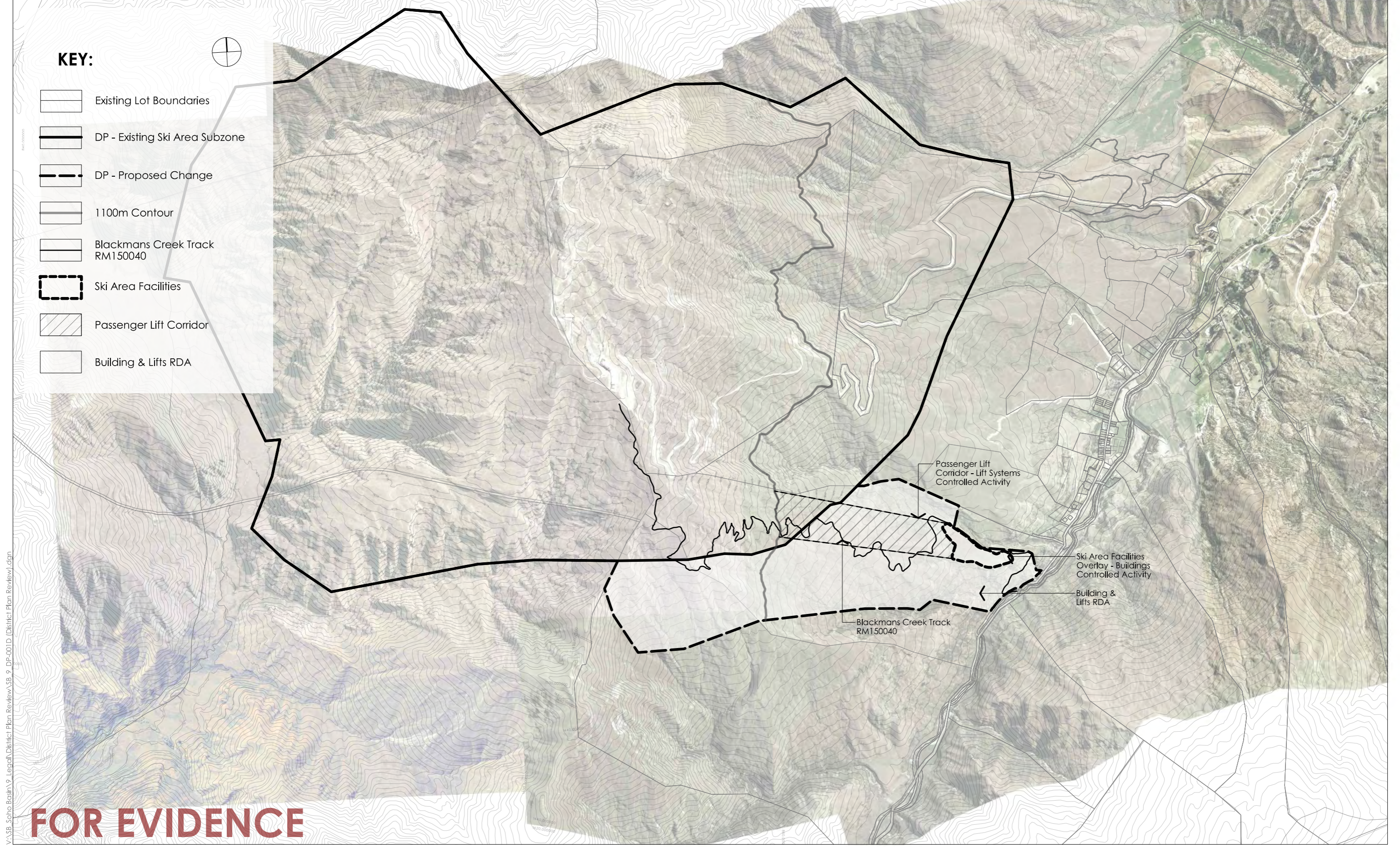










APPENDIX 1

Plans of proposed changes to the Cardrona and Treble
Cone SASZ boundaries by Soho Ski Area Ltd and
Treble Cone Investments Ltd




V:\SB_Soho_Bostr\9_Legal\District Plan Review\SB_9_DP-001D (District Plan Review).dgn

KEY:

-  Existing Lot Boundaries
-  DP - Existing Ski Area Subzone
-  DP - Proposed Change
-  1100m Contour
-  Blackmans Creek Track RM150040
-  Ski Area Facilities
-  Passenger Lift Corridor
-  Building & Lifts RDA

FOR EVIDENCE


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 PO Box 1164, Queenstown 9348
 Tel +64 3 450 2200 Fax +64 3 441 1451
 info@darbypartners.co.nz
 www.darbypartners.co.nz

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

 CONSULTANTS:

NOTES:
 Datum: NZGD: Linds Peak Circuit 1949

REVISION:

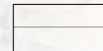
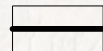
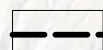
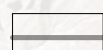
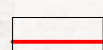
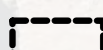
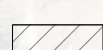

NO	DESCRIPTION	DATE	DRAWN	REVIEWED	APPROVED
-	For Information Only	21.10.15	ZC	-	-
A	For District Plan Review Submission	22.10.15	ZC	RT	-
B	For Information Only	03.03.17	WT	-	-
C	For Information Only	14.03.17	WT	ZC	HM
D	For District Plan Review Submission	21.03.17	WT	ZC	HM

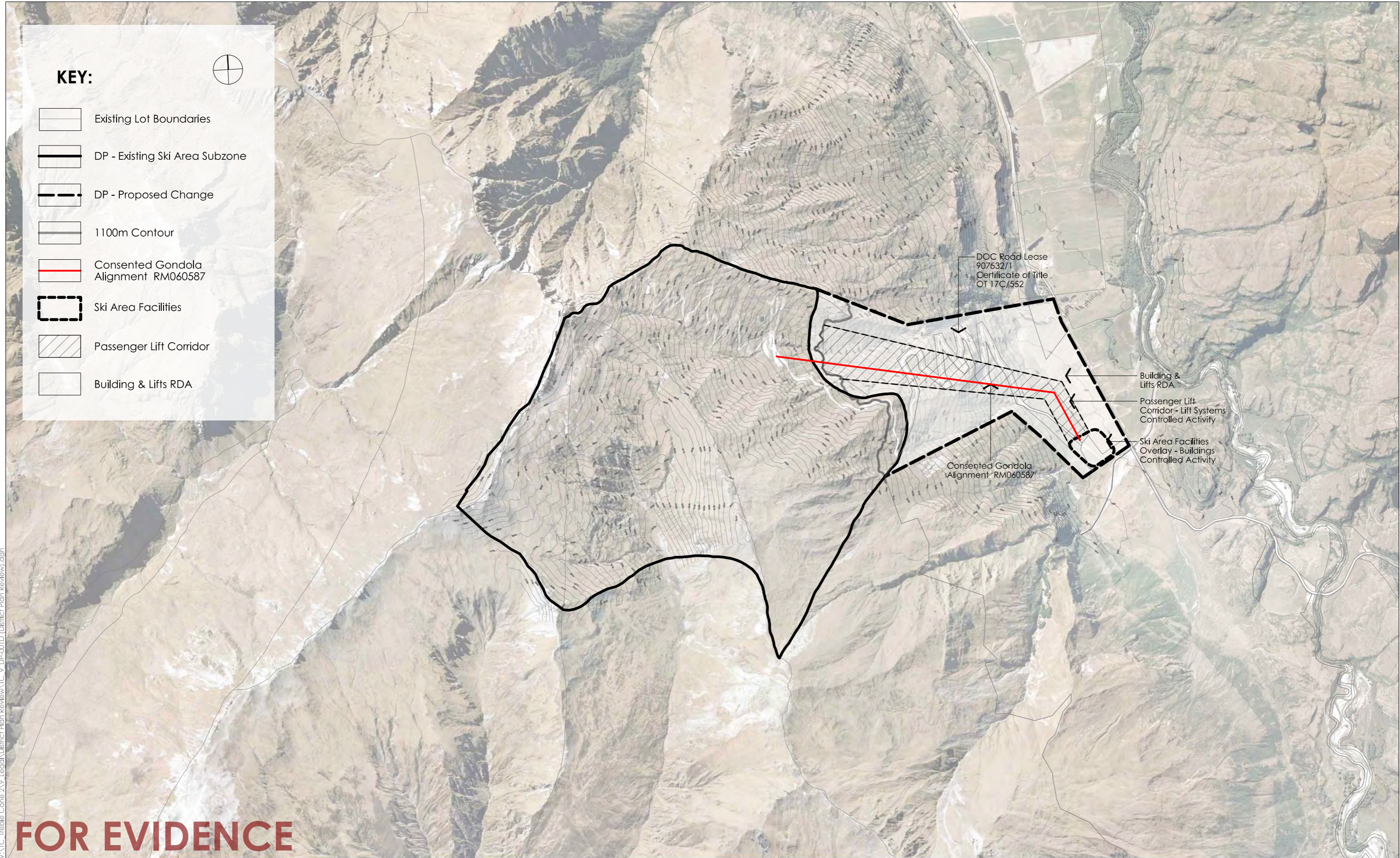
DISTRICT PLAN REVIEW
MAP 10: CARDRONA SKI AREA SUBZONE

PLAN STATUS: **ISSUED** JOB CODE: **SB_9** DRAWING NO: **DP-001** REV: **D**

KEY:

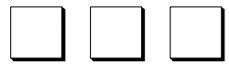


-  Existing Lot Boundaries
-  DP - Existing Ski Area Subzone
-  DP - Proposed Change
-  1100m Contour
-  Consented Gondola Alignment RM060587
-  Ski Area Facilities
-  Passenger Lift Corridor
-  Building & Lifts RDA

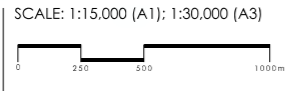


FOR EVIDENCE

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CONSULTANTS:

NOTES:
 Datum: NZGD: Linds Peak Circuit 1949

REVISION:

NO	DESCRIPTION	DATE	DRAWN	REVIEWED	APPROVED
-	For Information Only	21.10.15	ZC	-	-
A	For District Plan Review Submission	22.10.15	ZC	RT	-
B	For District Plan Review Submission	22.10.15	ZC	RT	-
C	For Information Only	03.03.17	WT	ZC	HM
D	For District Plan Review Submission	21.03.17	WT	ZC	HM

DISTRICT PLAN REVIEW
MAP 7: TREBLE CONE SKI AREA SUBZONE

PLAN STATUS: **ISSUED** JOB CODE: **TC_9** DRAWING NO: **DP-001** REV: **D**

APPENDIX 2

Relevant Objectives and Policies from the PDP

Chapter 3 Strategic Directions

Objective 3.2.1.3 Enable the development of innovative and sustainable enterprises that contribute to diversification of the District's economic base and create employment opportunities.

New Objective 3.2.1.4 Recognise and provide for the significant socioeconomic benefits of tourism activities across the District.

Objective 3.2.1.5 [old Objective 3.2.1.4] ~~–Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests~~

The natural and physical resources of the rural areas are valued for their potential to:

- (i) enable tourism, employment, rural living, visitor accommodation and recreation based activities; and
- (ii) accommodate a diverse range of rural based activities and industries, including farming and agriculture, which have a functional need to locate in rural areas.

3.2.1.6 Objective - ~~Recognise the potential for~~ Diversification of land use in rural areas providing to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to adverse effects on rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests are avoided, remedied or mitigated (QLDC Right of Reply, 07/04/16)

3.2.4.1 Objective - ~~Promote development and activities that sustain or enhance the lifesupporting capacity of air, water, soil and ecosystems.~~ Ensure development and activities maintain indigenous biodiversity, and sustain or enhance the life-supporting capacity of air, water, soil and ecosystems. (QLDC Right of Reply, 07/04/16)

3.2.4.3 Objective - Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.

3.2.5.1 Objective – Protection of the natural character quality of the Outstanding Natural Features and Landscapes and Outstanding Natural Features from inappropriate subdivision, use and development. (QLDC Right of Reply, 07/04/16)

Chapter 6 Landscapes

6.3.1 Objective - ~~The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development~~ Landscapes are managed and protected from the adverse effects of subdivision, use and development (QLDC Right of Reply, 07/04/16)

6.3.2 Objective - ~~Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development~~ Landscapes are protected from the adverse cumulative effects of subdivision, use and development. (QLDC Right of Reply, 07/04/16)

Objective 6.3.3– The Protection, maintenance or enhancement of the District’s Outstanding Natural Features and Landscapes (ONF/ONL) from the adverse effects of inappropriate development. (QLDC Right of Reply, 07/04/16)

Policy 6.3.3.2 *Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Landscapes adjacent to Outstanding Natural Features would not degrade the landscape quality, character and visual amenity of Outstanding Natural Features.* (notified version)

Policy 6.3.4.13.3 *Avoid subdivision and development that would degrade the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.* (QLDC Right of Reply, 07/04/16)

Policy 6.3.4.23.4 *Recognise that large parts of the District’s Outstanding Natural Landscapes include working farms and accept that viable farming involves activities which may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected.* (QLDC Right of Reply, 07/04/16)

6.3.4.33.5 *Have regard to adverse effects on landscape character, and visual amenity values as viewed from public places, with emphasis on views from formed roads.* (QLDC Right of Reply, 07/04/16)

6.3.8 Objective - Recognise the dependence of tourism on the District’s landscapes. (notified version)

Policy 6.3.8.1 *Acknowledge the contribution tourism infrastructure makes to the economic and recreational values of the District.* (notified version)

Policy 6.3.8.2 *Recognise that commercial recreation and tourism related activities locating within the rural zones may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values.* (notified version)

Policy 6.3.8.3 *Exclude identified Ski Area Sub Zones from the landscape categories and full assessment of the landscape provisions while controlling the impact of the ski field structures and activities on the wider environment.* (notified version)

Chapter 21 Rural Zone

21.2.6 Objective –~~Encourage~~ The future growth, development and consolidation of existing Ski Area Activities is encouraged within identified Ski Area Sub Zones, while avoiding, remedying or mitigating adverse effects on the environment.

Policy 21.2.6.1 *Identify Ski Field Sub Zones and encourage Ski Area Activities to locate and consolidate within the sub zones* (notified version)

Policy 21.2.6.2 *Control the visual impact of roads, buildings and infrastructure associated with Ski Area Activities.* (notified version)

New Policy 21.2.6.4 *Enable commercial and visitor accommodation activities within Ski Area Sub Zones and associated with a Ski Area Activity, which are complementary to outdoor recreation activities, can realise landscape and conservation benefits and that avoid, remedy or mitigate adverse effects on the environment.*

New Policy 21.2.6.5 To recognise and provide for the functional dependency of ski area activities to transportation infrastructure, such as vehicle access and passenger lift based or other systems, linking on-mountain facilities to the District's road and transportation network

APPENDIX 3

Summary of Changes proposed from evidence presented at the hearings on Stream 02 (Rural) and Stream 04 (Subdivision)

Chapter 33 – Indigenous Vegetation and Biodiversity

- (a) Insert a new exception through the addition of a new Rule 33.3.4.4, as follows:

Indigenous vegetation clearance undertaken on land managed under the Conservation Act in accordance with a Conservation Management Strategy or Concession.

- (b) A new matter of clarification 33.3.2.9, as follows:

Indigenous vegetation clearance undertaken in association with a Ski Area Activity located within a Ski Area Sub-Zone which does not comply with the standards within Tables 2, 3 or 4, is a controlled activity if it complies with Rule 33.4.4.

If Rule 33.4.4 is not met then the activity status is determined by the relevant, Rules 33.4.1, 33.4.2 or 33.4.3.

- (c) Insert a new Rule 33.4.4 within Chapter 33 Indigenous Vegetation and Biodiversity, listing Ski Area Activities located within a SASZ as a controlled activity, as follows:

Table 1	Any activity involving the clearance of indigenous vegetation shall be subject to the following rules:	Non-compliance Status
33.4.4	<p><u>Indigenous vegetation clearance undertaken in association with a Ski Area Activity located within a Ski Area Sub-Zone</u></p> <p><u>Information Requirements</u></p> <p><u>Any application for resource consent under this rule shall include an Ecological Management Plan (EMP) in respect of the particular ski area (noting this may not relate to the whole of the SASZ). The EMP shall outline:</u></p> <p>(a) <u>The areas of vegetation proposed to be disturbed in association with any ski area activities, including any associated with trail development, terrain modification, buildings and passenger lift systems;</u></p> <p>(b) <u>A programme with expected timeframes and the duration of any works within the SASZ resulting in indigenous vegetation clearance;</u></p> <p>(c) <u>The formulation of a Construction Methodology Statement outlining:</u></p> <p>(i) <u>Erosion and Sediment Controls</u></p> <p>(ii) <u>Details on how the ecologically sensitive areas will be fenced and kept free from disturbance during construction activities.</u></p> <p>(iii) <u>Details on how the hydrological regime of any cushion and rushland bog environments will be maintained.</u></p> <p>(iv) <u>A plan showing the location of restoration planting and the designated areas for the</u></p>	<u>C</u>

	<p><u>storage of tussocks prior to re-planting.</u></p> <p>(v) <u>Methods to manage the relocation of tussock plants to ensure a high level of survival.</u></p> <p>(vi) <u>Methods shall include removal of plants to maintain their full root structure, avoidance of stockpiling to avoid crushing and die off, watering during storage and re planting as quickly as possible after removal.</u></p> <p>(vii) <u>Methods to manage and avoid spillage of cement or diesel and any other noxious substances.</u></p> <p>(viii) <u>Methods to avoid the spread of invasive weed spread.</u></p> <p>(d) <u>Consistency with any management plans relevant to indigenous vegetation prepared under any other legislation that applies to the land;</u></p> <p>(e) <u>An on-going monitoring regime to report on the ecological effects of construction works and the performance of restoration works;</u></p> <p>(f) <u>The process for reviewing and updating the EMP on the basis of further information, greater knowledge of the environment and outcomes from monitoring; and</u></p> <p>(g) <u>Detailed design plans showing the final locations of any buildings, structures and passenger lift systems, following construction.</u></p> <p><u>With Councils control limited to:</u></p> <ul style="list-style-type: none"> • <u>Effects on nature conservation values</u> 	
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Chapter 21 - Rural

(a) Amend Rule 21.4.19, as follows:

	Table 1 – Activities Rural Zone	Activity
21.4.19	<i>Ski Area Activities not located within a Ski Area Sub Zone, with the exception of <u>Passenger Lift Systems or other transportation system, land based vehicle access, heli-skiing and non-commercial skiing.</u></i>	NC

(b) Amend Rule 21.5.28, as follows:

	Table 7 – Standards for Ski Area Activities within the Ski Area Sub Zones	Activity
21.5.28	<p><i>Ski tows and lifts</i> <u>Vehicle Access, Passenger Lift Systems and other transportation systems</u></p> <p><u>Including, vehicle access, Passenger Lift Systems or other transportation systems located outside of a Ski Area Sub Zone that are used to convey</u></p>	C

	<p><u>passengers to and from a Ski Area Sub Zone.</u></p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • <i>The extent to which the ski tow or lift or building vehicle access, Passenger Lift System or other transportation system breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.</i> • <i>Whether the materials and colour to be used are consistent with the rural landscape of which the tow or lift or building vehicle access, Passenger Lift System or other transportation system will form a part.</i> • <i>Balancing environmental considerations with operational characteristics.</i> • Earthworks associated with the formation of any vehicle access 	
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(c) Insert new Rules 21.5.32, 21.5.33, 21.5.34 and 21.5.35 (Revised Proposal), as follows:

<u>21.5.32</u>	<p><u>Visitor Accommodation Activities associated with Ski Area Activities in a Ski Area Sub-Zones</u></p> <p><u>Information Requirements:</u></p> <p><i>Any applications for resource consent under this rule shall include a Landscape and Ecological Management Plan in respect of the particular ski area (noting this may not relate to the whole of the Ski Area Sub-Zone).</i></p> <p><u>Matters of Discretion:</u></p> <p><i>The Council's discretion is restricted to:</i></p> <ol style="list-style-type: none"> i. <i><u>The identification and protection of prominent rock outcrops, ridgelines and areas of particular landscape sensitivity;</u></i> ii. <i><u>Opportunities to remedy visually adverse landscape effects related to past ski area activities;</u></i> iii. <i><u>The identification of streams, wetland, bogs and any habitats of any significant flora and fauna</u></i> iv. <i><u>Measures to enhance degraded habitats and protect any other significant ecological habitats</u></i> v. <i><u>Effects on landscape and amenity values through the location of sites for all building development</u></i> vi. <i><u>Subdivision layout (if relevant)</u></i> vii. <i><u>The protection of areas of open space</u></i> viii. <i><u>In respect to visitor accommodation activities, the matters listed above as well as:</u></i> <ol style="list-style-type: none"> a) <i><u>Traffic generation, vehicle access and car parking</u></i> b) <i><u>Scale of the activity</u></i> 	<u>RD</u>
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	<p>c) <u>Noise</u></p> <p>d) <u>Hours of operation</u></p> <p>e) <u>Infrastructure services</u></p>	
<u>Rule 21.5.33</u>	<u>Visitor accommodation associated with Ski Area Activities and located in a Ski Area Sub-Zone shall not result in a duration of stay for any guests, workers, staff or on-site manager greater than 6 months in any 12 month period.</u>	<u>D</u>
<u>Rule 21.5.34</u>	<u>Visitor accommodation associated with Ski Area Activities and located in a Ski Area Sub-Zone shall not be located below an altitude of 1,100 m above sea level.</u>	<u>D</u>
<u>Rule 21.5.35</u>	<u>The subdivision, use or development of land within any Ski Area Sub Zone for Visitor Accommodation purposes in the absence of resource consent granted under Rule 21.5.32</u>	<u>D</u>

Chapter 27 Subdivision

- (a) Insert a new Rule 27.5.7 (revised proposal) with the following controlled activity rule, noting also subsequent rules will need renumbering.

<u>27.5.7</u>	<p><u>Subdivision within any Ski Area Sub Zone for any Ski Area Activity and associated building</u></p> <p><i>Council's control is restricted to:</i></p> <p>a. <u>The matters of control within Rule 27.5.5;</u></p> <p>b. <u>The relationship between the subdivision layout and ski area activities</u></p> <p>c. <u>Effects on landscape values</u></p> <p>d. <u>Effects on ecological values</u></p> <p>e. <u>Measures to secure positive benefits for landscape and ecological values, including:</u></p> <p>i. <u>The identification and protection of prominent rock outcrops, ridgelines and areas of particular landscape sensitivity;</u></p> <p>ii. <u>Opportunities to remedy visually adverse landscape effects related to past ski area areas;</u></p> <p>iii. <u>The identification of streams, wetland, bogs and any habitats of any significant flora and fauna</u></p> <p>iv. <u>Measures to enhance degraded habitats and protect any other significant ecological habitats</u></p>	<u>C</u>
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- (b) Amend Rule 27.7.1 (Revised proposal), as follows:

27.7.1	<p>Subdivision undertaken in accordance with a structure plan, spatial layout plan, a <u>Landscape and Ecological Management Plan</u> in respect of any Ski Area Sub zone or concept development plan that is identified in the District Plan.</p> <p><u>Council's cControls restricted/limited to all of the following:</u></p> <p><u>The matters of discretion listed within Rule 27.5.5:</u></p> <ul style="list-style-type: none"> • The extent to which the subdivision is consistent with the relevant location specific objectives and policies in part 27.3; • Lot sizes, averages and dimensions; • Subdivision design, lot configuration, roading patterns (including footpaths and walkways) in accordance <u>Compliance</u> with the applicable structure plan or spatial layout plan; • The extent to which the subdivision design achieves the subdivision and urban design outcomes set out in QLDC Subdivision Design Guidelines; • Property access; • Landscaping and vegetation; • Heritage, where applicable; • Esplanade provision; • Natural and other hazards; • Fire fighting water supply; • Water supply; • Stormwater design and disposal; • Sewage treatment and disposal; • Energy supply and telecommunications; • Open space and reserves; • Easements; • Opportunities for enhancement of ecological and natural values; • Provision for internal walkways, cycle ways and pedestrian linkages; • The nature, scale and adequacy of environmental protection measures associated with earthworks. <p><u>In respect to subdivision within Ski Area Sub Zones:</u></p> <ul style="list-style-type: none"> • <u>Measures to secure protection of prominent rock outcrops, ridgelines and areas of particular landscape sensitivity;</u> • <u>Measures to protect areas of open space;</u> • <u>The relationship between the subdivision layout and the ski area activities</u> 	C
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APPENDIX 4

Relevant Objectives and Policies from the Otago
Regional Policy Statement (Decisions Version)

Relevant provisions of the Otago Regional Policy Statement, as amended by decisions on 1 October 2016

Objective 3.2 Otago's significant and highly-valued natural resources are identified, and protected or enhanced

Policy 3.2.4 Managing outstanding natural features, landscapes and seascapes

Protect, enhance and restore outstanding natural features, landscapes and seascapes, by all of the following:

- a) *Avoiding adverse effects on those values which contribute to the significance of the natural feature, landscape or seascape;*
- b) *Avoiding, remedying or mitigating other adverse effects*
- c) *Recognising and providing for the positive contributions of existing introduced species to those values;*
- d) *Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;*
- e) *Encouraging enhancement of those areas and values which contribute to the significance of the natural feature, landscape or seascape.*

Policy 3.2.6 Managing highly valued natural features, landscapes and seascapes

Protect or enhance highly valued natural features, landscapes and seascapes, by all of the following:

- a) *Avoiding significant adverse effects on those values which contribute to the high value of the natural feature, landscape or seascape;*
- b) *Avoiding, remedying or mitigating other adverse effects;*
- c) *Recognising and providing for positive contributions of existing introduced species to those values;*
- d) *Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;*
- e) *Encouraging enhancement of those values which contribute to the high value of the natural feature, landscape or seascape.*

Objective 5.3 Sufficient land is managed and protected for economic production

Policy 5.3.1 Rural activities

Manage activities in rural areas, to support the region's economy and communities, by all of the following:

- a) *Enabling primary production and other rural activities that support the rural economy;*
- b) *Minimising the loss of significant soils;*
- c) *Restricting the establishment of activities in rural areas that may lead to reverse sensitivity effects;*
- d) *Minimising the subdivision of productive rural land into smaller lots that may result in rural residential activities;*

- e) *Providing for other activities that have a functional need to locate in rural areas, including tourism and recreational activities that are of a nature and scale compatible with rural activities.*

APPENDIX 5

Proposed changes to Chapter 21 Rural Zone Rules

Suggested changes made to the rules at the Rural Zone hearing are shown as underline or ~~strikethrough~~

Suggested changes to the rules for the hearing on the SASZs (Planning Maps), including those from the Rural zone hearing are shown as underline or ~~strikethrough~~ and **highlighted**.

	Table 7 – Standards for Ski Area Activities within the Ski Area Sub Zones	Activity
21.5.27	<p><i>Construction, relocation, addition or alteration of a building, including building below 1,100masl within the Ski Area Facilities Overlay.</i></p> <p><i>Control is reserved to all of the following:</i></p> <ul style="list-style-type: none"> <i>Location, external appearance and size, colour, visual dominance.</i> <i>Associated earthworks, access and landscaping.</i> <i>Provision of water supply, sewage treatment and disposal, electricity and communication services (where necessary).</i> <i>Lighting</i> 	C
27.5.27.1	<p><u>Construction, relocation, addition or alteration of a building, below 1,100masl and located outside of the Ski Area Facilities Overlay</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <u>The matters of control listed in Rule 21.5.27</u> <u>Landscape and amenity values</u> <u>Natural conservation values</u> 	RD
21.5.28	<p><i>Ski tows and lifts</i> <u>Vehicle Access, Passenger Lift Systems and other transportation systems</u></p> <p><i>Including, vehicle access, Passenger Lift Systems or other transportation systems located outside of a Ski Area Sub Zone that are used to convey passengers to and from a Ski Area Sub Zone.</i></p> <p><i>Control is reserved to all of the following:</i></p> <ul style="list-style-type: none"> <i>The extent to which the ski tow or lift or building <u>vehicle access, Passenger Lift System or other transportation system</u> breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.</i> <i>Whether the materials and colour to be used</i> 	C

<p>21.5.28.1</p> <p>21.5.28.2</p>	<p>are consistent with the rural landscape of which the tow or lift or building vehicle access, Passenger Lift System or other transportation system will form a part.</p> <ul style="list-style-type: none"> • <i>Balancing environmental considerations with operational characteristics.</i> • Earthworks associated with the formation of any vehicle access <p>Passenger Lift Systems located within any Passenger Lift Corridor</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none"> • The matters listed in Rule 21.5.28 above • Measures to minimise the landscape and ecological impacts of temporary construction activity, including through the adoption of a Construction Management Plan • Avoiding internal cabin and tower lighting outside of the top and bottom station buildings <p>Passenger Lift Systems below 1,100masl and located outside of the Passenger Lift Corridor Overlay</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The matters of discretion listed in Rule 21.4.19 	<p>C</p> <p>RD</p>
<p>21.5.36</p>	<p>The construction of any new access road below 1,100masl</p> <p>The Council reserves discretion to the following matters:</p> <ul style="list-style-type: none"> ▪ The nature and scale of the earthworks • Environmental protection measures ▪ Remedial works and revegetation • The effects on landscape and visual amenity values ▪ The effects on land stability and flooding ▪ The effects on water bodies ▪ The effects on cultural and archaeological sites • Noise 	<p>RD</p>