

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Rezoning Hearing
Stream 11 (Ski Area
Sub Zones)

**STATEMENT OF EVIDENCE OF MARION READ
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

SKI AREA SUBZONES

10 March 2017

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1. INTRODUCTION

- 1.1 My full name is Marion Read. I am the principal of my own landscape planning consultancy, Read Landscapes. I have been in this position since June 2013.
- 1.2 I hold a Bachelor of Landscape Architecture with Honours from Lincoln University, a PhD in Landscape Architecture also from Lincoln University, and a Masters of Resource and Environmental Planning from Massey University. I have ten years' experience in landscape planning. In addition I have a Bachelor of Arts from Otago University and a Certificate of Proficiency in Landscape Revegetation from Massey University. I am a member of the New Zealand Institute of Landscape Architects and the New Zealand Planning Institute.
- 1.3 I have been engaged by the Queenstown Lakes District Council (**QLDC**) to provide evidence in relation to landscape matters regarding proposed extensions to the Ski Area Sub Zones within the District.
- 1.4 I have been providing QLDC with expertise in relation to landscape issues since 2005. I have been involved in a number of plan changes, including PC19 (Frankton Flats), PC26 (Wanaka Airport), PC28 (Trails), PC39 (Arrowtown South), PC41 (Shotover Country), PC44 (Hanley Downs), PC45 (Northlake), PC50 (Queenstown Town Centre) and PC51 (Peninsula Bay North). In addition I provided QLDC with a report regarding the proposed urban boundaries of Queenstown and Wanaka, which I believe helped inform Plan Changes 20, 23 and 30. I have provided landscape evidence on behalf of both QLDC and applicants with regard to plan changes and resource consent applications at numerous Council hearings. I have appeared in the Environment Court as a landscape witness on behalf of QLDC on numerous occasions regarding both resource consents and plan changes. I am familiar with the rural areas of the District having lived in the area for five years and now worked intensively and extensively within the area for eleven. I have been involved in aspects of the preparation of the PDP for some years.
- 1.5 In relation to the PDP, I have to date prepared three statements of evidence on behalf of the Council, for the Strategic Directions and Landscape chapters (in Hearing Stream 1), for the Rural chapters (in Hearing Stream 2) and for the Jacks Point Zone chapter (in Hearing Stream 9).

1.6 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

1.7 The key documents I have used, or referred to, in forming my view while preparing this brief of evidence are as follows:

- (a) the Right of Reply version of the Stage 1 chapters including in particular Reply Chapter 21, Rural dated 3 June 2016 **[CB15]**, that are included in the Council's Common Bundle of Documents (**CB**);
- (b) the s42A report **[CB41]** and right of reply **[CB42]** for the Rural Chapter 21 as it relates to Ski Area Sub Zones;
- (c) my evidence provided in the Strategic Direction hearing dated 19 February 2016 **[CB38]**;
- (d) my evidence provided in relation to the Rural chapter 21, dated 6 April 2016 **[CB47]**; and
- (e) Planning Maps 7, 10, 13 and 24 **[CB27]**.

1.8 I have attached to this evidence the following:

- Appendix A** – Extent and context of Mount Cardrona Station Special Zone;
- Appendix B** – Extension sought by Soho Ski Area Limited;
- Appendix C** – Extension sought by Anderson Branch Creek Limited;
- Appendix D** – Extension sought by Treble Cone Investments Ltd;
- Appendix E** – Maps and photographs relating to extension sought by NZ Ski Limited;
- Appendix F** – *Wakatipu Environmental Society Incorporated v Queenstown Lakes District Council* Environment Court Order RMA1165/98, 18 July 2005; and
- Appendix G** – View from Skippers Road up Dirty Four Creek.

1.9 When I refer to PDP provisions, I am always referring to the Council's right of reply version of the PDP, as included in the Council's Bundle.

2. SCOPE

2.1 My evidence addresses the landscape-related effects of Stage 1 submissions related to the Ski Area Sub Zones (**SASZ** or **Sub Zone**). These seek that the SASZ overlay be extended or added on to areas of the notified Rural Zone.

2.2 I have structured this evidence by focusing on each SASZ in turn as follows:

- (a) Cardrona Ski Area Sub Zone;
- (b) Treble Cone Ski Area Sub Zone;
- (c) Remarkables Ski Area Sub Zone; and
- (d) Coronet Ski Area Sub Zone.

3. EXECUTIVE SUMMARY

3.1 The key conclusions in my evidence are as follows:

Cardrona Ski Area Sub Zone

- (a) four extensions are proposed to the Cardrona SASZ;
- (b) from a landscape perspective, all proposed extensions to the SASZ would likely give rise to adverse effects on the landscape of the Cardrona Valley. I consider that none are, consequently, appropriate from a landscape perspective.

Treble Cone Ski Area Sub Zone

- (c) an extension of the Treble Cone Ski Area Sub Zone is proposed which would extend the SASZ to the Mount Aspiring Road; and
- (d) the existing consent for a gondola to service the ski field is considered to provide appropriate levels of protection for the landscape whilst facilitating this development. The proposed SASZ extension would likely give rise to adverse effects on the landscape of the Motutapu Valley. I consider that the zone extension is not appropriate from a landscape perspective.

Remarkables Ski Area Sub Zone

- (e) two extensions to the Ski Area Subzone are requested, one on the eastern margin of the existing SASZ and one some distance away in the Coneburn Valley adjacent to State Highway 6;
- (f) the eastern extension (Area 1) would facilitate development which would likely give rise to significant adverse effects on a highly valued and highly accessible alpine landscape. For this reason it is considered that the zone extension is not appropriate from a landscape perspective.
- (g) the SASZ extension proposed for the State Highway 6 site (Area 2) would facilitate development which, in that location, would likely give rise to adverse effects on the landscape of the lower Remarkables Range. For this reason it is considered that the zone extension is not appropriate from a landscape perspective.

Coronet Peak Ski Area Sub Zone

- (h) two extensions are proposed to the Coronet Peak Ski Area Sub Zone. One is located on the eastern margin of the zone within the Coronet Creek catchment. The other is located on the western margin of the zone within the Dirty Four Creek catchment;
- (i) the proposed extension into the Coronet Creek catchment would facilitate development which would likely give rise to adverse effects on the landscape of the vicinity. For this reason it is considered that the zone extension is not appropriate from a landscape perspective; and
- (j) the proposed extension into the Dirty Four Creek catchment would facilitate development which would likely give rise to adverse effects on the landscape of the vicinity. This is a part of the wider Skippers catchment which is a highly valued landscape. For this reason it is considered that the zone extension is not appropriate from a landscape perspective.

4. BACKGROUND

- 4.1 I provide description of the landscape of each SASZ in the substantive sections of my evidence. In general I note that the existing ski field operations

(as opposed to the existing SASZ boundaries), apart from Coronet Peak, are well contained so that the effects of land shaping, and of structures and buildings are limited in their impact on the character and quality of the wider landscape. In other words, the extent of the SASZ, in most cases, vastly exceeds the area occupied by the Ski Area Activities (**SAA**).

4.2 I understand that under Rule 6.4.1.3(a) the landscape categories still apply to the SASZ but that the relevant assessment matters do not apply to any Ski Area Activities within the SASZ. I also understand that under Rule 21.4.18, Ski Area Activities are permitted within a SASZ.

4.3 In terms of relevant definitions, the Council's position on the "Ski Area Activities" and "passenger lift systems" definitions are as follows **[CB2]**:

Ski Area Activities	<p>Means the use of natural and physical resources for the purpose of providing for <u>establishing, operating and maintaining the following activities and structures:</u></p> <ul style="list-style-type: none"> • recreational activities either commercial or non-commercial; • chairlifts, t-bars and rope tows to facilitate commercial recreational activities <u>passenger lift systems;</u> • use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities; • activities ancillary to commercial recreational activities <u>including avalanche safety, ski patrol, formation of snow trails and terrain;</u> • <u>installation and operation of snow making infrastructure including reservoirs, pumps and snow makers;</u> and • in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories.
<u>Passenger Lift Systems</u>	<p><u>Means any mechanical system used to convey or transport passengers within or to a Ski Area Sub-Zone, including chairlifts, gondolas, T-bars and rope tows, and including all moving, fixed and ancillary components of such systems such as towers, pylons, cross arms, pulleys, cables, chairs, cabins, and structures to enable the embarking and disembarking of passengers. Excludes base and terminal buildings.</u></p>

4.4 Ski Area Activities within the SASZ are permitted activities (Rule 21.4.18). Table 7 of Chapter 21 is relevant to the SASZ, with the activities listed in that table being controlled activities (with the exception of Visitor Accommodation,

which is restricted discretionary). Controlled activities include the construction, relocation, addition or alteration of a building (which would include a terminal/base building)s, and Passenger Lift Systems. Car parks and commercial activities are excluded from Ski Area Activities and so would be assessed under the general provisions for the underlying Rural zone (although I note commercial recreational activities are a Ski Area Activity).

- 4.5** I also understand that under Rule 21.4.19, Ski Area Activities not located within a Ski Area Sub Zone are non-complying activities, with the specific exception of commercial heli-skiing which is to be treated as a commercial recreation activity under Rule 21.4.16 and therefore permitted if it met the standards in Table 5. Otherwise commercial recreational activities fall within the definition of Ski Area Activities. Visitor Accommodation is a restricted discretionary activity through reply Rule 21.5.X.¹
- 4.6** In making my assessment I have anticipated that the proposed zone change would facilitate the execution of earthworks as a permitted activity, and a number of other activities including the construction of gondolas and chairlifts and the construction of buildings as a controlled activity; and the operation of visitor accommodation as a restricted discretionary activity.
- 4.7** I understand that earthworks in the SASZ are currently exempt from the earthworks rules in the Operative District Plan, Chapter 22, and I have made my assessments on this basis. I also understand that Council has resolved to notify the earthworks chapter in Stage 2 of the Review as far as it applies to Volume 1 land (ie which includes the land I am considering in this evidence). I note that Ms Banks has discussed this, and its implications, in some detail in her evidence.
- 4.8** In order to provide a framework for the assessment of these proposed zone extensions I have followed this basic structure:
- (a) effects on landscape quality and character;
 - (b) effects on visual amenity;
 - (c) integration with existing development/zoning; and
 - (d) potential for cumulative effects.

¹ "X" appears to be a placeholder in this reply rule number.

5. CARDRONA SKI AREA SUB ZONE

5.1 **Figure 1** below shows all the extensions sought to the Cardrona SASZ.

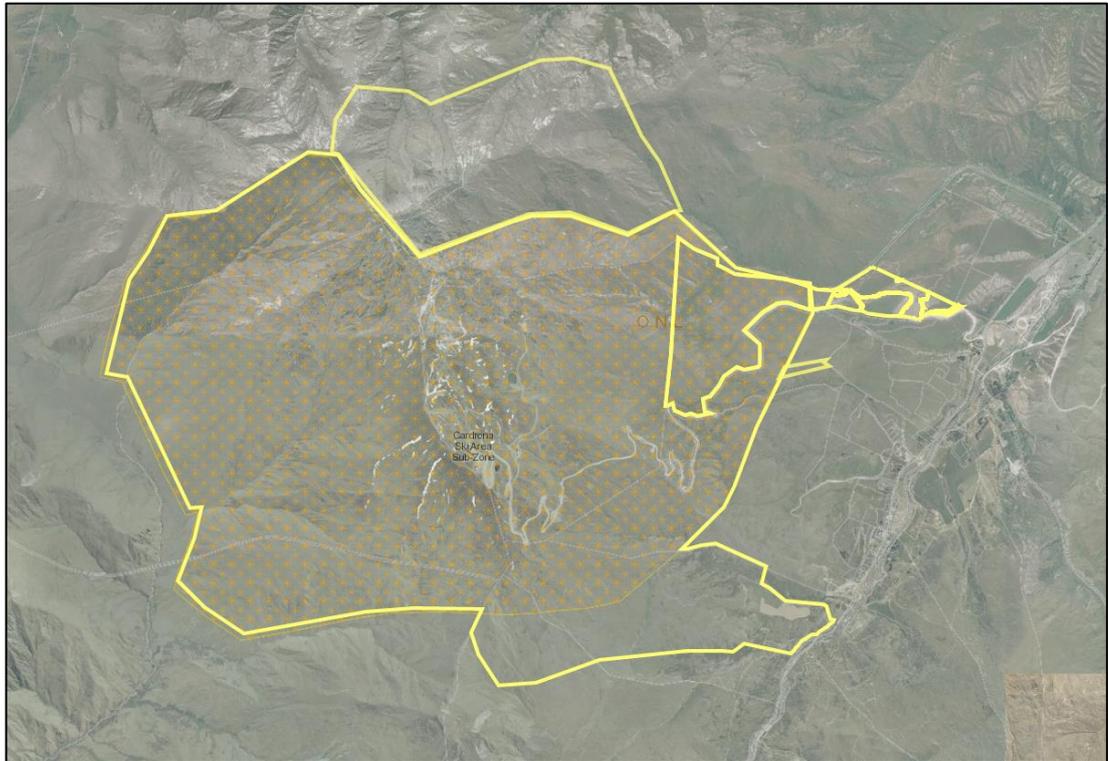


Figure 1: Extensions sought to Cardrona SASZ

5.2 The Cardrona Valley is an important part of the landscape of the wider District. In part this is because of the Crown Range Road, the highest State Highway in the country. This road affords tourists and locals alike an alpine experience without leaving their vehicle. It also provides expansive views of the Wakatipu Basin. The valley itself provides the experience of the transition from the Upper Clutha Basin through a mountain valley environment past the headwaters of the River to an alpine pass. The entire valley is classified as a part of the broader Outstanding Natural Landscape of the Pisa, Criffel and Crown Ranges and the massif of Mounts Alpha and Roy. The landscape of the valley has high natural character and scenic value, and also high cultural value having been the location of extensive gold mining, evidence of which is widely visible in the landscape.

5.3 To the north of Cardrona township the valley typically has a flat floor through which the river meanders. The valley walls rise steeply on both sides, but on

the western side intermediary terraces are common. On the eastern side the land form rises steadily and more evenly from the floor to the summit. The Cardrona township is located at a pinch point in the valley where it narrows and the flat valley floor becomes almost completely absent. In addition to narrowing, the valley steepens at this point.

- 5.4** The portion of the valley which could be affected by the proposed SASZ extensions is limited to approximately 13 km of the valley extending from the vicinity of Bridge 8, 5.5km south of the township to the Boundary Creek bridge approximately 7km north of the township. At the most southern extent of this range, the Blackmans Creek property (Soho Ski) becomes visible from the highway. From the most northern extent the north eastern spur of Mount Cardrona becomes visible (Anderson Branch Creek) when travelling south.
- 5.5** The majority of the valley is open, in the sense of there being little obvious built development. A special zone, the Mount Cardrona Station Special Zone (**MCSSZ**) is located approximately three quarters of a kilometre north of the township on an elevated terrace on the western side of the valley. This zone is currently subject to a plan change proposal (**PC52**) which aims to alter its internal configuration. The landscape analysis undertaken for PC18 which established the operative MCSSZ, noted that the area of the zone that was subsequently established would not give rise to development which was visible from the Cardrona Valley Road. I do note for completeness that a visual simulation included in the current plan change proposal suggests that development within the existing zone may actually be visible from north of the township. In addition it would be visible from the Cardrona Ski Field access road, from the Snow Farm road, and from the Meg Pack Track. The existing zone also allows for the construction of a future gondola.
- 5.6** A further subdivision exists adjacent to and south of the MCSSZ in Pringles Creek Road. This has established eight small and four larger residential lots, also located on the elevated terrace.
- 5.7** Consent also exists for a gondola to extend from the valley floor to the north of the township, providing access to the Snow Farm property on the Pisa Range (RM070610 which expires in May 2018). This consent includes a base building and extensive car parking, both below the level of the Cardrona Valley Road. I note that as the MCSSZ became operative after this consent was issued it is anticipated that two gondolas be present in this part of the valley.

A whiskey distillery and commercial recreation facilities are located on the valley floor adjacent to the entrance to the Cardrona Ski Field access road, and a cluster of dwellings is present at the bottom of Tuohys Gully Road on the eastern side of the river. All of these developments are to the south of the consented gondola site.

5.8 Cardrona township is currently small and scattered but a reasonably extensive subdivision is located to the east of the existing township and it awaits residential development. To the south scattered residential development blurs the edge of the township but this remains contained by a spur on the northern side of Little Meg Creek. To the south of this spur the landscape is much wilder with the mountains either side of the valley rising almost directly from the river.

5.9 The existing ski field is located over a series of high valleys and spurs on the south eastern side of the summit of Mount Cardrona. The base building is visible from the Cardrona Valley floor. Most of the rest of the existing infrastructure and earth-worked ski runs are largely contained within the elevated valley system, although both are visible from some locations, particularly in summer. The Soho Ski Area has consent to construct a chairlift and associated access tracks in the Soho Creek catchment to the west of the existing ski field which, while within the existing subzone, extends infrastructure out of this area of containment and into the Arrow River catchment where it will be distantly visible from the Wakatipu Basin. The existing SASZ extends much lower down the mountainside in both the Cardrona and Soho Creek catchments than the usual winter snow level. The proposed extensions would expand it to the north, and to the east, towards the valley floor. I will consider each of the proposed extensions separately.

Cardrona Alpine Resort Limited (615) – "Cardrona Resort"

(opposed in part by MCSL FS1153, supported by Cardrona Valley Residents and Ratepayers Society FS1105 and Kay Curtis FS1137)

5.10 Cardrona Alpine Resort Ltd (**CARL**) have requested that the SASZ be extended from its lowest northeastern corner over an area of approximately 50ha. This area is located on an elevated spur which encloses the outwash terrace on which the MCSSZ is located. The existing access road to the ski field climbs the eastern end of this spur from the valley floor and then follows its ridge some 1.6km before climbing the mountainside proper. This road is

located along the southern edge of the proposed SASZ extension. The land falls in a series of spurs to the north into the valley floor. An unformed legal road extends along part of the northwestern boundary of the proposed SASZ extension and then bisects it some 540m from its western boundary.

5.11 Figure 2 below shows the extension sought by CARL.

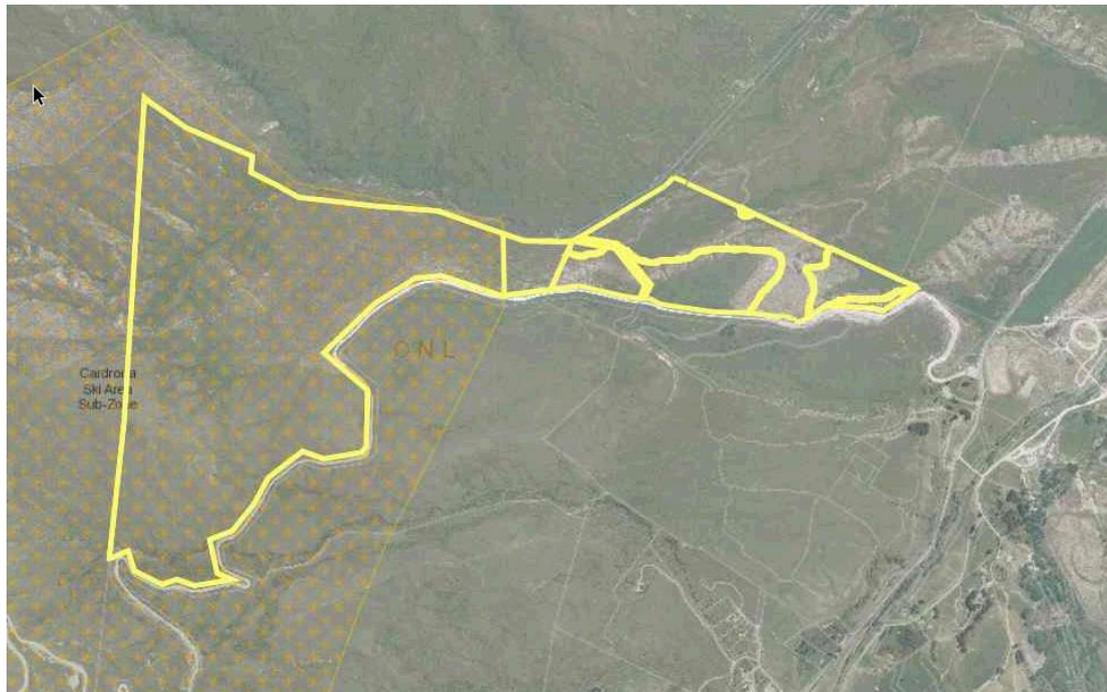


Figure 2: Extension sought to Cardrona SASZ by CARL

5.12 Parts of the area proposed for rezoning slope steeply to the north and northeast and earthworks would likely be a requirement of any form of development within this area. These could have adverse effects on the physical integrity of the area diminishing the legibility of the landform. There are remnant water races evident within this area. Development could obscure these features and detract from this historical value.

5.13 The spur which comprises much of the proposed SASZ extension contains the MCSSZ to its south and provides a high level of visual amenity to this zone, and to the Pringles Creek subdivision. The faces of this spur, which is within the MCSSZ, are protected by the provisions of that Zone. Development within the proposed SASZ extension could be located on the skyline and this would significantly diminish this level of visual amenity. The lower, most eastern end of the SASZ extension is visible from the Cardrona Valley Road and I consider that the types of development which might occur would diminish the visual

amenity of the users of that road. Development within the SASZ extension would be visible from the Snow Farm access and from the Meg Pack Track and would diminish the visual amenity attainable from these views to a degree.

- 5.14** As noted above, the MCSSZ is immediately adjacent to and south of the proposed SASZ extension. The purpose of the operative MCSSZ is, '...to provide for an integrated community within a Village environment that provides for a range of activities including visitor accommodation, commercial and residential, educational and community activities'. A large area around the northern and western sides of the MCSSZ is to be maintained as open space (referred to as the Heritage Area), but for the future construction of a gondola. Buildings (other than farm buildings), and other activities within this area are a non-complying activity. Thus, while the SASZ extension is contiguous with the MCSSZ, the presence of this intervening open space would mean that development within the SASZ extension would be perceived as disconnected sprawl.
- 5.15** Possible development within the SASZ extension would be experienced from within the valley floor in conjunction with the Whisky distillery, the consented gondola, the commercial recreation activities and the residential development in Tuohys Gully Road. I consider that this would have a significant and adverse cumulative effect on the character and quality of this part of the valley.
- 5.16** In conclusion, I consider that the area into which CARL seek to extend the SASZ has little ability to absorb the types of development which might be anticipated. It is my opinion that extending the SASZ would have significant adverse effects on the landscape of the vicinity, and I therefore oppose the extension from a landscape perspective.

Mt Cardrona Station Limited (407) – "MCSL"

(opposed by Soho FS1329)

- 5.17** MCSL has sought that approximately 9 ha of land (measured from QLDC Aerial Photographic Maps contained on the QLDC website) located between the notified SASZ and the MCSSZ (on Planning Maps 10 and 24) be included within the SASZ, with the aim of enabling the construction of a gondola. Consequently, the area in question is a narrow strip extending from the upper limit of the MCSSZ and joining with the lower limit of the subzone. This is

opposed by Soho who considers that the most appropriate location for such a gondola is on their land.

5.18 Figure 3 below shows the extension sought by MCSL.

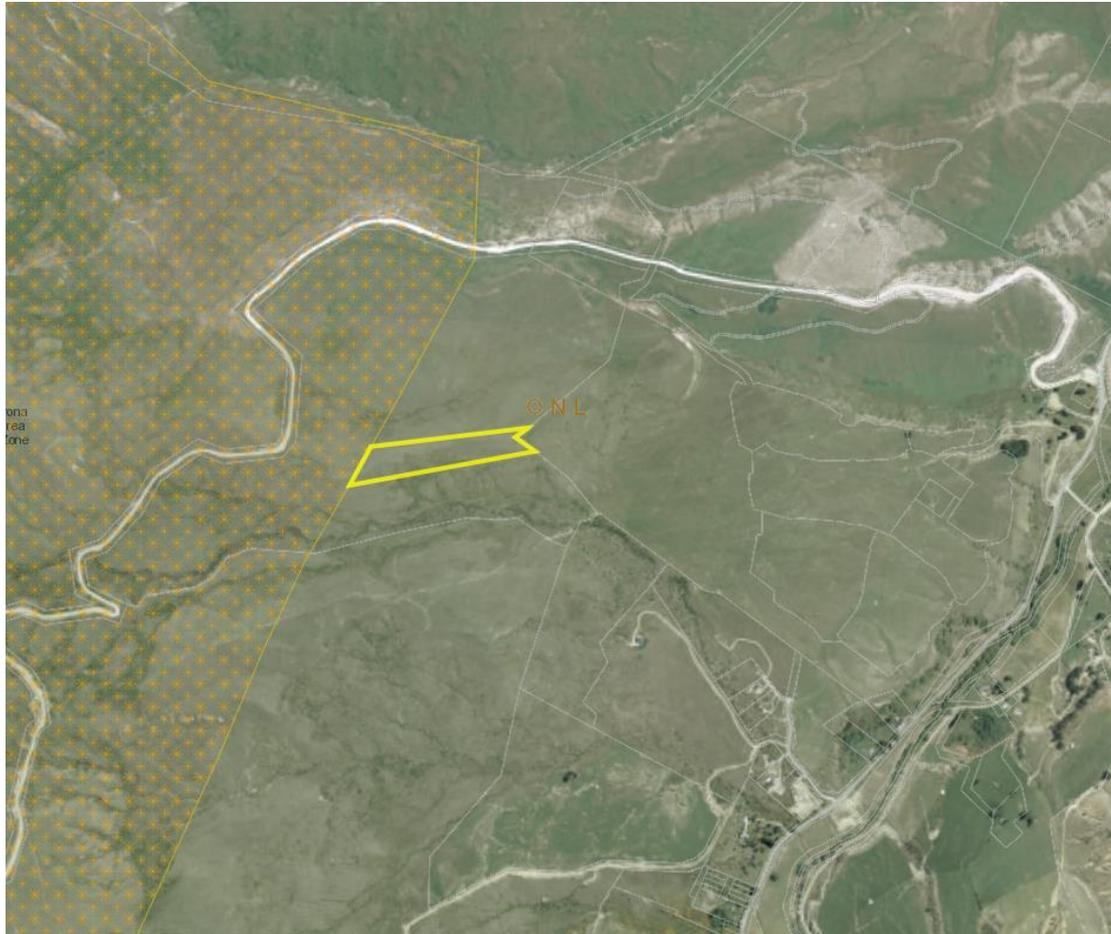


Figure 3: Extension sought to Cardrona SASZ by MCSL

5.19 The MCSSZ is located on an outwash terrace which generally slopes up from east to west and is cut by a deep gully within its northern reaches. A gully and ridge contains its northern side. To the west, the land steepens towards the western boundary and then up to the boundary of the current SASZ. The land is currently vegetated with pasture grasses with scattered indigenous shrubs, briar, and hawthorn. The area over which the extension is sought is a corridor of moderately sloping outwash material. I enclose a composite panorama showing the extent and context of the MCSSZ as **Appendix A**.

5.20 The margins of the zone encompassing the northern gully and ridge, and the higher slopes to the west, comprise Activity Area 7 in the ODP MCSSZ

structure plan. Buildings are prohibited in this area except for buildings and structures associated with the erection and maintenance of a gondola and necessary farm buildings approved by the Design Review Board². Buildings and structures associated with a gondola are a discretionary activity in this activity area.³

5.21 The proposed SASZ extension is clearly intended to provide a corridor for a future gondola as is anticipated by the ODP MCSSZ rules over the adjacent Rural zoned land. It would also potentially provide for a range of other developments however, which are precluded in the adjacent Activity Area 7. Locating other development within this subzone extension would potentially diminish the integrity of the landforms of the area and detract from the memorability and natural character of the landscape.

5.22 Possible developments within the proposed SASZ extension would impact on the visual amenity of persons within the MCSSZ, within the Pringles Creek development, and within the wider valley landscape. In addition, it would impact on the visual amenity of users of the Meg Pack Track and persons using the CARL access road and the Snow Farm access road. All of these latter viewers would be elevated in relation to the area and while most would be looking over the development within the special zone, the disconnection between development in the MCSSZ and the SASZ extension would be quite obvious.

5.23 While on paper the proposed extension to the SASZ is contiguous with the boundary of the MCSSZ, the ODP structure plan precludes development adjacent to the proposed SASZ extension except for the buildings and structures relating to a gondola. The MCSSZ assessment matters indicate that the integrity of the open space under and around the gondola is to be retained as far as is practicable⁴. This represents a more restrictive regime than would accrue to the SASZ extension. Thus the proposed extension could give rise to a disconnected area of development with consequent adverse effects on landscape character and visual amenity, and the advantages which might be gained by the zones being adjacent would not occur in practice. I cannot speculate as to the likelihood of such development occurring.

² ODP 12.22.3.5(ix)
³ ODP 12.22.3.3(v)
⁴ ODP 12.22.6(ix)(e)

5.24 The development anticipated within the MCSSZ has been carefully located so as to ensure that it would not have adverse effects on the surrounding landscape. The SASZ extension would allow for an extension of development into an area which is not well contained and which would thus, in concert with the anticipated gondola, have an adverse cumulative effect on the landscape of the vicinity. It would also have an adverse cumulative effect on the broader valley landscape in conjunction with the consented gondola on the eastern side of the valley.

5.25 In conclusion, it is my opinion that the area into which MCS wish to extend the SASZ has little ability to absorb development other than the anticipated gondola. Consequently I consider that extending the SASZ into that area would have a moderate adverse effect on the landscape of the vicinity.

Soho Ski Area Limited and Blackmans Creek No 1 LP (610) – "Soho"

(opposed by MCSL FS1153, supported by QPL FS1097)

5.26 Soho has sought that approximately 360 ha of land (measured from QLDC Aerial Photographic Maps contained on the QLDC website) located to the south east of the notified SASZ, that extends down to or near the valley floor at Cardrona (on PDP Planning Map 10) be included within the SASZ. Although not specifying a potential gondola, Soho also seeks that the SASZ provide for "transportation connections to ski areas", including passenger lift systems.

5.27 **Figure 4** below shows the extension sought by Soho.

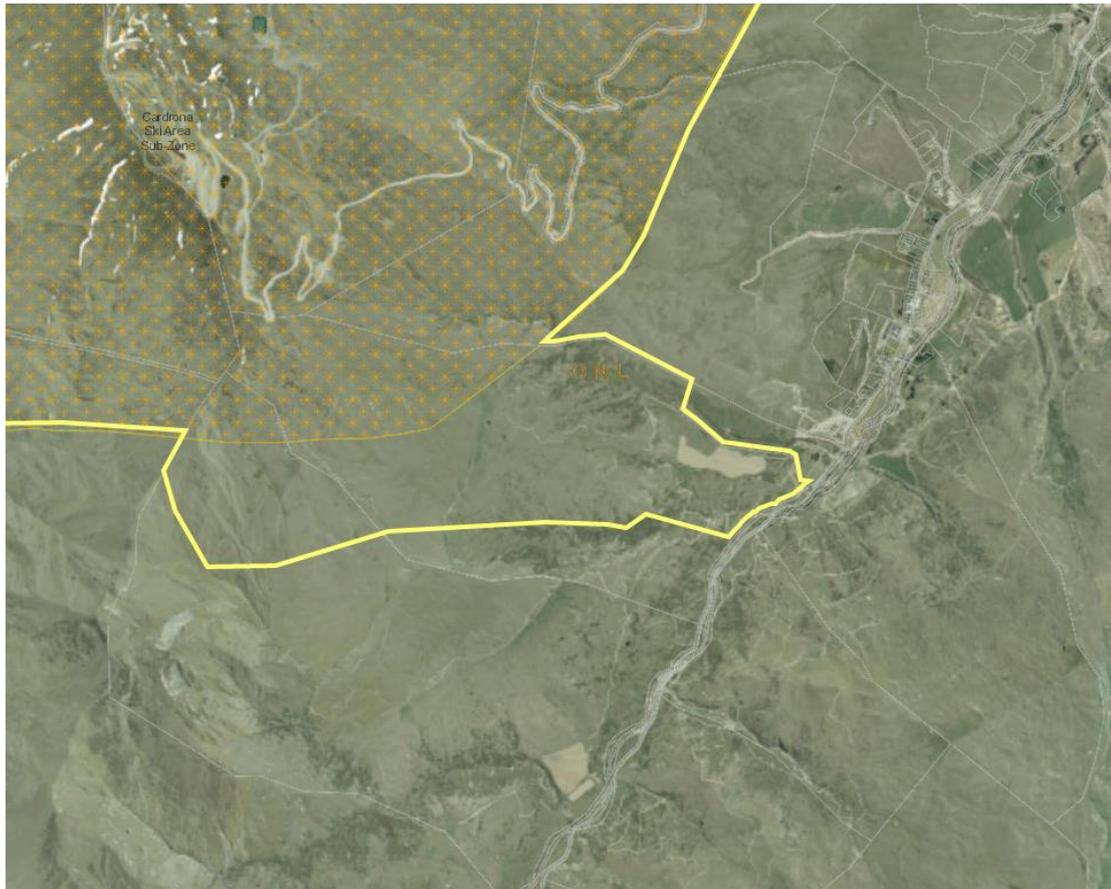


Figure 4: Extension sought to Cardrona SASZ by Soho

5.28 The area of land over which the SASZ extension is proposed encompasses a significant spur located between Little Meg Creek and Callaghans Creek to the south of Cardrona township. This is illustrated in a composite panorama taken from the Cardrona Valley Road and attached as **Appendix B** to this evidence. It extends from the valley floor to the upper western reaches of the shoulder of Mount Cardrona which separates the Cardrona and Soho Creek catchments. It is located within the visual catchments of the Cardrona Valley and, in its highest reaches, the Arrow River Valley and parts of the Wakatipu Basin. An access road to the Blackmans Creek ski area has recently been constructed within this area, in the main following a pre-existing farm track⁵. The area is vegetated with a mix of pasture grasses with exotic and indigenous shrubs and tussock in the lower reaches, blending into an indigenous alpine plant community in the higher reaches.

5.29 There is potential for earthworks and the spread of buildings and structures to have an adverse effect on the character of the landscape both within and

⁵ RM150040

adjacent to the SASZ extension. The legibility of the landscape's formative processes would likely remain dominant, however, I consider the memorability and naturalness of the landscape could be compromised. This area has some potential to absorb development because of its complex topography.

- 5.30** There is potential for development within the SASZ extension to compromise the visual amenity provided within a wide visual catchment. A gondola over this land would be readily visible from both north and south at some distance, and from the south, in particular, this would be a surprising intrusion into a seemingly wild mountain landscape with subsequent loss of visual amenity. Small buildings could be absorbed into the SASZ area without adverse visual effects, and larger ones potentially, closer to the valley floor where a reasonably extensive spur provides some flattish land.
- 5.31** The proposed extension to the SASZ is contiguous with the existing SASZ along its northern, uppermost boundary. Within its lower reaches, it is separated from Cardrona Village by Meg Creek and an elevated spur. Development in the lower reaches of the site, including on the flattish spur discussed above, would, in my opinion, constitute sprawl, spreading domesticating development out of the village boundaries and into the broader landscape.
- 5.32** The potential for cumulative adverse effects on the landscape relate, in the main, to earthworks and built form. The cumulative effect of earthworks in the upper reaches of the site could be significant, resulting in the alteration of the natural landforms and the spread of effects into a new visual catchment. Residential development in Cardrona Village has already spread into the Rural General zone to the south of the village zone. This was partly justified by the physical containment provided to the village by the ridgeline on the northern side of Meg Creek. The proposed SASZ extension would allow development to spread to the southern side of Meg Creek and so the natural containment of that landform would be lost. This would give rise to an adverse cumulative effect on the landscape of the vicinity and invite further sprawl around the town's southern boundary. A gondola constructed on this land would be visible in conjunction with that consented by RM070610 causing an adverse cumulative effect on the landscape of the broader valley.

5.33 In conclusion, it is my opinion that the area into which Soho wish to extend the SASZ has little ability to absorb development. Consequently I consider that extending the SASZ into that area would have a significant adverse effect on the landscape of the vicinity.

Anderson Branch Creek Limited (829)

5.34 Anderson Branch Creek Limited has sought that approximately 490 ha of land (measured from QLDC Aerial Photographic Maps contained on the QLDC website) located to the north of the notified SASZ (on Planning Map 10) be included within the SASZ.

5.35 **Figure 5** below shows the extension sought by Anderson Branch Creek Limited.

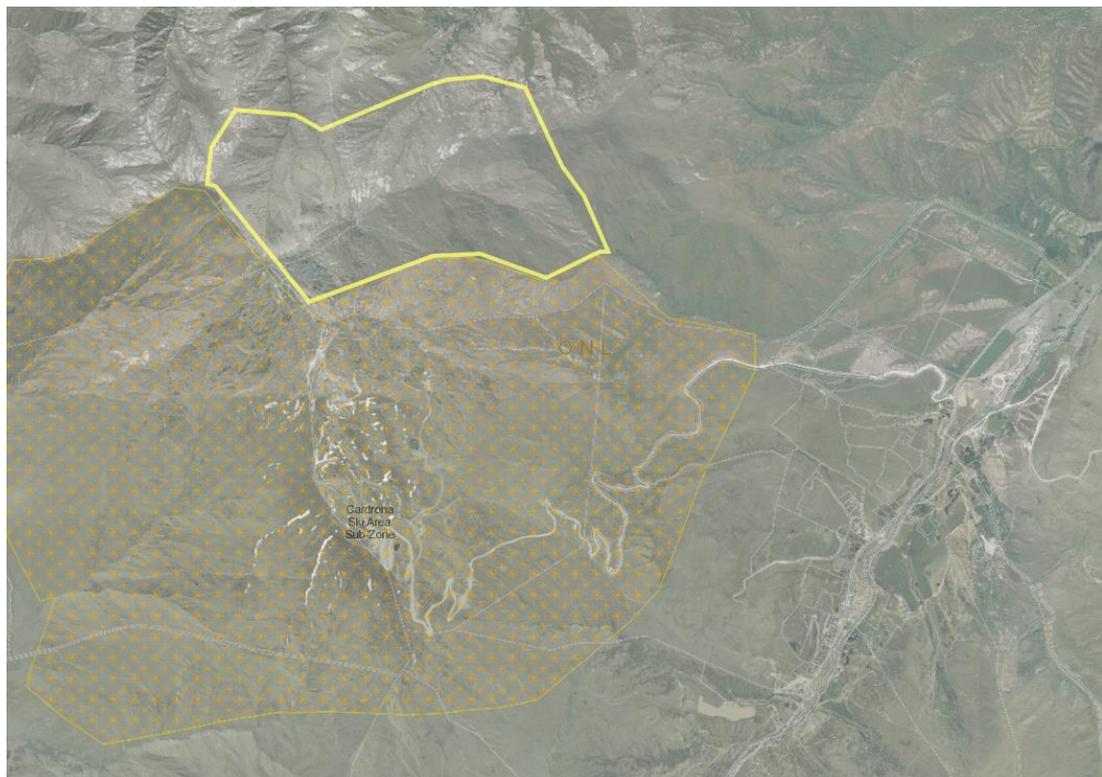


Figure 5: Extension sought to Cardrona SASZ by Anderson Branch Creek Limited

5.36 This area encompasses a spur descending from the summit of Mount Cardrona to the north east, and is bordered by the catchments of Boundary Creek to the south and Macdonalds Creek to the north. This is identified in photographs attached as **Appendix C**. A track runs up this spur providing access from the Branch Creek Station farmstead adjacent to Macdonalds

Creek and approximately 3.4km upstream from the Cardrona Valley Road. I note that the area which they wish to have rezoned is part of the Branch Creek Station and extends into adjacent Soho Property lands to the north. I understand that this Soho Property land is subject to a Queen Elizabeth II Open Space Covenant. I have not visited this area, and this assessment is based on a desk top analysis combined with observations from the Cardrona Valley Road.

- 5.37** The only existing modification to the landform is an access track which reaches to approximately 1560masl. There is potential for further development on this high alpine ridge to diminish the integrity of the landform. The ridge provides a high natural wall to the valley and is highly memorable for that reason. Development within the proposed SASZ extension could diminish this value and degrade the overall quality of the landscape to a slight degree.
- 5.38** Despite its elevation the spur is not readily visible from the Cardrona Valley Road except around the Boundary Creek bridge vicinity because of intervening topography. It would be visible from elevated locations on the eastern side of the valley, particularly from the Meg Pack Track, the Snow Farm access and from Snow Farm itself. Potential development on this spur could cause a diminishment in visual amenity from these locations but this is unlikely to be of a significant extent.
- 5.39** The proposed SASZ extension is to be contiguous with the existing SASZ, but it is located to the north of the existing ski field. Consequently any development within this area would likely constitute a new ski field, or ski field area, sprawling development from the southern to the northern side of the summit of Mount Cardrona. The current ski field is located, in the main, within a network of high alpine valleys and is thus relatively contained (the Soho Chairlift and tracks are an exception to this). The landform of this proposed SASZ extension is a spur with no landforms to contain further development.
- 5.40** There is some potential for cumulative effects with the development of the MCSSZ, in particular, as views to the spur from the Meg Pack Track and Snow Farm would include that zone in their mid-ground. I doubt this would be significant however.

5.41 In conclusion, it is my opinion that the area into which Anderson Branch Creek wish to extend the SASZ has little ability to absorb development. Consequently I consider that extending the SASZ into that area would have a moderate adverse effect on the landscape of the vicinity. Consequently I am opposed to the extension of the SASZ from a landscape perspective.

6. TREBLE CONE SKI AREA SUB ZONE – PLANNING MAP 7

6.1 **Figure 6** below shows the extensions that I understand are sought to the Treble Cone SASZ.

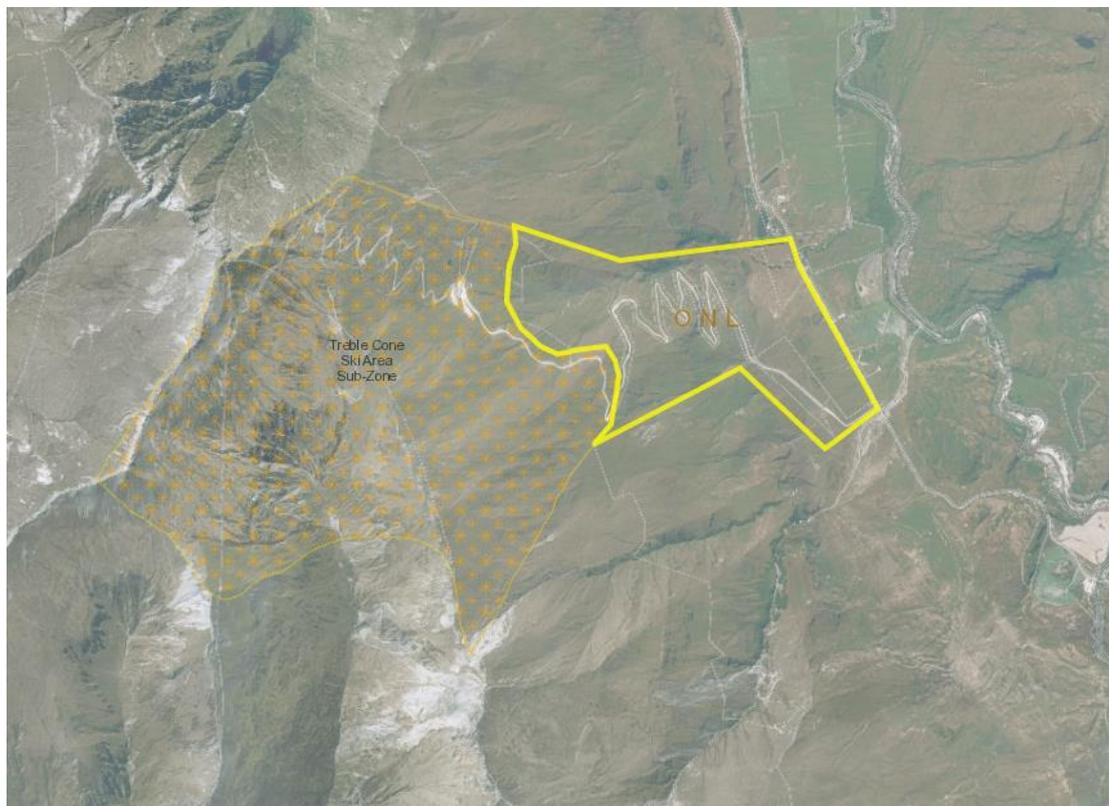


Figure 6: Extension sought to Treble Cone SASZ

Treble Cone Investments Ltd (TCI) (613)

6.2 TCI has sought that approximately 250 ha of land (measured from QLDC Aerial Photographic Maps contained on the QLDC website) in the vicinity of the Treble Cone Ski Access Road located between Wanaka Mount Aspiring Road and the notified Treble Cone SASZ (on Planning Map 7), be included within the SASZ. They also seek provision for commercial activities

associated with recreation activities, and on mountain Visitor Accommodation, and residential accommodation.

6.3 The area of land onto which TCI wishes to have the SASZ extended reaches between the Wanaka Mount Aspiring Road and the lower edge of the existing sub zone. This is illustrated in the composite panorama included in **Appendix D** attached to this evidence. Consent exists to construct a gondola within this area (RM060587) and the landscape issues regarding the construction of this facility are widely traversed in that decision. The proposed SASZ extension would enable similar development to that consented as a controlled activity, although the associated buildings would appear to have restricted discretionary status. It would allow for buildings much closer to the road than those consented, and would facilitate the use of the valley floor landscape for this and related activities such as visitor accommodation. The initial proposal for RM060587 included seven buildings but was altered to reduce the amount of built form and their location changed to minimise landscape effects. In addition a condition prohibiting the side casting of fill from the existing access road was included in the conditions of consent. I note that the consent is due to expire on 4 December 2018.

6.4 The area of the proposed SASZ extension is located on the western side of the Motatapu Valley, located between the Harris Mountains to the west and a very large, unnamed roche moutonnée which is located within the mouth of the Matukituki Valley. It extends from the road margin up to the western boundary of the existing SASZ and encompasses approximately 40ha of valley floor and approximately 196ha of the mountainside. The valley floor landscape is modified pasture with exotic trees, particularly at its northern extent adjacent to the Cattle Flat Station homestead, and includes a number of structures including stock yards, farm sheds and the base for Aspiring Helicopters. The mountainside landscape is very steep and clad with a mix of grasses and indigenous shrubs with patches of remnant beech in gullies. It has high natural character, despite its vegetative cover being modified from the original beech, and is highly memorable. The ski field access road is a prominent scar on the mountainside which detracts from its natural character and aesthetic coherence.

6.5 There is high potential for earthworks to affect the landscape quality and character, as evidenced by the existing ski field road. The existing consent for the gondola requires that any access tracks required for the construction of the

gondola towers be rehabilitated so as not to be visible from the valley floor after five years from completion. Under the zone extension, no such rehabilitation would be required. The extension of the SASZ into the valley floor would enable the spread of buildings across what is now an open pastoral landscape detracting from both the quality and character of the valley floor landscape and the larger valley landscape. Both these sorts of activities would diminish the legibility and expressiveness of both the glacial and fluvial aspects of this landscape.

- 6.6** The proposed zone extension would enable development over a wide area with high potential for significant adverse effects on visual amenity. This could occur as a consequence of earthworks, car parking areas, and the sprawl of buildings across the valley floor, and as a consequence of earthworks on the valley wall.
- 6.7** While the proposed SASZ extension is connected to the existing SASZ along its western (lowest) edge, it is best described as a protrusion into the Rural zone. The development within the vicinity is currently limited to a farmstead, the Aspiring Helicopters building and some farming infrastructure. The type of development facilitated by the SASZ would not integrate with this.
- 6.8** The development in the vicinity is limited to the access road, some farming infrastructure and the hangar and office complex of Aspiring Helicopters. The proposed SASZ extension would potentially give rise to significant adverse cumulative effects. This is particularly in relation to earthworks, which would require no mitigation under the proposed zone (save any required as a consequence of indigenous vegetation clearance). Development on the valley floor would alter the character of valley floor landscape.
- 6.9** In conclusion, it is my opinion that extending the SASZ into the area requested by Treble Cone Investments would have significant adverse effects on the landscape of the vicinity and I therefore oppose it from a landscape perspective. The level of mitigation required by the existing consent is adequate to ensure that the installation of a gondola to the ski field could be achieved without adverse effect on the landscape of the vicinity. The proposed zoning would not be able to achieve a similar level of control.

7. REMARKABLES SKI AREA SUB ZONE

7.1 Figures 7 and 8 below show the extensions sought to the Remarkables SASZ.

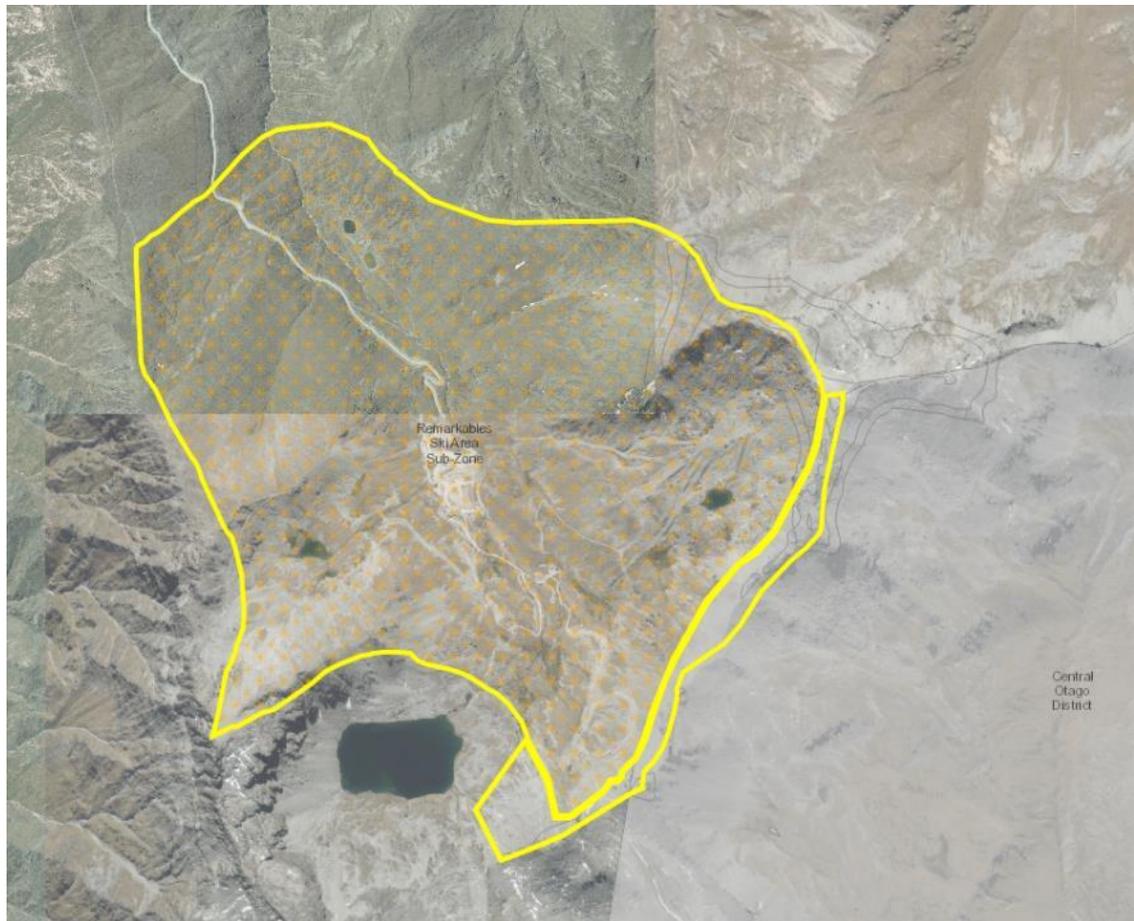


Figure 7: Extension sought to Remarkables SASZ (Area 1)



Figure 8: Extension sought to Remarkables SASZ (Area 2)

NZSki Limited (NZSki) (572)

(supported by QPL FS1097, opposed by Ian Dee FS1081, opposition/support not stated - Grant Hensman and others FS1337)

7.2 NZSki has sought that 29.67 ha of land located at the upper eastern margin of the notified SASZ (on PDP Planning Map 13), is included as an extension of that Sub Zone, which would allow for commercial activity, accommodation, and buildings. NZSki has also sought that 21.67 ha of land located at the base of the Remarkables Ski Field access road (on Planning Map 13), be included within a new 'Ski Area Sub Zone (B)', which would allow for commercial activity, accommodation and buildings. As these areas are widely separated I will deal with them separately.

7.3 I note that because of adverse weather conditions I was unable to visit the Area 1 of the subject site. I am reasonably familiar with the vicinity of Lake

Alta, however, and have tramped in both the Doolans and Wye Creek catchments on a number of occasions. A representative of NZSki provided photographs of the area, two of which I have reproduced in **Appendix E** attached to this evidence. In addition I have used a photograph taken from within the Wye Creek catchment, Council's GIS maps and Google Earth to inform my assessment.

Area 1

7.4 Area 1 encompasses an area of 29.67ha and is located at the highest reaches of the existing subzone, and the existing ski field. Two alpine cirques, one opening to the northeast, the other to the southwest form the top of a 'T' shaped valley which descends to the north to eventually become the west branch of the Rastus Burn. The southerly cirque contains Lake Alta, the northerly cirque a small and somewhat insignificant lake with no name. Three chairlifts enter the area, one terminating part way up the western wall (the Curvey Basin Chair); one ascending into the more northern cirque (Sugar Bowl Chair) and the third terminating slightly to the south (the Alta Chair). In addition some trails and tracks have been cut in the northern cirque and central valley area. Area 1 is, in its entirety, a high alpine area being located fully above 1600m with both cirques being located above 1800m. For comparison, the top of Coronet Peak is 1651m. The vegetation cover is reasonably sparse alpine tussock grasslands with areas of alpine scrub and cushion plants. The adjacent landscape area to the south and east of this ridge is the northern part of the Wye Creek and Doolans catchments. The Doolans is predominantly located within Central Otago District. The Wye Creek catchment is located fully within the District and is, in my opinion, a near pristine alpine wilderness landscape.

7.5 The current SASZ boundary follows the summit of the northern ridgeline of the northern cirque. It then follows the connecting wall between it and the southern cirque approximately 100m below the ridgeline before descending so as to cross the open north eastern side of the Lake Alta cirque before ascending the enclosing northern wall. I note that the line on the trails map included in **Appendix E** identified as the 'Ski Area Boundary' approximates but does not coincide with the existing SAS boundary. The extended boundary sought would follow the District boundary between the two cirques. This is located approximately 50m below the ridgeline on the eastern side of the ridge within the Doolans and Wye Creek catchments. At its southern extent, the

extension is proposed to include a tussock clad slope within the Lake Alta cirque itself.

- 7.6** The quality and natural character of the landscape in the lower reaches of the area are compromised to a degree. The walls of the two cirques and their joining wall are, however, pristine in their higher reaches. The Lake Alta cirque is listed in the New Zealand Geopreservation Inventory⁶ which describes it as, '*A classic lake-filled cirque with steep rocky sides and back, and patches of moraine over schist bedrock at the front lip. Classified as an extremely well defined landform of scenic value*'. They assess its significance as regionally important. The lake itself is identified on the QLDC GIS mapping system as an area of Significant Natural Vegetation. This is a highly legible glacial landscape and it, and its broader context is a highly memorable landscape.
- 7.7** In my opinion, the importance of this landscape is significantly heightened by its accessibility to the public who can use a car to climb all but the last, approximately, 200m in order to experience this alpine landscape. The potential for the extensions to the SASZ to have an adverse effect on the quality and character of this landscape is high. Earthworks on the upper slopes, and the area adjacent to Lake Alta, would have an adverse effect on the integrity of the landforms, and their legibility. The clutter of structures in these elevated areas would diminish its memorability.
- 7.8** The proposed zoning could give rise to structures and buildings on the ridgeline which would significantly detract from the visual amenity provided by this landscape. Further, it would potentially allow for earthworks on the more gentle slopes, particularly within the Lake Alta cirque, which would have a significant and adverse effect on the visual amenity provided by this landscape feature.
- 7.9** Arguably the configuration of the extended areas would integrate well with the existing development within the area. It could, however, give rise to structures and earthworks on the ridgeline and below it to its south. These could be experienced from locations within the Doolans catchment (in Central Otago District), and the more westerly Wye Creek catchment (within Queenstown Lakes District). Together these areas form the western part of the

⁶ Hayward, BW and Kenny, JA. (1998) Inventory and Maps of Important Geological Sites and Landforms in the Otago Region. Geological Society of New Zealand: Lower Hutt.

Remarkables Conservation Park administered by the Department of Conservation. They describe this Park as having, '*... high visual, recreational and ecological values. The area offers a diverse range of activities year-round and its close proximity to Queenstown means a large number of visitors come to the area.*' I have attached a photograph within **Appendix E** taken from the same pamphlet. It overlooks the top of Wye Creek with the summit of Double Cone to the left of the picture. The rounded saddle to the right of Double Cone, is at the top of the tussock slope rising up from Lake Alta. The proposed SASZ boundary would follow the top of this saddle and continue along below the ridgeline towards its right. The presence of visible structures on this ridgeline would diminish the experience of remoteness, the very high natural character and the visual amenity of the users of this area.

7.10 The proposed subzone extension has the potential to give rise to adverse cumulative effects, adding to the clutter of structures, buildings, and earthworks.

7.11 In conclusion, it is my opinion that extending the Ski Area Subzone into Area 1 requested by NZSki would have significant adverse effects on the landscape of the vicinity. I am opposed to the extension of the SASZ into this area.

Area 2

7.12 Area 2 encompasses an area of 21.64 ha located adjacent and to the east of State Highway 6 in the Coneburn Valley. This area comprises a long, rectangular lot located on the outwash gravels of the lower Remarkables slopes. As such it slopes moderately steeply up from the valley floor. The vegetation within the site includes both exotic and indigenous scrub, with indigenous vegetation becoming more dominant with altitude. The lower part of the site includes a gravelled parking area adjacent to the State Highway. A dedicated service area including a shed is located approximately one third of the way up the lot. The ski field access road winds up through the lot until it reaches a gentle terrace at the top of the outwash land forms just to the east of the site.

7.13 The area forms a part of the foreground of views of the western face of the Remarkables Range, and is important to the visual coherence of those views. This visual coherence is diminished to a degree by the presence of wilding and planted conifers within the site and adjacent to its south. In the terms of the ODP, the boundary between the Outstanding Natural Landscape (**ONL**) and

the Visual Amenity Landscape (**VAL**) classifications bisect the site, part of the lower half, approximately, being located within the VAL and the balance being located within the ONL. I attach for reference the plan taken from the Court Order, RMA1165/98 dated 18 July 2005, which located it in this position as **Appendix F**. I note that this line incorporates the location of the service yard into the ONL, the shed within which was consented by RM960686. This is not the location of the boundary of the ONL identified in the Appendix 8A maps attached to the ODP. The line in the notified PDP was taken from the Appendix 8A maps and so is, arguably, incorrect.

- 7.14** Currently the road through the site and the car park adjacent to the State Highway are relatively prominent developments within the site. The service yard is discrete, and not readily apparent from outside the site, or even when driving past up the ski field road. Extending the SASZ across this site would facilitate unlimited earthworks and the construction of buildings. The further development of this site would likely detract from the visual coherence of the wider ONL landscape of the Remarkables Range. It would diminish the rural character of the site and its vicinity and detract from the quality of the overall landscape.
- 7.15** There is potential for development facilitated by the proposed SASZ extension to have an adverse effect on the visual amenity of users of the State Highway, and of residents of the neighbouring properties to the north and south of the subject site. In addition the subject site forms a part of the more distant views of the Remarkables from Frankton and from elevated locations above Frankton Road. Development subsequent to the proposed SASZ extension would detract from the views of these mountains. As this is a near iconic view I consider that this would be very undesirable.
- 7.16** The subject site is sandwiched between a single residential property and farm land to its north, and a number of residential properties to its south and south east and is significantly separated from the rest of the SASZ by both altitude and distance. The proposed SASZ extension would facilitate development which would not be in keeping with this context and which would not integrate well with it.
- 7.17** The existing development of the vicinity to the immediate south of the subject site, including residential development but also a vineyard, an olive orchard,

and conifer plantations with significant wilding spread, detracts from the quality of the overall Remarkables landscape, and as a consequence this area has been excluded from the ONL of the Range as a whole. The expansion of development within the subject site has the potential to cause significant cumulative adverse effects on this broader landscape.

7.18 In conclusion, it is my opinion that extending the SASZ into Area 2 requested by NZSki would have significant adverse effects on the landscape of the lower Remarkables. Consequently I am opposed to this extension.

8. CORONET PEAK SKI AREA SUB ZONE

8.1 **Figure 9** below shows the extensions sought to the Coronet SASZ.



Figure 9: Extensions sought to Coronet SASZ)

NZSki Limited (NZSki) (572)

- 8.2** NZSki has sought that the SASZ for Coronet Peak is extended to include two areas of land, known as 'Back Bowls' (14.7ha) and 'Dirty Four Creek' (35.21ha), at the western and eastern margins of the notified SASZ, respectively. Both are parts of Coronet Peak Station and are subject to a QE II Open Space Covenant which aims to protect and promote the area's indigenous biodiversity and its 'aesthetic natural landscapes and features which are national landmarks and contribute to New Zealander's sense of place'. These areas are both contiguous with the existing SASZ but are widely separated from each other. Consequently I will deal with them separately.

Area 1

- 8.3** Area 1 is located adjacent and to the east of the summit of Coronet Peak and occupies the head of the Coronet Creek catchment. It is known, colloquially, as the 'Back Bowls'. It is a steeply sloping east facing bowl which narrows in its lower reaches becoming the valley of Coronet Creek. It is vegetated with tussock grasses and low alpine shrubs, and has, I understand been subjected to low intensity grazing until recently. It currently is unmodified save remnants of a wire fence, and signage attached to a rock tor on the ridgeline between the Coronet Creek and Parkers Creek catchment to the west. The current boundary of the SASZ impinges slightly into the southern edge of the Coronet Creek catchment.
- 8.4** The development which would be facilitated by the extension of the SASZ into this area has the potential to significantly impact the unmodified topography of the upper catchment. This could have a significant adverse effect on the legibility of the landforms. The landscape of the Bowls has high natural character and this would be impacted by any development within the proposed subzone area. The landscape has high memorability and this would be diminished by development occurring within the proposed extension, it becoming just an extension of the ski field.
- 8.5** The proposed subzone extension is immediately adjacent to the existing SAS, and to a highly developed part of the ski field. This would mean that development within the Back Bowls could be integrated with the existing development, however, it would extend into a new catchment.

- 8.6** The extension of the proposed SASZ into the Coronet Creek catchment would have an adverse effect on visual amenity. In the winter it would allow for the possibility of buildings and structures in what is now a completely open and unmodified landscape, and this would result in a diminishment of visual amenity to ski field users. In the summer, however, this area is not readily accessible and is not part of any tramping network, or accessible for other recreational activities. Consequently, although modifications would be more easily seen in the summer than winter their effect on visual amenity would be significantly less.
- 8.7** The existing development in the vicinity of the Back Bowls includes a building on the summit of Coronet Peak, earthworks, a chairlift terminus, and fencing. These impact on the quality and character of the landscape of the vicinity. The extension of the subzone into this new area raises the possibility of significant cumulative adverse effects on both the character and quality of the landscape.
- 8.8** In conclusion, it is my opinion that extending the SASZ into Area 1 as requested by NZSki Ltd would have adverse effects on the landscape. Consequently I am opposed to its extension in this area.

Area 2

- 8.9** Area 2 is located on the western edge of the existing subzone and occupies the north eastern portion of the catchment of Dirty Four Creek. A view of this area is included in **Appendix G** attached to this evidence. Dirty Four Creek descends to the west into Long Gully and is a part of the catchment of the Shotover River. The landscape of Dirty Four Creek and Long Gully is one of precipitous mountainsides with hummocky tussock clad slopes interspersed with schist bluffs and tors. It is highly expressive of its formative processes and has high natural character. While areas within Long Gully evidence the spread of wilding conifers, these are only present in the lowest reaches of the Dirty Four Creek catchment. Both the spread of conifers and the use of the land for grazing have modified the vegetative cover, but it remains predominantly one of tussock with scattered alpine shrubs, and with high aesthetic value. The Skippers Road within Long Gully is a Category 1 Historic Place and the pack track which descends the Gully along the true right of the creek is also a significant heritage feature. All of the creeks in the vicinity have been subject to gold mining in some manner over the past 150 years and

commonly show evidence of this in spoil piles, building remains, and, in some locations, evidence of sluicing. Views are possible into Dirty Four Creek from the Skippers Road and the Pack Track, and it is possible see the top terminus of the Greengage Chairlift and its upper towers at the top of the valley. The current SASZ impinges on the upper eastern slopes of the catchment.

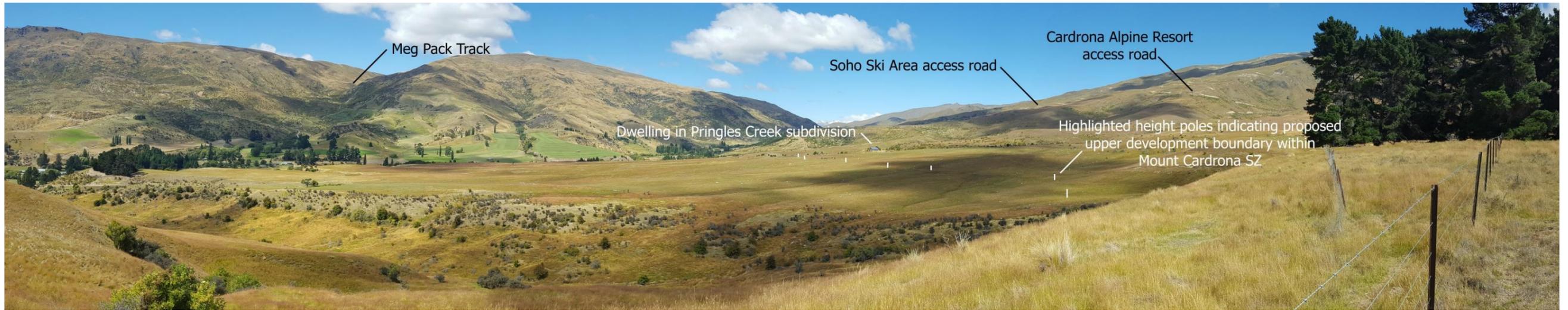
- 8.10** There is the potential for earthworks to diminish the naturalness of the landforms, and for further structures and buildings within the catchment to diminish the natural character and aesthetic coherence of the vicinity. The extension of the SASZ would potentially result in adverse effects on the quality and character of this wild and rugged landscape.
- 8.11** The Long Gully landscape is a truly awesome landscape in the technical sense. The Greengage Chair is visible from the Skippers Road when travelling downhill, briefly, and more extensively when travelling up hill. These detract significantly from the character and quality of the landscape in this vicinity. Modifications and structures within the extension have the capacity to further diminish the quality of these views.
- 8.12** The extension to the proposed SASZ is contiguous with the existing zone. While a portion of the Dirty Four Creek catchment is already included within the zone this follows a cadastral boundary and is unlikely to give rise to further development. The proposed extension to the SASZ would enable the expansion of development in the upper areas of the catchment.
- 8.13** As noted, some existing infrastructure is visible in the upper catchment which diminishes the natural character and aesthetic value of these views to a degree. Facilitating the extension of development within the proposed subzone further into the Dirty Four Creek catchment would potentially have significant cumulative effects with the existing development at the western side of the ski field.

8.14 In conclusion, it is my opinion that extending the SASZ into Area 2 as requested by NZSki Ltd would have significant adverse effects on the landscape. Consequently I am opposed to this proposed extension.



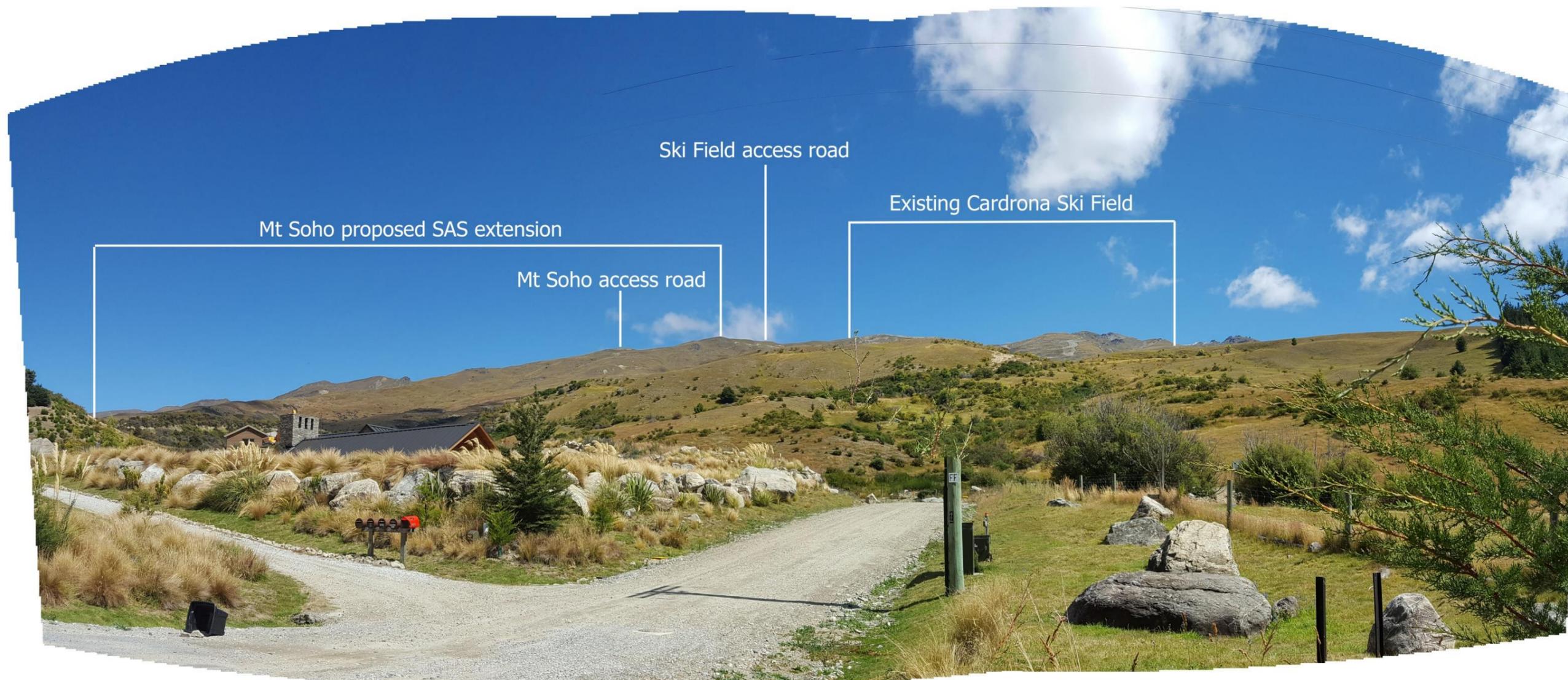
Marion Read
10 March 2017

APPENDIX A
EXTENT AND CONTEXT OF MOUNT CARDRONA STATION SPECIAL ZONE



Panorama from CAR access road looking over the Mount Cardrona Station Special Zone.

APPENDIX B
EXTENSION SOUGHT BY SOHO SKI AREA LIMITED



Panorama taken from adjacent to 2040A Cardrona Valley Road showing the ridge Mt Soho propose to have included in the SAS. Note the visible earthworks in the existing ski field area.

APPENDIX C
EXTENSION SOUGHT BY ANDERSON BRANCH CREEK LIMITED



View from the lower Cardrona Ski Field access road identifying the approximate location of the Anderson Branch Creek proposed Ski Area Subzone extension



View from the Cardrona Valley Road adjacent to the Boundary Creek bridge to the approximate location of the Anderson Branch Creek proposed Ski Area Subzone extension

APPENDIX D
EXTENSION SOUGHT BY TREBLE CONE INVESTMENTS LIMITED



Composite panorama taken from the Treble Cone access road. The proposed extension to the SAS would extend as far as the line of trees on the mountainside, and encompass all of the flats to the Mount Aspiring Road.

APPENDIX E
MAPS AND PHOTOGRAPHS RELATING TO EXTENSION SOUGHT
BY NZ SKI LIMITED



BASE FACILITIES

-  Guest Services
-  Toilets
-  Licensed Café
-  Snow Shop
-  Ski/Snowboard Rental
-  Snowsports School
-  Skiiland Early Learning Centre
-  Ride Share Point
-  Parking
-  Shuttle
-  Disabled Park
-  VIP Park

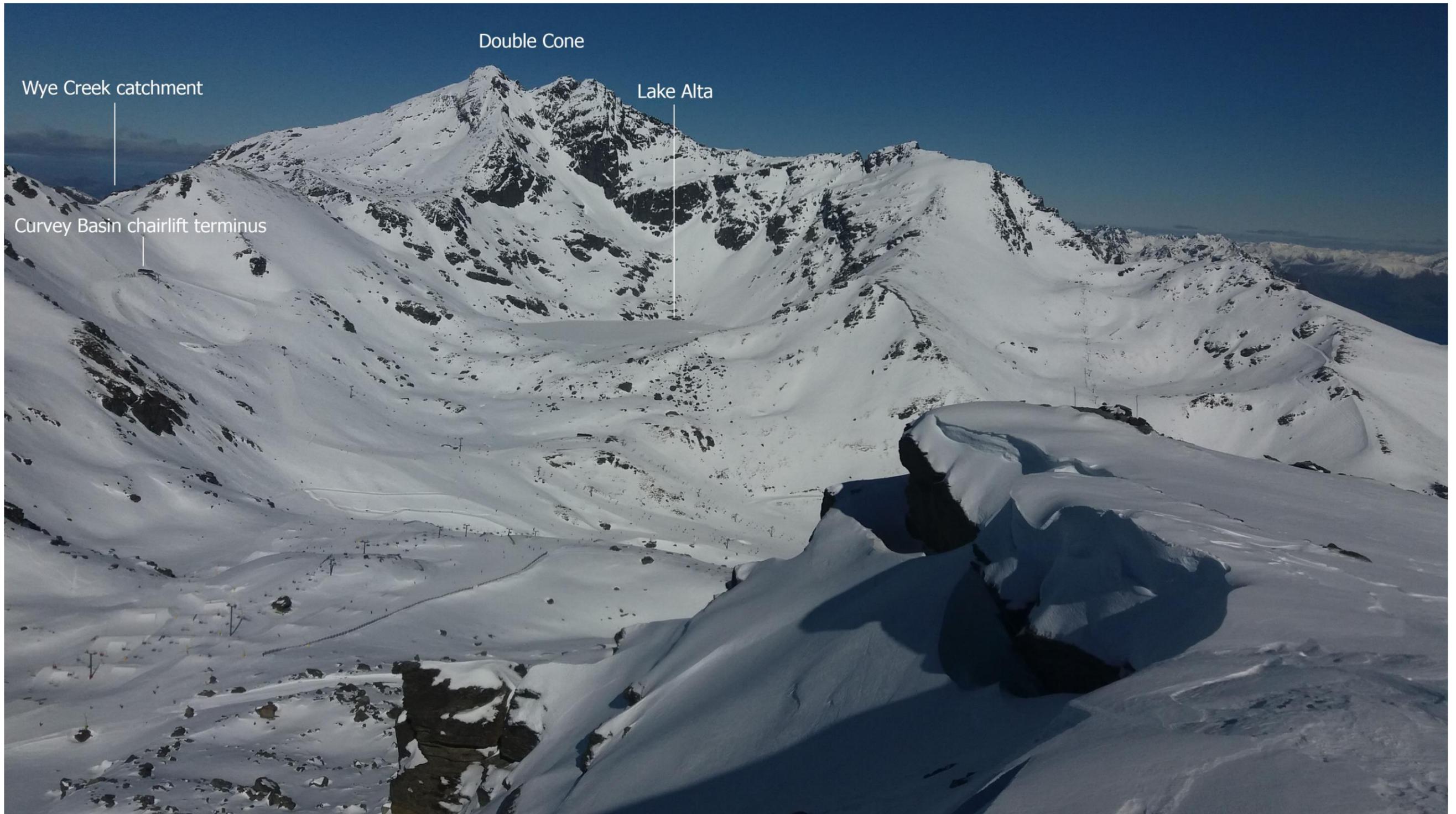
SKI AREA KEY

-  Six Seat Chair
-  Four Seat Chair
-  Surface Conveyor Lift
-  Beginner
-  Intermediate
-  Advanced
-  Expert Only
-  Terrain Access Gate
-  Freestyle Zone
-  Beginner Park
-  Intermediate & Expert Parks
-  Beginner Zone
-  Slow Zone
-  Ski Area Boundary
-  BCA Avalanche Beacon Training
-  Ski Patrol
-  The Stash
-  Snowmaking
-  Ice Bar



Trails are indicative only and map is not to scale.

 The Remarkables is a Smoke Free ski area



Remarkables Ski Field looking west across Curvey Basin to Double Cone.



Sugar Bowl chairlift terminus

Ben Cruachan

Curvey Basin chairlift terminus

Doolans catchment

Lake Alta

Remarkables Ski Field looking east over Curvey Basin



View northwards over the upper Wye Creek catchment. The Remarkables Ski Area is over the ridge on the skyline.

APPENDIX F

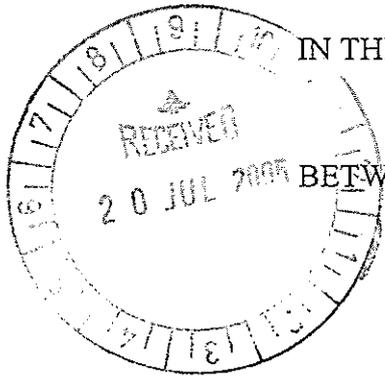
WAKATIPU ENVIRONMENTAL SOCIETY INCORPORATED V QUEENSTOWN LAKES

DISTRICT COUNCIL ENVIRONMENT COURT ORDER

RMA1165/98, 18 JULY 2005

IN THE MATTER of the Resource Management Act 1991

AND



IN THE MATTER of references pursuant to Clause 14 of the First Schedule of the Act

BETWEEN

WAKATIPU ENVIRONMENTAL SOCIETY
INCORPORATED

(RMA 1165/98)

Referrer

AND

QUEENSTOWN LAKES DISTRICT
COUNCIL

Respondent

BEFORE THE ENVIRONMENT COURT

Environment Judge J R Jackson (presiding)

Environment Commissioner J Rowan

IN CHAMBERS at CHRISTCHURCH

FORMAL ORDER

[1] The Court issued a decision in relation to this reference¹ on the Queenstown Lakes proposed district plan - partly operative ("the plan"): C203/2004. The decision concerned the identification of the landscape line (where the outstanding natural landscape - ONL - finishes and the visual amenity landscape - VAL - begins) from the Kawarau River to the Arrow Confluence. At paragraph [31] of its decision the Court stated:

[31] If the Council seeks a sealed order to give effect to this decision it shall lodge a draft by 28 February 2005. We are not sure what form such an order should take. The proposed district plan (partly operative) includes an Appendix 8 of "Landscape Categories". However, these were not included in any form in either the notified plan or the revised plan, so we are not sure how



¹ As appeals on plans and policy statements were known prior to 1 August 2003.

Appendix 8 got there, or what its status is. Certainly there is no reference in the “General Guide” at para 2.1.1 of the plan to the need to look at Appendix 8, but there probably should be.

[2] On 27 June 2005 the Registrar received a memorandum from counsel for the Queenstown Lakes District Council (“the Council”). While the memorandum has been received some time after was supposed to be lodged, we are mindful that the subject in question forms part of the Council’s plan and that the Court’s role is (in part) to assist the Council in finalizing its plan. Therefore I do not consider that the delay is of any moment.

[3] The memorandum includes an explanation of how Appendix 8 came about, namely, it was both directly and consequentially an outcome of two earlier decisions of the Court – C75/2001 and C162/2001 – concerning (inter alia) landscape classifications. The memorandum further notes that, in C75/2001, the Court had also ordered the inclusion of a reference to Appendix 8 in the introductory section of the plan (Section 1.4).

[4] Accordingly, both of the concerns expressed by the Court in relation to the jurisdiction for Appendix 8, and the inclusion of a reference to Appendix 8 in the plan to alert users as to its existence and purpose, have been answered to our satisfaction in the Council’s memorandum.

[5] Further to answering the Court’s queries in relation to Appendix 8, the Council’s memorandum also requests a formal order to incorporate the findings in C203/2004 into the plan, specifically, in Appendix 8.

[6] Having read and considered the Council’s memorandum and having had the basis for Appendix 8 clarified, and to finalize the outcome contained in decision C203/2004, this Court hereby *ORDERS* that the Queenstown Lakes District Council is directed to modify its proposed district plan (partly operative) as follows:

Amend Appendix 8 of the plan to identify the landscape line between the Kawarau River and the Arrow Confluence as determined in decision C203/2004 and confirmed by the map attached to and forming part of this order entitled:



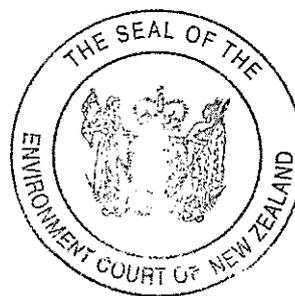
“LANDSCAPE LINE AS DETERMINED BY ENVIRONMENT COURT
DECISION C203/2004”.

[7] We note that there has already been a decision as to costs in this matter, which is therefore at an end. However, there appear to be remaining parts of RMA 1165/98 that remain to be dealt with in due course.

DATED at CHRISTCHURCH 15 July 2005.



J R Jackson
Environment Judge
Issued: 18 JUL 2005





LANDSCAPE LINE AS DETERMINED BY ENVIRONMENT COURT DECISION C203/2004



APPENDIX G
VIEW FROM SKIPPERS ROAD UP DIRTY FOUR CREEK



View from the Skippers Road looking up Dirty Four Creek gully.