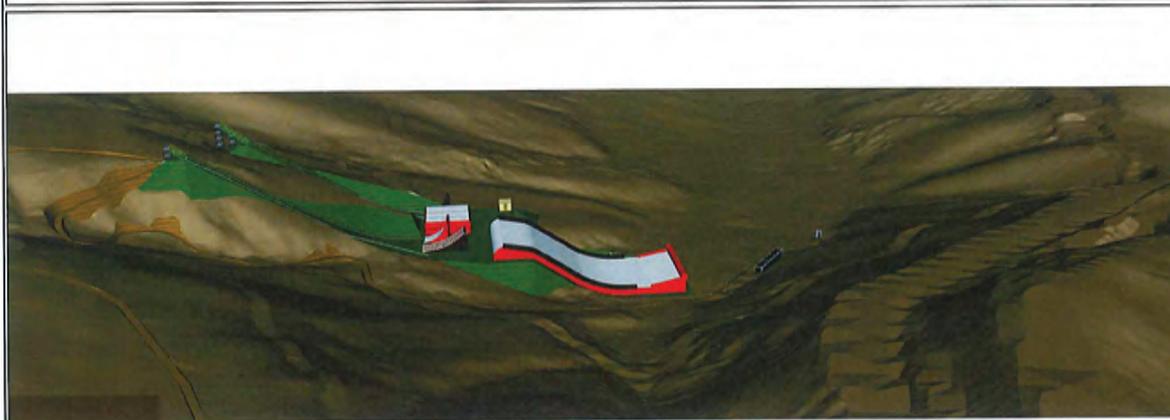
Title
The Landing Zone
Detail Plan
RESOURCE CONSENT

Copyright reserved in and by C. Hughes & Associates Limited
 The Director shall verify all information.

This Plan, Specification, and any other documents and plans made hereunder, are prepared and intended for the purposes of the project and are not to be used for any other purpose without the prior written consent of C. Hughes & Associates Limited.

Scale: 550

NO	REV	BY	DATE
6148	JCL	AS SHOWN	
61547	300	A	MAY 2021



Notes

- 1) Contours taken from Measured Land Topographic survey 19/10/11 based on LINZ LIDAR and checked with survey measurement (NZVD2015)
- 2) Contour interval
Major = 5.0m
Minor = 1.0m
- 3) Areas and dimensions are subject to survey
- 4) Aerial image has been sourced from LINZ online database and is for indicative purposes only
- 5) Water races shown dashed grey (8.0m wide) are now abandoned (Crown Land) - See DP 21223
- 6) LT 549120 is approved as to survey and is yet to deposit - See RM/20150

Revision	Date	By

C HUGHES & ASSOCIATES LTD
 Surveying and Resource Management - Central Otago

WANAKA 100A Wainui Road Wanaka 9300 03 542 2100 www.chasurveyors.co.nz	CROMWELL 110 South Road Cromwell 9400 03 542 2100 www.chasurveyors.co.nz	
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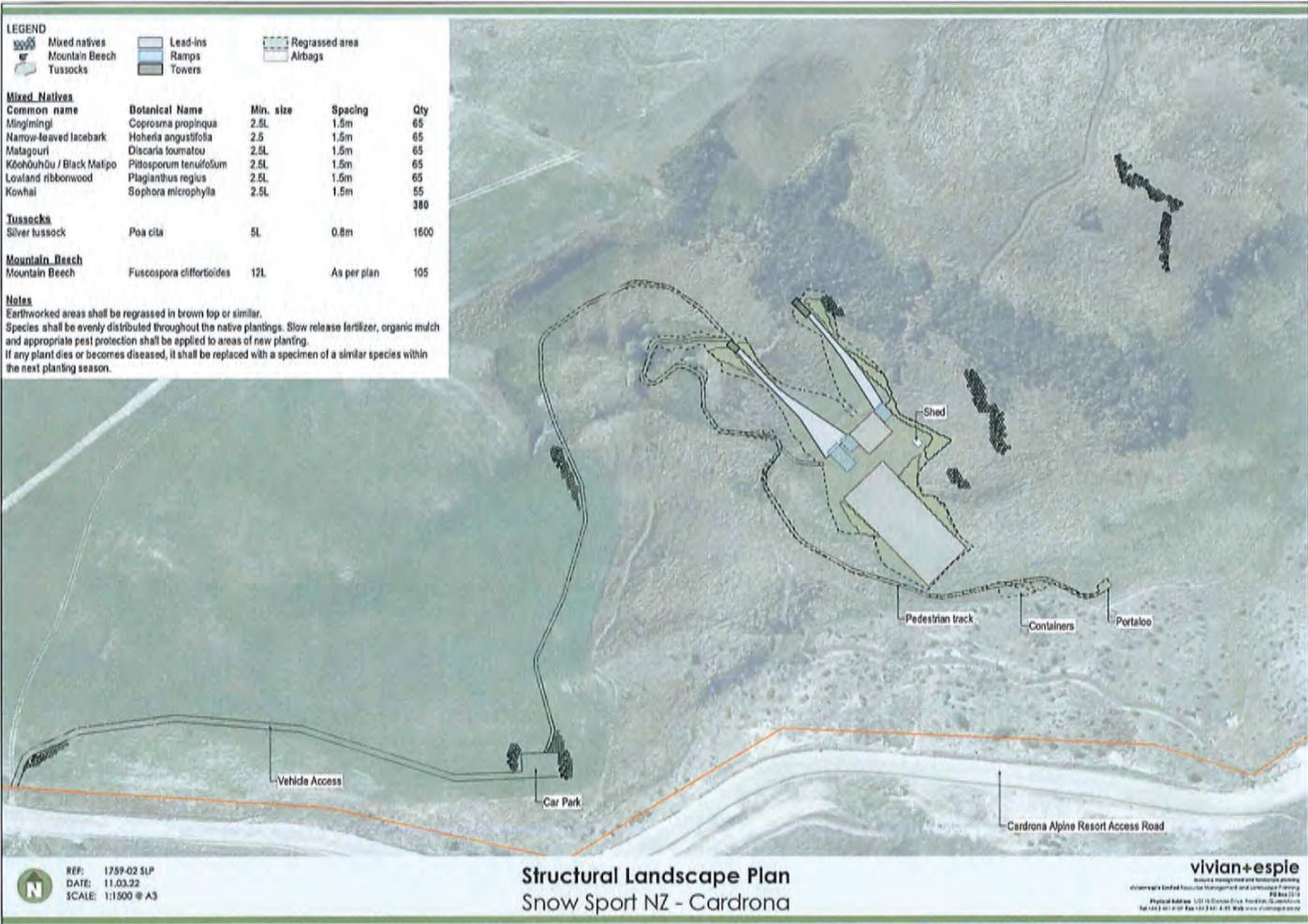
Project
**Perspective Views of
 Dry Slope over
 Lot 9 DP 21223**

Title
**The Landing Zone
 Perspectives
 RESOURCE CONSENT**

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Scale: NTS

Drawn	Checked	Date
6145	JDL	AS SHOWN
W1547	400	A MAY 2021





AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Snow Sports NZ

PERSON AFFECTED PERSON'S DETAILS

I/We Cardrona Valley Farms Ltd

Are the owners/occupiers of Lot 9 DP 21223 (application site)
 Section 7 Block II Cardrona SD, Section 8 Block II Cardrona SD, Section 9 Block II Cardrona SD
 Lot 3 DP 344432
 Lot 4 DP 21223
 Lots 2, 3 and 4 DP 479579
 Part Section 1 Block II Knuckle Peak SD
 Lot 5 DP 450206

☰ DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:
 Establish and operate a ski related activity (dry slope outdoor recreational activity) for high performance athletes, outside of a ski area sub zone.

Establishing the activity involves providing access, undertaking earthworks, the construction of ramps and inflatable landing bags (and other associated equipment such as compressor and storage faculties etc) as well as structural landscaping.

We support the outcomes sought and any minor changes as potentially directed by Council.

at the following subject site(s):
 Lot 9 DP 21223



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

📄 WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

See attached

JLW
M/S



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

X	A	Name (PRINT) Jo Jones, Director of Cardrona Valley Farms	
		Contact Phone / Email address cardronafarms@gmail.com	
		Signature <i>Joanna Jones</i>	Date 24/8/22

X	B	Name (PRINT) William Scurr, Director of Cardrona Valley Farms	
		Contact Phone / Email address cardronafarms@gmail.com	
		Signature <i>Will Scurr</i>	Date 24/8/22

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



NTS
253

Notes:

- 1) Contours taken from Massey's old survey of 1970, T1 taken on LINZ Lidar and checked with survey measurement (NZVD2016)
- 2) Contour interval:
Major = 5.0m
Minor = 1.0m
- 3) Areas and dimensions are subject to survey.
- 4) Aerial images have been sourced from LINZ online database and is for indicative purposes only.
- 5) Water races shown dashed grey (6.0m wide) and abandoned (Crown Land) - See DP 21223
- 6) LT 546120 is approved as to survey and is yet to deposit - See RMC00150

REVISION	DATE	BY

C HUGHES & ASSOCIATES LTD
 Surveying and Resource Management - Central Otago
MANAWA CROMWELL
 LTD, 3, BRANSHOTE ST, 124, BARKHAM TERRACE
 P. O. BOX 209, HASTINGS
 TEL: 07 578 2200
 www.chusaurveyors.co.nz

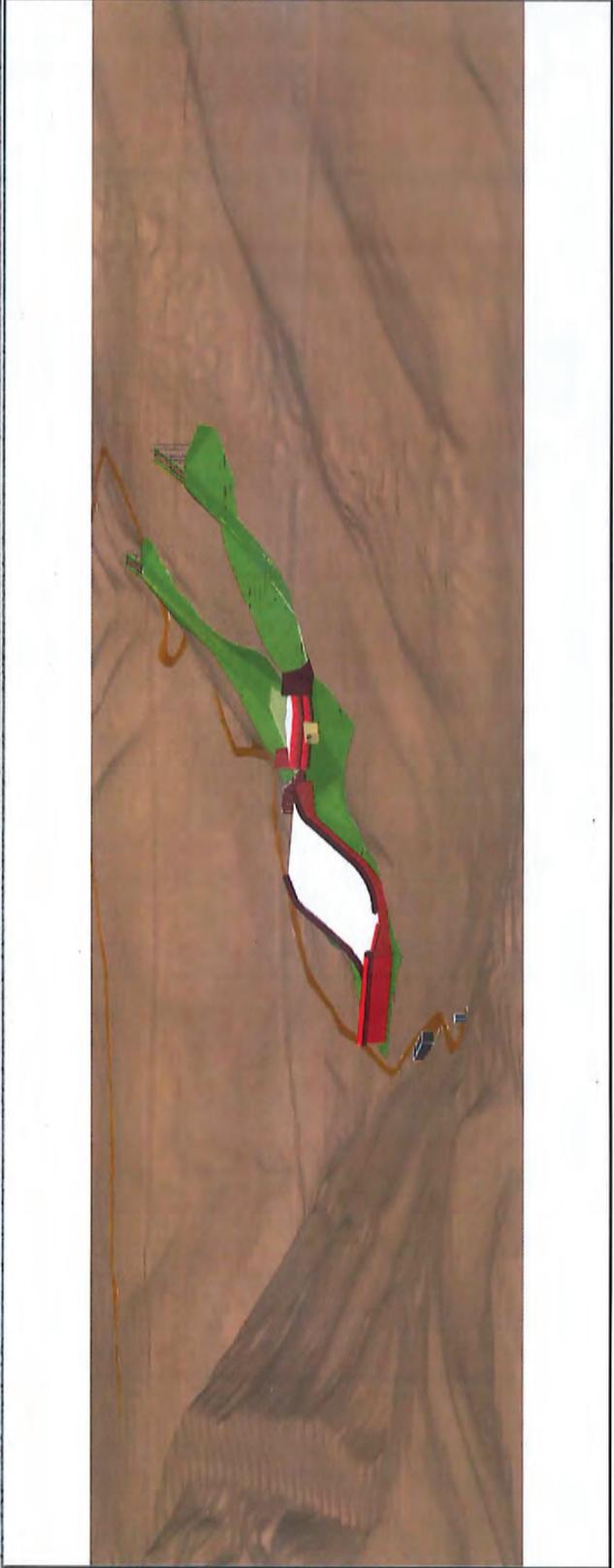
Project:
 Perspective Views of
 Dry Slope over
 Lot 9 DP 21223

Title:
 The Landing Zone
 Perspectives
RESOURCE CONSENT

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Scale: NTS

Drawn By	Checked By
6148	JDL AS SHOWN
Drawn Date	Checked Date
W1547	400
	A
	MAY 2021



323
173

Notes:

- 1) Contours taken from Measured Land Topographic survey 19100_T1 based on LINC Lidar and checked with survey measurement (NZVD2016)
- 2) Contour interval:
Major = 5.0m
Minor = 1.0m
- 3) Areas and dimensions are subject to survey
- 4) Aerial image has been sourced from LINC online database and is for indicative purposes only.
- 5) Water races shown dashed grey (6.04m wide) are now abandoned (Crown Land) - See DP 21223
- 6) LT 546120 is approved as to survey and is yet to deposit - See RM200150

REVISION	DATE	BY

C HUGHES & ASSOCIATES LTD
 Surveying and Resource Management - Central Otago
WINNIKA CROMWELL
 P.O. BOX 209 CROMWELL CT P.O. BOX 331 WINNIKA
 91 441 5027 07 442 0334
 www.chughesandassociates.co.nz

Project
 Detail Plan
 Dry Slope over
 Lot 9 DP 21223

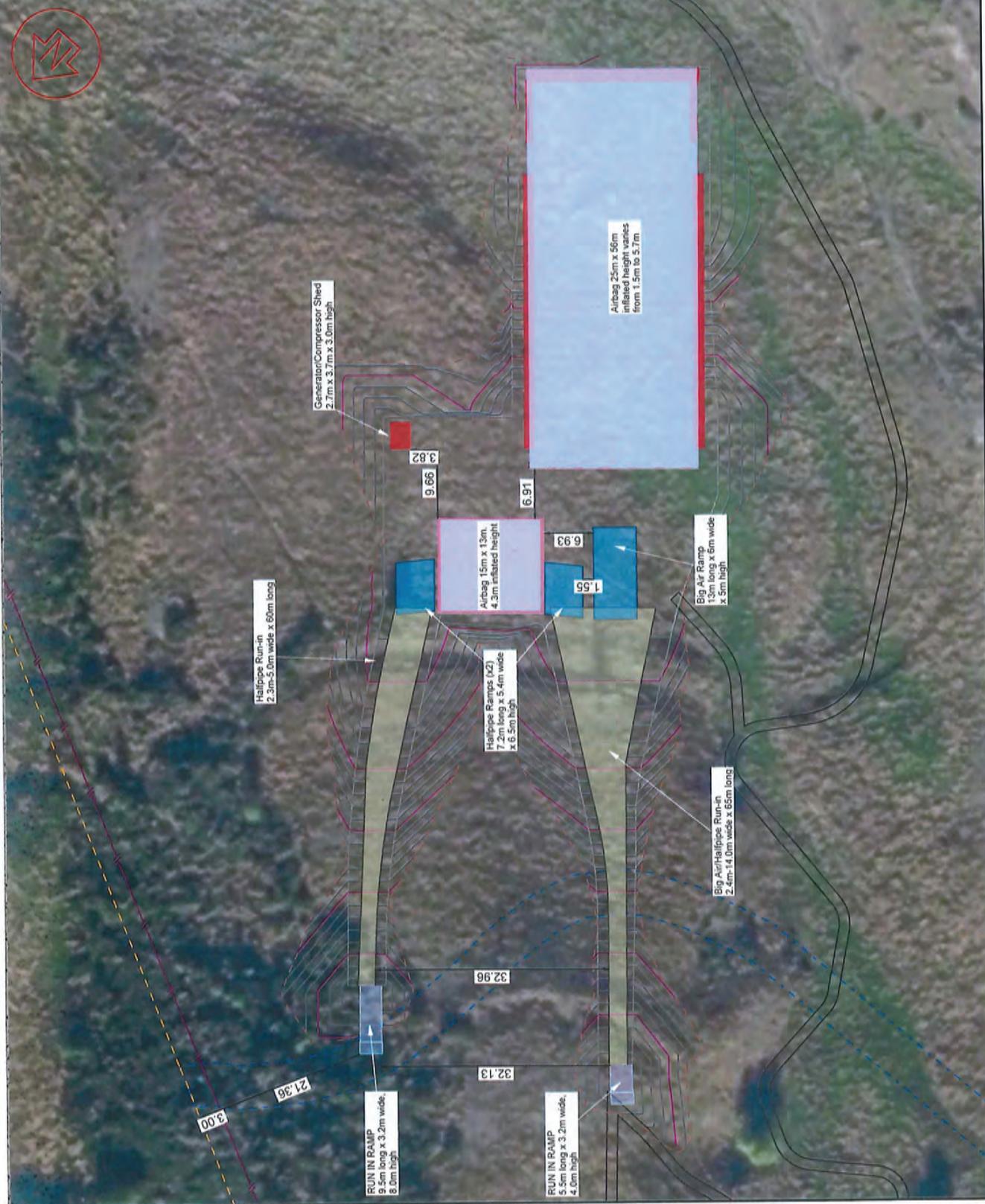
Title
 The Landing Zone
 Detail I Plan
RESOURCE CONSENT

Copyright © The copyright is vested in C. Hughes & Associates Limited
 The Contractor shall verify all dimensions on site.
 The Contractor shall be responsible for the interpretation and use of the
 information provided herein. The information is provided as a guide only
 and does not constitute a warranty. The Contractor shall be responsible for
 all other aspects of the site and shall verify the accuracy of the information
 provided herein.

Scale: 550

NO.	DATE	BY
6148	JUL	AS SHOWN
WT1547	300	A

MAY 2021



07
33

- Notes:
- 1) Contours taken from Measured Land Topographic survey 15/120_T1 based on LINZ Leds and checked with survey measurement (NZ 102019)
 - 2) Contour interval:
Major = 5.0m
Minor = 1.0m
 - 3) Areas and dimensions are subject to survey.
 - 4) Aerial image has been sourced from LINZ online database and is for indicative purposes only.
 - 5) Water races shown dashed grey (6.0m wide) are now abandoned (Crown Land) - See DP 21223
 - 6) LT 546120 is approved as to survey and is yet to deposit - See RM200150

REVISED	DATE	DESCRIPTION

C HUGHES & ASSOCIATES LTD
 Surveying and Resource Management - Central Charge
WAIKANA
 CROMWELL
 P.O. BOX 339
 3201 WAIKANA
 TEL: 027 442 0022
 www.chsurveys.co.nz

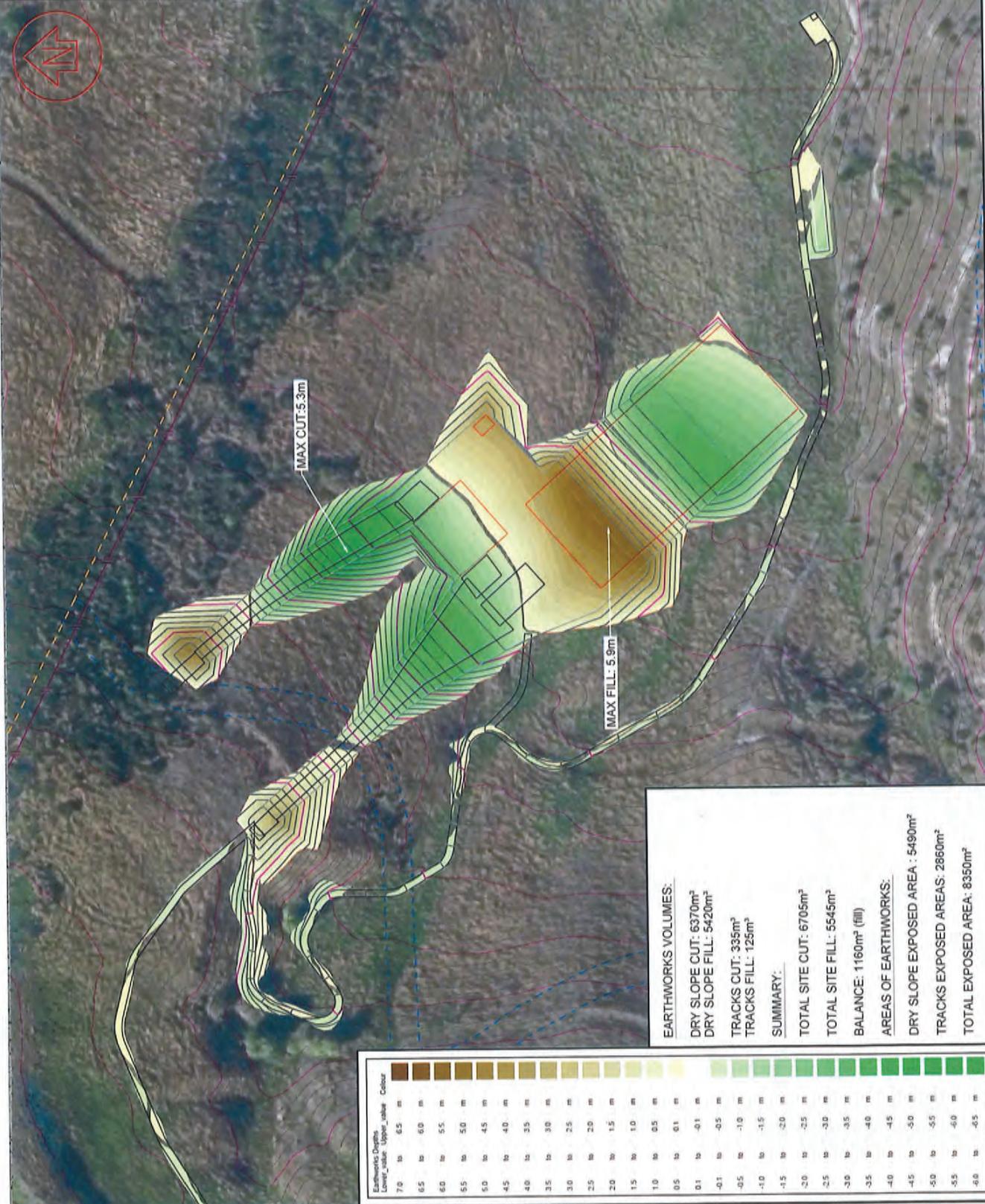
Project:
Earthworks Plan
Dry Slope over
Lot 9 DP 21223

Title:
The Landing Zone
Earthworks Depths Plan
RESOURCE CONSENT

Scale: 750

NO.	DATE	ISSUED BY	REVISION
6148	JUL	AS SHOWN	
WT1547	100	B	MAY 2021

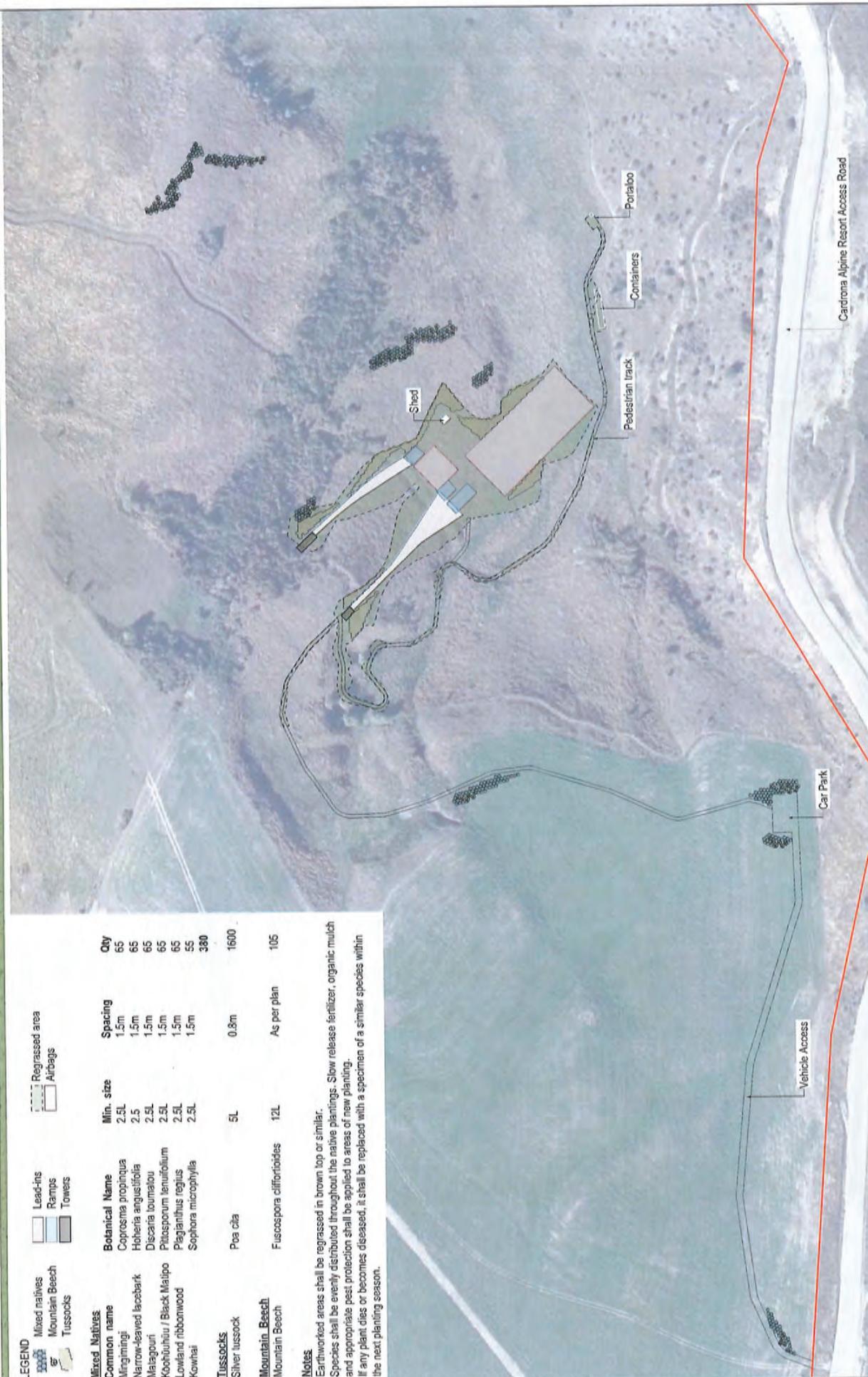
Copyright © The Owners of Lot 9, Waiwaka, C. Hughes & Associates Limited
 This Consent is made under the Resource Management Act 1991.
 Conditions: The information on this plan is for indicative purposes only. The information on this plan is not to be used for any other purpose without the written consent of the surveyor.
 The information on this plan is not to be used for any other purpose without the written consent of the surveyor.



EARTHWORKS VOLUMES:
 DRY SLOPE CUT: 6370m³
 DRY SLOPE FILL: 5420m³
 TRACKS CUT: 335m³
 TRACKS FILL: 125m³
SUMMARY:
 TOTAL SITE CUT: 6705m³
 TOTAL SITE FILL: 5545m³
 BALANCE: 1160m³ (fill)
AREAS OF EARTHWORKS:
 DRY SLOPE EXPOSED AREA : 5490m²
 TRACKS EXPOSED AREAS: 2860m²
 TOTAL EXPOSED AREA: 8350m²

Earthworks Depths	Lower Value	Upper Value	Colour
7.0 to 6.5 m	6.5	7.0	Dark Brown
6.5 to 6.0 m	6.0	6.5	Brown
6.0 to 5.5 m	5.5	6.0	Light Brown
5.5 to 5.0 m	5.0	5.5	Yellowish Brown
5.0 to 4.5 m	4.5	5.0	Yellow
4.5 to 4.0 m	4.0	4.5	Light Yellow
4.0 to 3.5 m	3.5	4.0	Yellow-Green
3.5 to 3.0 m	3.0	3.5	Light Green
3.0 to 2.5 m	2.5	3.0	Green
2.5 to 2.0 m	2.0	2.5	Light Green
2.0 to 1.5 m	1.5	2.0	Yellow-Green
1.5 to 1.0 m	1.0	1.5	Light Green
1.0 to 0.5 m	0.5	1.0	Green
0.5 to 0.1 m	0.1	0.5	Light Green
0.1 to -0.1 m	-0.1	0.1	Green
-0.1 to -0.5 m	-0.5	-0.1	Light Green
-0.5 to -1.0 m	-1.0	-0.5	Green
-1.0 to -1.5 m	-1.5	-1.0	Light Green
-1.5 to -2.0 m	-2.0	-1.5	Green
-2.0 to -2.5 m	-2.5	-2.0	Light Green
-2.5 to -3.0 m	-3.0	-2.5	Green
-3.0 to -3.5 m	-3.5	-3.0	Light Green
-3.5 to -4.0 m	-4.0	-3.5	Green
-4.0 to -4.5 m	-4.5	-4.0	Light Green
-4.5 to -5.0 m	-5.0	-4.5	Green
-5.0 to -5.5 m	-5.5	-5.0	Light Green
-5.5 to -6.0 m	-6.0	-5.5	Green
-6.0 to -6.5 m	-6.5	-6.0	Light Green

JCL
WRB



Common name	Botanical Name	Min. size	Spacing	Qty
Mingimingi	Coprosma propinqua	2.5L	1.5m	65
Narrow-leaved lacebark	Holera angustifolia	2.5	1.5m	65
Malagouri	Discaria toumatou	2.5L	1.5m	65
Kōwhiriū / Black Malipo	Phacosporum tenuifolium	2.5L	1.5m	65
Lowland ribbonwood	Plegianthus regius	2.5L	1.5m	55
Kowhai	Sophora microphylla	2.5L	1.5m	380
Tussocks				
Silver tussock	Poa cita	5L	0.8m	1600
Mountain Beech				
Mountain Beech	Fuscopora cliffortioides	12L	As per plan	105

Notes
 Earthworked areas shall be regrassed in brown top or similar. Species shall be evenly distributed throughout the native plantings. Slow release fertilizer, organic mulch and appropriate pest protection shall be applied to areas of new planting. If any plant dies or becomes diseased, it shall be replaced with a specimen of a similar species within the next planting season.

- LEGEND**
- Mixed natives
 - Mountain Beech
 - Tussocks
 - Lead-ins
 - Ramps
 - Towers
 - Regrassed area
 - Airbags



AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Snow Sports NZ

PERSON AFFECTED PERSON'S DETAILS

I/We Mount Cardrona Station Ltd
Are the owners/occupiers of
Lots 3, 7 and 8 DP 21223,
Lot 10, 11 and 12 DP 446161
Lot 3 DP 512956
Section 6 SO 459975
Lots 1, 2, 3, 4, 5, 6, 7, 8 DP 446161

DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:
Establish and operate a ski related activity (dry slope outdoor recreational activity) for high performance athletes, outside of a ski area sub zone.
Establishing the activity involves providing access, undertaking earthworks, the construction of ramps and inflatable landing bags (and other associated equipment such as compressor and storage facilities etc) as well as structural landscaping.
We support the outcomes sought and any minor changes as potentially directed by Council.
at the following subject site(s):
Lot 9 DP 21223



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

See attached



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) Chris Morton	
	Contact Phone / Email address 0274977190	
	Signature 	Date 24th August 2022

B	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 03 441 0499
E: resourceconsent@qldc.govt.nz
www.qldc.govt.nz



- Notes
- Contours taken from Measured Land Topographic survey 19120, T1 based on LINZ Lot and checked with survey measurement (NEVD2016)
 - Contour interval
Major = 5.0m
Minor = 1.0m
 - Areas and dimensions are subject to survey
 - Aerial image has been sourced from LINZ online database and is for indicative purposes only
 - Water races shown dashed grey (6.04m wide) are now abandoned (Crown Land) - See DP 21223
 - LT 545120 is approved as to survey and is yet to deposit - See RW20100

REV	DATE	BY

C HUGHES & ASSOCIATES LTD
 Surveying and Resource Management - Central Otago
 WAIKATA CROMWELL
 100/100 RICHMOND ST DUNEDIN 9010
 03 478 0000
 www.chasurveyors.co.nz

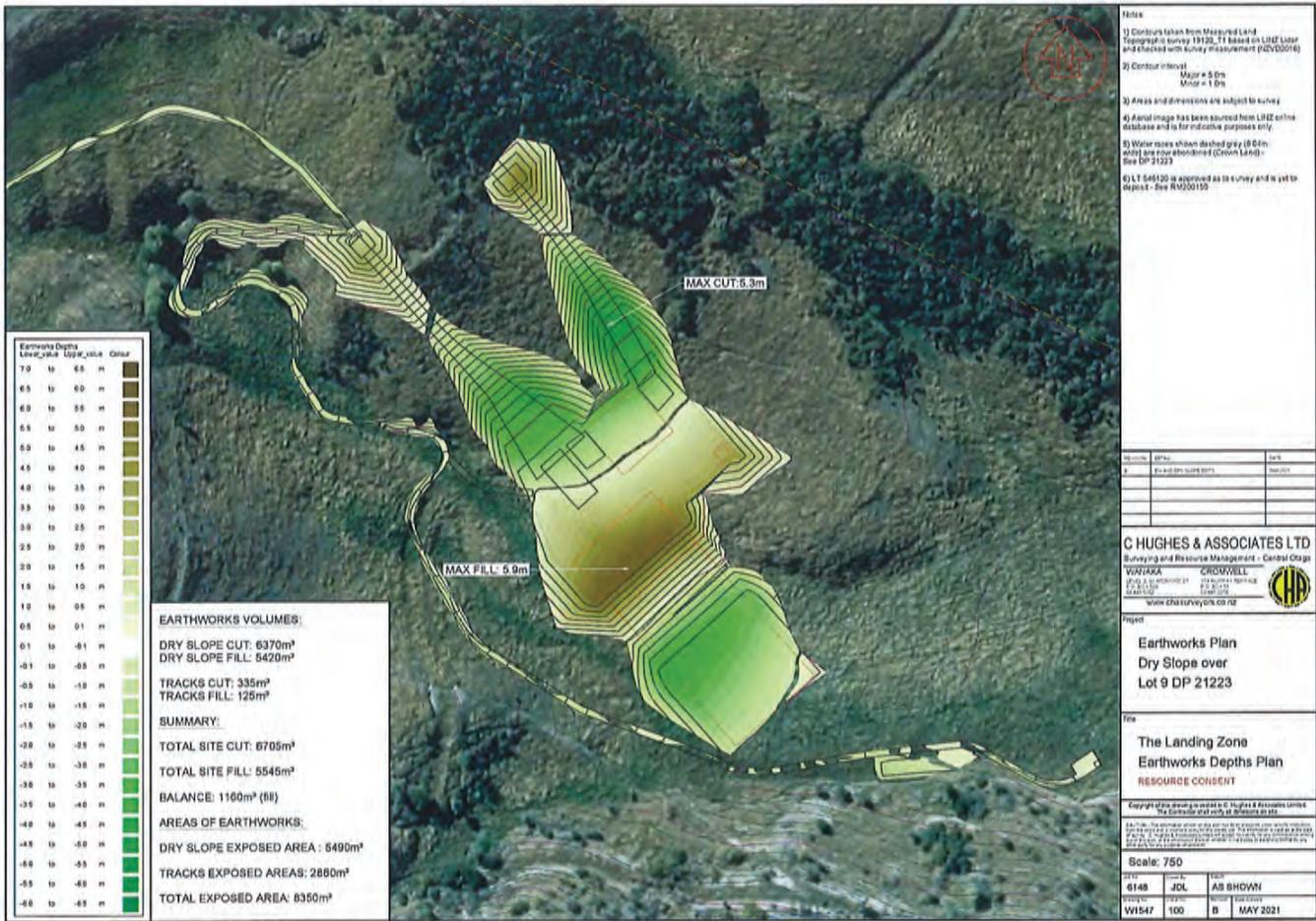
Project
Detail Plan
Dry Slope over
Lot 9 DP 21223

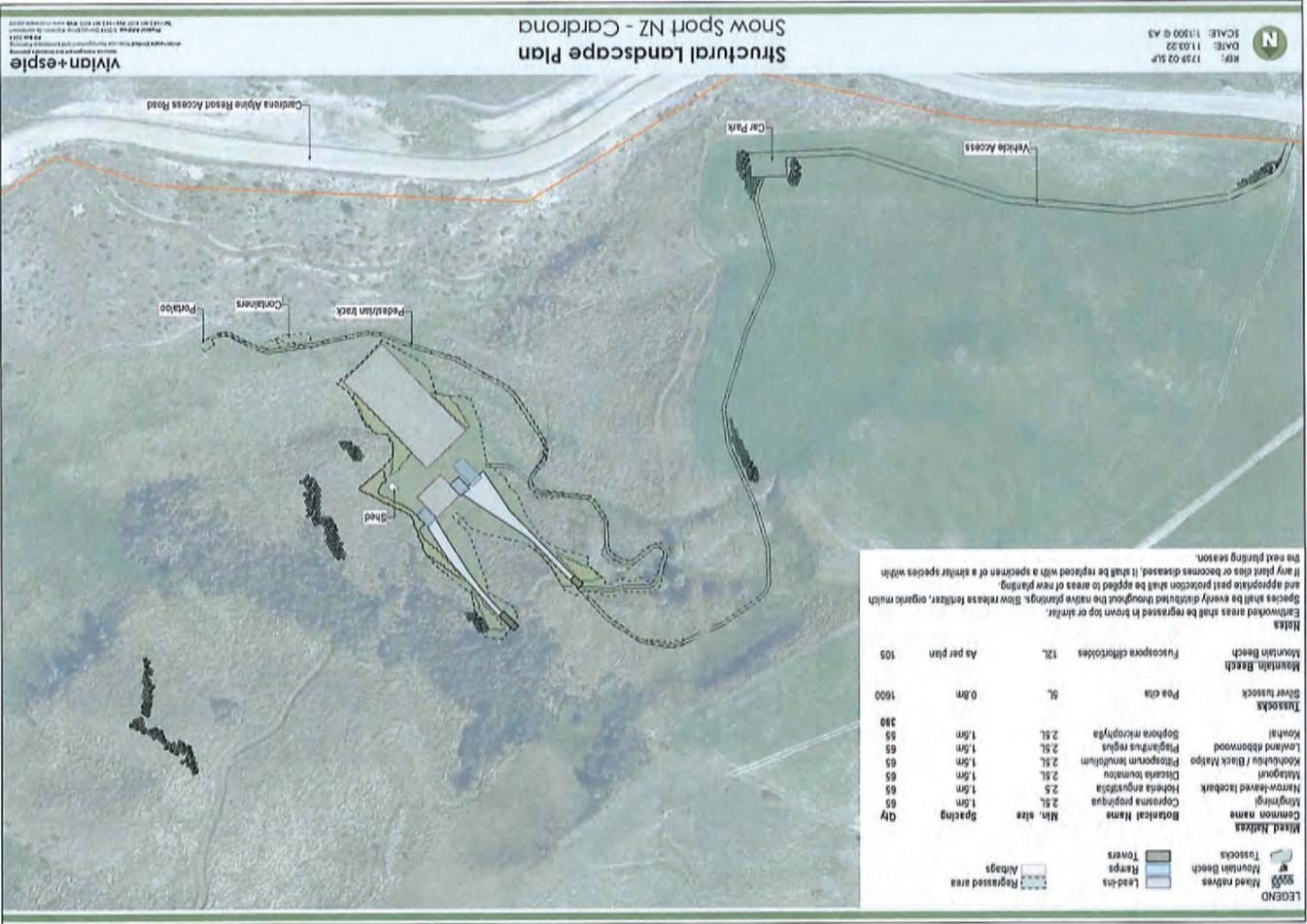
Title
The Landing Zone
Detail Plan
RESOURCE CONSENT

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Scale: 550

DATE: 6148	BY: JDL	CHECKED: AS SHOWN
PROJECT: W1647	SCALE: 300	DATE: A MAY 2021





RFP: 1739 02 SLIP
 DATE: 11.03.22
 SCALE: 1:1500 @ A3
 N

Structural Landscape Plan

Snow Sport NZ - Cardrona

vllan+esple
 vllan+esple.co.nz
 04 378 0000
 100 The Arcade, Auckland
 1001 Auckland, New Zealand

Mixed Native
 Mountain Beech
 Tussocks
 Lead-ins
 Towers
 Rugged area
 Aligns

LEGEND

Common name	Botanical Name	Min. size	Spacing	Qty
Mixed Native	Coprosma propinqua	2.5L	1.5m	65
Narrow-leaved Jacaranda	Hesperia angustifolia	2.5L	1.5m	65
Manringi	Coprosma propinqua	2.5L	1.5m	65
Mountain Beech	Podocarpus nivalis	2.5L	1.5m	65
Kohekohe / Black Manringi	Podocarpus nivalis	2.5L	1.5m	65
Lowland Ribbonwood	Podocarpus nivalis	2.5L	1.5m	65
Kouhau	Sophora microphylla	2.5L	1.5m	65
Tussocks	Poa cava	5L	0.8m	1600
Silver Tussocks	Poa cava	5L	0.8m	1600
Mountain Beech	Fuscopora elliptica	12L	As per plan	105

Notes
 Eaten/overworked areas shall be regrassed in brown top or similar.
 Species shall be evenly distributed throughout the native plantings. Slow releases fertiliser, organic mulch and appropriate pest protection shall be applied to areas of new plantings.
 If any plant dies or becomes diseased, it shall be replaced with a specimen of a similar species within the next planting season.



15 March 2021

File ref: 2021/520
11013-035

Snow Sports New Zealand Incorporated
C/o Nic Cavangh
78 Anderson Road
Wanaka 9305
Attn: Danile Curley, IP Solutions

Tēnā koe Nic Cavangh

**APPLICATION FOR ARCHAEOLOGICAL AUTHORITY UNDER HERITAGE NEW ZEALAND
POUHERE TAONGA ACT 2014: Authority no. 2021/520: F41/589, F41/590, F41/846, Cardrona
Company Water Race, Little's Water Race, Cardrona G D Co. Water Race, Section to the
north of the Cardrona Skifield Road, Cardrona Valley, Queenstown Lakes District**

Thank you for your application for an archaeological authority which has been granted and is attached.

In considering this application, Heritage New Zealand Pouhere Taonga notes that you wish to undertake earthworks associated with the construction of a dry slope facility at the section to the north of the Cardrona Skifield Road. This activity will affect a recorded archaeological site. The Cardrona Valley was location of the Cardrona Gold Field which brought hundreds of miners into the area. Mining techniques used have left a visible mark on the landscape including water races, three of which intersect with the project area. Although the sites have been damaged in the past, they may still possess archaeological values. Water races are an integral part of the gold fields archaeological landscape.

Please inform the s45 approved person and Heritage New Zealand Pouhere Taonga of start and finish dates for the work.

An appeal period from receipt of decision by all parties applies. Therefore this authority may not be exercised during the appeal period of 15 working days, or until any appeal that has been lodged is resolved.

If you have any queries please direct your response in the first instance to:

Nikole Wills
Archaeologist, Otago / Southland
Heritage New Zealand Pouhere Taonga, Dunedin Office
P O Box 5467, Dunedin 9058

Phone (03) 470 2364
Email ArchaeologistOS@heritage.org.nz

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Vanessa Tanner', is centered below the closing. The signature is fluid and cursive, with a large initial 'V' and a long horizontal stroke extending to the right.

Vanessa Tanner
Manager Archaeology

cc: Nic Cavanagh, Snow Sports New Zealand Incorporated
via email at nic@snowsport.co.nz

cc: Danile Curley, IP Solutions
via email at dan@ipsolutions.nz

cc: Benjamin Teele
via email at ben@originteam.co.nz

cc: Cardona Valley Farms Ltd
via email at cardronafarms@gmail.com

cc: Planning Manager
Queenstown Lakes District Council
via email at services@qldc.govt.nz

Pursuant to Section 51 Heritage New Zealand Pouhere Taonga Act 2014 Heritage New Zealand Pouhere Taonga must notify TLAs of any decision made on an application to modify or destroy an archaeological site. We recommend that this advice is placed on the appropriate property file for future reference.

cc: Ministry for Culture and Heritage
via email at protected-objects@mch.govt.nz

Pursuant to Section 51 Heritage New Zealand Pouhere Taonga Act 2014

cc: NZAA Central Filekeeper
Attn: Mary O'Keeffe
via email at centralfilekeeper@archsite.org.nz

cc: Heritage New Zealand Pouhere Taonga Archaeologist, Nikole Wills

cc: Heritage New Zealand Pouhere Taonga Area Manager, Jane Macknight

cc: Heritage New Zealand Pouhere Taonga Pouarahi, Huia Pacey



HERITAGE NEW ZEALAND
POUHERE TAONGA

AUTHORITY

Heritage New Zealand Pouhere Taonga Act 2014

AUTHORITY NO: 2021/520

FILE REF: 11013-035

DETERMINATION DATE: 15 March 2021

EXPIRY DATE: 15 March 2026

AUTHORITY HOLDER: Snow Sports New Zealand Incorporated

POSTAL ADDRESS: Nic Cavanagh, Snow Sports New Zealand Incorporated, 78 Anderson Road, Wanaka 9305

ARCHAEOLOGICAL SITES: F41/589, F41/590, F41/846, Cardrona Company Water Race, Little's Water Race, Cardrona G D Co. Water Race

LOCATION: Section to the north of the Cardrona Skifield Road, Cardrona Valley, Queenstown Lakes District

SECTION 45 APPROVED PERSON: Benjamin Teele

LAND OWNER CONSENT: Completed

This authority may not be exercised during the appeal period of 15 working days, or until any appeal that has been lodged is resolved.

DETERMINATION

Heritage New Zealand Pouhere Taonga grants an authority pursuant to section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological sites described above, within the area specified as Lot 9 DP 21223; Section 2 SO 23628; Section 4 SO 23628; Section 5 SO 23628; Section 7 Block II Cardrona Survey District; Section 9, Block II Cardrona Survey District to Snow Sports New Zealand Incorporated for the proposal to undertake earthworks associated with the construction of a dry ski slope facility at the section to the north of the Cardrona Skifield Road, Cardrona Valley, Queenstown Lakes District, subject to the following conditions:

CONDITIONS OF AUTHORITY

1. The authority holder must ensure that all contractors working on the project are briefed on site by the s45 approved person, who may appoint a person to carry out the briefing on their behalf, prior to any works commencing on the possibility of encountering archaeological evidence, how to identify possible archaeological sites during works, the

archaeological work required by the conditions of this authority, and contractors' responsibilities with regard to notification of the discovery of archaeological evidence to ensure that the authority conditions are complied with.

2. Prior to the start of any on-site archaeological work, the Authority Holder must ensure that Heritage New Zealand Pouhere Taonga is advised of the date when work will begin. This advice must be provided at least 2 working days before work starts. The Authority Holder must also ensure that Heritage New Zealand Pouhere Taonga is advised of the completion of the on-site archaeological work, within 5 working days of completion.
3. Prior to modification of the water races (F41/589, F41/590, F41/846) at the section to the north of the Cardrona Skifield Road, the water races must be investigated, recorded and analysed prior earthworks or their modification to document and recover information about their construction, alteration and use through time.
4. Any archaeological evidence encountered during the exercise of this authority must be investigated, recorded and analysed in accordance with current archaeological practice.
5. The authority holder must ensure that if any possible taonga or Māori artefacts, or sites of Māori origin are encountered, all work should cease within 20 metres of the discovery. The Heritage New Zealand Pouhere Taonga Archaeologist must be advised immediately and no further work in the area may take place until they have responded.
6. Within 20 working days of the completion of the on-site archaeological work associated with this authority, NZAA Site Record Form F41/589, F41/590, F41/846 must be updated based on current archaeological practice (condition 4) and submitted to the Heritage New Zealand Pouhere Taonga Archaeologist and the NZAA Site Recording Scheme.
7. If any archaeological remains other than F41/589, F41/590, F41/846 require any archaeological investigation, recording and analysis, then the authority holder must ensure that within 12 months of the completion of the on-site archaeological work a final report, completed to the satisfaction of the Heritage New Zealand Pouhere Taonga is submitted to the Heritage New Zealand Pouhere Taonga Archaeologist.

Signed for and on behalf of Heritage New Zealand.



Peter Richardson
Director Policy
Heritage New Zealand Pouhere Taonga
PO Box 2629
WELLINGTON 6140

Date 15 March 2021

ADVICE NOTES

Contact details for Heritage New Zealand Archaeologist

Nikole Wills
Archaeologist, Otago / Southland
Heritage New Zealand Pouhere Taonga, Dunedin Office
P O Box 5467, Dunedin 9058

Phone (03) 470 2364, Email ArchaeologistOS@heritage.org.nz

Current Archaeological Practice

Current archaeological practice may include, but is not limited to, the production of maps/ plans/ measured drawings of site location and extent; excavation, section and artefact drawings; sampling, identification and analysis of faunal and floral remains and modified soils; radiocarbon dating of samples; the management of taonga tuturu and archaeological material; the completion of a final report and the updating of existing (or creation of new) site record forms to submit to the NZAA Site Recording Scheme. The final report shall include, but need not be limited to, site plans, section drawings, photographs, inventory of material recovered, including a catalogue of artefacts, location of where the material is currently held, and analysis of recovered material.

Please note that where one is required, an interim report should contain a written summary outlining the archaeological work undertaken, the preliminary results, and the approximate percentage of archaeological material remaining *in-situ* and a plan showing areas subject to earthworks, areas monitored and the location and extent of any archaeological sites affected or avoided.

Rights of Appeal

An appeal to the Environment Court may be made by any directly affected person against any decision or condition. The notice of appeal should state the reasons for the appeal and the relief sought and any matters referred to in section 58 of the Heritage New Zealand Pouhere Taonga Act 2014. The notice of appeal must be lodged with the Environment Court and served on Heritage New Zealand Pouhere Taonga within 15 working days of receiving the determination, and served on the applicant or owner within five working days of lodging the appeal.

Review of Conditions

The holder of an authority may apply to Heritage New Zealand Pouhere Taonga for the change or cancellation of any condition of the authority. Heritage New Zealand Pouhere Taonga may also initiate a review of all or any conditions of an authority.

Non-compliance with conditions

Note that failure to comply with any of the conditions of this authority is a criminal offence and is liable to a penalty of up to \$120,000 (Heritage New Zealand Pouhere Taonga Act 2014, section 88).

Costs

The authority holder shall meet all costs incurred during the exercise of this authority. This includes all on-site work, post fieldwork analysis, radiocarbon dates, specialist analysis and preparation of interim and final reports.

The Protected Objects Act 1975

The Ministry for Culture and Heritage (“the Ministry”) administers the Protected Objects Act 1975 which regulates the sale, trade and ownership of taonga tūturu.

If a taonga tūturu is found during the course of an archaeological authority, the Ministry or the nearest public museum must be notified of the find within 28 days of the completion of the field work.

Breaches of this requirement are an offence and may result in a fine of up to \$10,000 for each taonga tūturu for an individual, and of up to \$20,000 for a body corporate.

For further information please visit the Ministry’s website at <http://www.mch.govt.nz/nz-identity-heritage/protected-objects>.

Land Owner Requirements

If you are the owner of the land to which this authority relates, you are required to advise any successor in title that this authority applies in relation to the land. This will ensure that any new owner is made aware of their responsibility in regard to the Heritage New Zealand Pouhere Taonga Act 2014.



HERITAGE NEW ZEALAND
POUHERE TAONGA

SECTION 45 APPROVED PERSON

Heritage New Zealand Pouhere Taonga Act 2014

AUTHORITY NO: 2021/520

FILE REF: 11013-035

APPROVAL DATE: 15 March 2021

This approval may not be exercised during the appeal period of 15 working days, or until any appeal that has been lodged is resolved.

APPROVAL

Pursuant to section 45 of the Act, **Benjamin Teele**, is approved by Heritage New Zealand Pouhere Taonga to carry out any archaeological work required as a condition of authority 2021/520, and to compile and submit a report on the work done. Benjamin Teele will hold responsibility for the current archaeological practice in respect of the archaeological authority for which this approval is given.

Signed for and on behalf of Heritage New Zealand,

A handwritten signature in blue ink, appearing to read "P. G. Richardson".

**Peter Richardson
Director Policy
Heritage New Zealand Pouhere Taonga
PO Box 2629
WELLINGTON 6140**

Date 15 March 2021