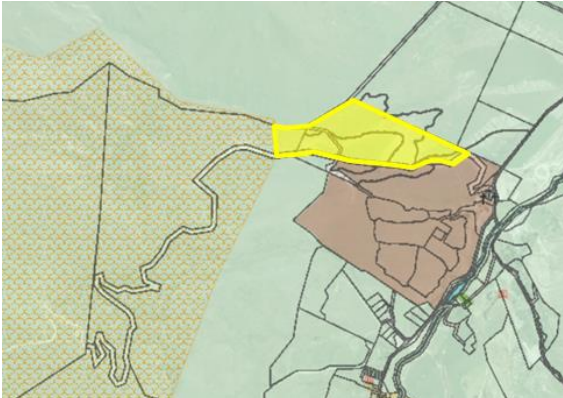


Appendix A – Relief sought

Provision (PDP decision version)	Reason for appeal	Relief sought
Planning Maps 10 and 24		
	<p>The Rural Zone provisions (Chapter 21) are not the most appropriate method for providing for future tourism opportunities (associated with the Cardrona Alpine Resort) on the subject land.</p>	<p>Amend Planning Maps 10 and 24A to rezone the “Rural” zoned land identified in the image below (LOT 3 DP 344432, LOTS 4 9 DP 21223, including the adjoining road) to “Ski Area Sub Zone” or “Cardrona Alpine Resort Area”.</p> 
Whole Plan		
<p>All references to Ski Area Sub Zones</p>	<p>Rename all “Ski Area Sub Zones” to “Alpine Resort Zones” to reflect the actual and anticipated shift towards the provision of four season resort activities in these locations.</p>	<p>Rename the “Ski Area Sub Zones” to “Alpine Resort Zones”.</p>

Provision (PDP decision version)	Reason for appeal	Relief sought
All Non-Complying activity status provisions applying to activities (including development) within Ski Area Sub Zones	The non-complying activity status is not the most appropriate method for use and development of land within Ski Area Sub Zones. All non-complying activity status provisions (applying to SASZs) should be amended to a status that is no more stringent than "discretionary".	Amend all non-complying activity status provisions applying to land use activities and development in SASZs to "discretionary".
Chapter 21 Rural		
<p>21.1 Zone Purpose</p> <p>Ski Area Sub-Zones are located within the Rural Zone. These Sub-Zones recognise the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the Ski Area Sub-Zones is to enable the continued development of Ski Areas as year round destinations for ski area, tourism and recreational activities within the identified Sub-Zones where the effects of the development are cumulatively minor.</p>	It is appropriate to include specific recognition of the Cardrona Alpine Resort in the Zone purpose. The resort is markedly different to and can be readily distinguished from the other Ski Area Sub Zones.	<p>Amend the zone purpose to distinguish the Cardrona Alpine Resort apart from other Ski Area Sub Zones.</p> <p>Ski Area Sub-Zones <u>and the Cardrona Alpine Resort</u> are located within the Rural Zone. These Sub-Zones recognise the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the Ski Area Sub-Zones <u>and the Cardrona Alpine Resort</u> is to enable the continued development of Ski Areas as year round destinations for ski area, tourism and recreational activities within the identified Sub-Zones where the effects of the development are cumulatively minor.</p>
21.2.6 Objective - The future growth, development and consolidation of Ski Areas Activities within identified Ski Area Sub-Zones, is provided for, while adverse effects on the environment are avoided, remedied or mitigated.		<p>Amend the objective to distinguish the Cardrona Alpine Resort from other Ski Area Sub Zones.</p> <p>21.2.6 Objective - The future growth, development and consolidation of Ski Areas Activities within identified Ski Area Sub-Zones <u>and the Cardrona Alpine Resort</u>, is provided for, while adverse effects on the environment are avoided, remedied or mitigated.</p>
21.2.6.1 Identify Ski Area Sub-Zones and encourage Ski Area		21.2.6.1 Identify Ski Area Sub-Zones and encourage Ski Area

Provision (PDP decision version)	Reason for appeal	Relief sought
Activities and complementary tourism activities to locate and consolidate within the Sub-Zones.		Activities and complementary tourism activities to locate and consolidate within the Sub-Zones <u>and the Cardrona Alpine Resort.</u>
New Policy 21.2.6.X	It is appropriate for a policy to be included in the rural chapter to recognise and provide for year round activities and associated development at the Cardrona Alpine Resort (and all Ski Areas).	Insert new policy to recognise and provide for year round activities and associated development at the Cardrona Alpine Resort (and all Ski Areas). Suggested wording of a new policy: <u>Enable the continued growth and development of Ski Areas and the Cardrona Alpine Resort as year round destinations for ski area activities, tourism and accommodation within the identified Sub-Zones. where the effects of the development are cumulatively minor.</u>
Objective 21.2.11 The location, scale and intensity of informal airports is managed to maintain amenity values while protecting informal airports from incompatible land uses.	Amend objective to protect existing establishments and informal airports.	Amend Objective 21.2.11 as follows: The location, scale and intensity of <u>new</u> informal airports is managed to maintain amenity values while protecting <u>existing</u> informal airports from incompatible land uses.
Policy 21.2.11.1 Ensure informal airports are located, operated and managed so as to maintain the surrounding rural amenity. Policy 21.2.11.2 Protect rural amenity values, and amenity of other zones from the adverse effects that can arise from informal airports.	Protecting rural amenity values could be problematic and for existing informal airports and is a higher level of protection than anticipated through section 7 or Part 2 RMA.	Amend policy 21.2.11.1 as follows: Ensure <u>new</u> informal airports are located, operated and managed so as to maintain the surrounding rural amenity. Amend Policy 21.2.11.2 as follows: Protect rural amenity values, and amenity of other zones from the adverse effects that can arise from <u>new</u> informal airports.
21.12 Table 9 - Activities in the Ski Area Sub-Zone		Amend rule heading/title as a consequential amendment to ensure the rules apply to activities within the Cardrona Alpine Resort

Provision (PDP decision version)	Reason for appeal	Relief sought
New Rule 21.12X	It is appropriate to insert new rule to clarify that no activity is non-complying or prohibited in the Cardrona Alpine Resort.	<p>Insert new rule to clarify that no activity is non-complying or prohibited in the Cardrona Alpine Resort. Suggested wording is:</p> <p><u>Within the Cardrona Alpine Resort Ski Area / Sub Zone any activity that is not specifically provided for as a permitted, controlled, or restricted discretionary activity is a Restricted Discretionary Activity.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <u>a. benefits of the proposal;</u> <u>b. location, design and appearance in respect of landscape and visual amenity effects;</u> <u>c. effects on the transport network;</u> <u>d. provision of water supply, sewage treatment and disposal;</u> <u>e. any cumulative effects;</u> <u>f. natural hazards;</u> <u>g. logistical and practical constraints;</u> <u>h. Measures taken to avoid or mitigate adverse effects of dust and sedimentation on waterbodies and neighbouring sites;</u> <u>i. The extent of vegetation removal and whether or not remedial vegetation should be planted to replace or offset the loss of any indigenous vegetation, and if so the type, extent and location of remedial vegetation to be planted;</u>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p>Rule 21.4.25 Ski Area Activities not located within a Ski Area Sub-Zone, with the exception of:</p> <p>a. non-commercial skiing which is permitted as recreation activity under Rule 21.4.22;</p> <p>b. commercial heli skiing not located within a Ski Area Sub-Zone is a commercial recreation activity and Rule 21.4.13 applies;</p> <p>c. Passenger Lift Systems to which Rule 21.4.24 applies.</p>	<p>The non-complying activity status is not the most appropriate method for Ski Area Activities located outside Ski Area Sub Zones.</p> <p>All non-complying activity status provisions (applying to SASZs) should be amended to a status that is no more stringent than "discretionary".</p>	<p>Amend Rule 21.4.25 so that the non-conforming status is "discretionary" not "non-complying".</p>
<p>New Rule – Earthworks and Vegetation Clearance</p>	<p>Chapter 21 does not provide rules for earthworks and vegetation clearance in the Ski Area Sub Zones. It is more efficient and effective to apply a bespoke set of provisions in Chapter 21 than have separate provisions in a separate chapter.</p>	<p>Insert new rules or standards in Chapter 21 to manage earthworks and vegetation clearance in the Ski Area Resort Zones so that earthworks and vegetation clearance is permitted unless it does not conform to the standards below, in which case it is to be managed as a controlled activity:</p> <p><u>Rule 21.12X Earthworks and vegetation clearance in the Cardona Ski Area Sub Zone / Alpine Resort Area are permitted provided:</u></p> <ol style="list-style-type: none"> a. <u>Earthworks are undertaken in a way that prevents sediment entering water bodies, stormwater networks or going across the boundary of the site.</u> b. <u>No material being transported from one site to another is deposited on any road.</u> c. <u>Any person carrying out earthworks shall implement dust control measures to minimise nuisance effects of dust beyond the boundary of the site.</u> d. <u>Earthworks shall be setback a minimum distance of 5 metres from the bed of any water body (this rule shall not apply to any artificial watercourse, lake or wetland).</u>

Provision (PDP decision version)	Reason for appeal	Relief sought
		<p>e. <u>Earthworks shall not expose any groundwater, or cause artificial drainage of any groundwater aquifer</u></p> <p><u>Earthworks and vegetation clearance carried out in the Cardrona Alpine Resort Area not permitted by the Rule above is a controlled activity. Control is reserved to the following:</u></p> <p>a. <u>Measures taken to avoid or mitigate adverse effects of dust and sedimentation on waterbodies and neighbouring sites.</u></p> <p>b. <u>The design of earthworks in respect of landscape and visual amenity values.</u></p> <p>c. <u>Effects on water bodies, ecosystem services and indigenous biodiversity, in particular whether or not remedial vegetation should be planted to replace or offset the loss of any indigenous vegetation, and if so the type, extent and location of remedial vegetation to be planted.</u></p> <p>d. <u>Managing effects on infrastructure, adjacent sites and public roads.</u></p> <p>e. <u>Management of land stability and natural hazard risks</u></p> <p><u>Earthworks and vegetation clearance activities carried out in the Cardrona Alpine Resort Area are not subject to any other earthworks or vegetation clearance provisions in the district plan.</u></p>
21.20 Rules Non-Notification of Applications	The environmental effects of earthworks undertaken within the SASZs can be appropriately assessed without public or limited	Amend clause 21.20 so that resource consent applications for earthworks and vegetation clearance within the Cardrona Ski Area

Provision (PDP decision version)	Reason for appeal	Relief sought
<p>Any application for resource consent for the following matters shall not require the written approval of other persons and shall not be notified or limited-notified:</p> <p>21.20.1 Controlled activity retail sales of farm and garden produce and handicrafts grown or produced on site (Rule 21.4.16), except where the access is onto a State Highway.</p> <p>21.20.2 Controlled activity mineral exploration (Rule 21.4.30).</p> <p>21.20.3 Controlled activity buildings at Closeburn Station (Rule 21.17.1).</p>	notification.	Sub Zone / Resort Zone are exempt from public and limited notification.
21.21 Assessment Matters	When assessing resource consent applications not specifically provided for as permitted or controlled activities it is appropriate to consider that the benefits and constraints of particular proposals are able to be considered alongside adverse effects.	<p>Amend the assessment matters to ensure resource consent applications for restricted discretionary and discretionary activities (and non-complying activities if the above relief is not accepted) to ensure that the decision-maker considers:</p> <ul style="list-style-type: none"> • benefits of the proposal • logistical and/or practical constraints
Chapter 2 Definitions		
Ski Area Activities	Rename the definition "Alpine Resort Activities" as a consequence of the remaining relief sought above	Rename the definition of Ski Area Activities to "Alpine Resort Activities"
<p>Ski Area Activities</p> <p>Means the use of natural and physical resources for the purpose of establishing, operating and maintaining the following activities and structures:</p> <p>a. recreational activities either commercial or non-commercial;</p>	<p>Ski area activities should not be restricted to winter snow related activities, rather they should include summer activities, in particular (but not limited to) mountain biking.</p> <p>Off road support vehicles are advancing in safety and technology</p>	<p>Amend definition as follows:</p> <p>Means the use of natural and physical resources for the purpose of establishing, operating and maintaining the following activities and structures:</p> <p>a. recreational activities either commercial or non-commercial;</p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p>b. passenger lift systems;</p> <p>c. use of snow groomers, snowmobiles and 4WD vehicles for support or operational activities;</p> <p>d. activities ancillary to commercial recreational activities including avalanche safety, ski patrol, formation of snow trails and terrain;</p> <p>e. installation and operation of snow making infrastructure including reservoirs, pumps and snow makers; and</p> <p>f. 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.</p>	<p>and provision should be made for vehicles other than 4WDs.</p> <p>Ongoing earthworks and vegetation clearance are a necessary and ancillary part of developing land for the purposes of providing four season alpine resort activities.</p>	<p>b. passenger lift systems;</p> <p>c. use of snow groomers, snowmobiles, and 4WD off-road vehicles for support or operational activities;</p> <p>d. activities ancillary to commercial recreational activities including avalanche safety, ski patrol, formation of snow trails and terrain <u>including earthworks and vegetation clearance</u>;</p> <p>e. installation and operation of snow making infrastructure including reservoirs, pumps and snow makers; and</p> <p>f. 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.</p>
Chapter 30 Utilities and Renewable Energy		
Chapter 30 exclusions	Ensure that utilities required in the operation of tourism activities are enabled and provided for.	<p>Amend Chapter 30 provisions to exclude tourism activities within Ski Area Sub Zones</p> <p>Or in the alternative, all provisions in chapter 30 be amended as required to ensure the development, operation, maintenance and upgrading of energy, utilities, and infrastructure related to tourism activities are specifically enabled or provided for.</p>
30.5.6.8 Antennas and ancillary equipment	Amend rule to increase the permitted diameter of circular dishes (telecommunications) to a minimum of 2m.	<p>Amend Rule 30.5.6.8 as follows:</p> <p>...</p> <p>Provided that for panel antennas the maximum width is 0.7m <u>2.0m</u>,</p>
Rule 30.4.13.4	Ensure that necessary earthworks associated with these provisions	Amend Rule 30.4.13.4 to exclude earthworks and trenching

Provision (PDP decision version)	Reason for appeal	Relief sought
	are excluded	associated with the installation of any telecommunication and radio communication facility, navigation or meteorological communication facility.
Chapter 35 Temporary Activities		
Policy 35.2.1.2 Permit small and medium-scale events during daytime hours, subject to controls on event duration, frequency and hours of operation.	Delete the restriction of day time hours, and otherwise permit such events in remote locations where adverse effects are unlikely, such as CARL.	Amend Policy 35.1.2 as follows: Permit small and medium-scale events during daytime hours, subject to controls on event duration, frequency and hours of operation.
Policy 35.2.1.7 Recognise that noise is an anticipated component of temporary events and filming, while protecting residential amenity from undue noise during night-time hours.	Ensure that the policy is only applicable in residential areas given these activities are common in other areas such as SASZs.	Amend Policy 35.2.1.7 as follows: Recognise that noise is an anticipated component of temporary events and filming, while protecting residential amenity <u>in established residential zones</u> from undue noise during night-time hours.
Rule 35.4.12 Temporary Storage Any temporary storage or stacking of goods or materials, other than for farming purposes, that does not remain on the site for longer than 3 months and does not exceed 50m ² in gross floor area.	This rule could inhibit appropriate activities such as storage of goods in the off season on ski fields, or stacking firewood.	Define temporary storage or otherwise delete this rule as unclear what this policy would extend to

Provision (PDP decision version)	Reason for appeal	Relief sought
<p>Policies 35.2.5.1</p> <p>Permit temporary storage related to farming activity.</p>	<p>The policy should be amended to recognise the importance of tourism, transport, and associated activities</p>	<p>Amend Policies 35.2.5.1 as follows</p> <p>Permit temporary storage related to farming activity, <u>transport, tourism, and visitor accommodation activities.</u></p>
<p>Policy 35.2.5.2</p> <p>Ensure temporary storage not required for farming purposes is of short duration and size to protect the visual amenity values of the area in which it is located.</p>	<p>The policy should be amended to recognise the importance of tourism, transport, and associated activities</p>	<p>Amend Policy 35.2.5.2 as follows:</p> <p>Ensure temporary storage not required for farming <u>transport, tourism, and visitor accommodation activities.</u> purposes is of short duration and size to protect the visual amenity values of the area in which it is located.</p>
<p>Rule 35.4.1; 35.4.2; 35.4.3</p>	<p>All SASZs should be included in these permitted activity rules, and which are not necessarily on conservation or public land.</p>	<p>Include permitted activity rules for temporary storage and events carried out in Ski Area Sub Zones</p>
<p>Rule 35.4.4</p>	<p>These rules should exclude SASZs as such activities are expected in those locations and their remoteness remedies adverse effects</p>	<p>Amend Rule 35.4.4 as follows:</p> <p>...</p> <p><u>This rule does not apply to temporary activities undertaken within Ski Area Sub Zones</u></p>
<p>35.4.11 Temporary utilities</p>	<p>Such activities are anticipated in the SASZs</p>	<p>Amend Rule 35.4.11 as follows:</p> <p>...</p> <p><u>c. are required for power generation in Ski Area Sub Zones</u></p>

Provision (PDP decision version)	Reason for appeal	Relief sought
Rule 35.4.8 – permitted temporary construction related activities	Include provision for the necessary site controls related to construction activities in SASZs or otherwise amend and broaden the definition of temporary construction related activities, including through provisions for repairs and maintenance	Amend Rule 35.4.8 as follows: ... <u>• Associated with the construction (including reconstruction, repair, maintenance, upgrading) of buildings, structures and infrastructure within Ski Area Sub Zones</u>
Chapter 36 Noise		
Chapter 36 Table 1 - Noise	The non-complying activity status is very onerous and not the most appropriate compared to the discretionary activity status. Measuring noise limits as Lmax is reasonable and more appropriate compared to Ldn, at least in respect of sound generated from activities within or accessing Ski Area Sub Zones.	Also amend the standards so that the noise limits can be measured as Lmax rather than Ldn. Amend rule so that non-conformance with the standards results in a discretionary activity, not non-complying, in Ski Area Sub Zones.
	The rule should be deleted or amended rule so that non-conformance is a discretionary activity, not a non-complying activity, and the ISO 2922:2000 + ISO 14509-1:2008 are applied in respect of SKSZs.	Delete Rule 36.5.13 or otherwise clarify as set out in the reason for the appeal – for example amend the rule to ensure that the use of helicopters (or sound from helicopters) within SASZs will not be a non-complying activity.