

Provision (PDP decision version)	Reason for appeal	Relief sought
Chapter 3 Strategic Direction		
3.2.1.7	Delete 3.2.1.7 as unnecessary and duplicates 3.3.20 (farming is a permitted activity) there is a risk of this strategic objective having priority over diversification of land resource which is appropriate subject to landscape character (provided for in Chapter 6).	Amend objective 3.2.1.7 as follows:  Agricultural <u>and tourism</u> land uses <u>that maintain consistent with the maintenance of the districts outstanding natural landscape character of rural landscapes</u> and significant nature conservation values are enabled. (also elaborates on SO 3.2.4 and 3.2.5 following)
3.2.1.8	The Objective fails to recognise and provide for tourism activities in the rural zone. Maintaining character of rural landscapes and is contrary to maintaining and enhancing nature conservation values.	Amend Objective 3.2.1.8 as follows:  3.2.1.8 Diversification of land use in rural areas beyond traditional activities, <del>including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.</del> (also elaborates on S.O.3.2.5 following)
3.3.21	Objective 3.3.21 is important in recognising the appropriateness of commercial recreation and tourism related activities in the Rural Zone. There is no justification in departure from the section 6 legislative standard for landscapes with respect to these activities.	Amend Objective 3.3.21, as follows:  Recognise that commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they <del>would protect, maintain or</del>

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		enhance <u>appropriately manage effects on</u> landscape quality, character and visual amenity values. (relevant to S.O. 3.2.1.1, 3.2.1.8, 3.2.5.1 and 3.2.5.2)
Chapter 21 Rural		
Objective 21.2.1 A range of land uses, including farming and established activities, are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values	The Zone Purpose, Objective 21.2.1 and Policy 21.2.1.1 over-emphasise the importance of farming activities and do not recognise that many other activities require a rural location because they rely on rural resources, such as ski area activities. The proposed modifications remedy this by enabling, along with farming, other activities that rely on rural resources.	Amend Objective 21.2.1:  A range of land uses, including farming, <u>activities that rely on rural resources</u> , and established activities, are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values
Policy 21.2.1.1 Enable farming activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins	Farming is one method for utilising rural resources, but its long term economic future, in many rural parts of the District, is uncertain. Other activities that require a rural location, such as ski area activities, may better provide economic wellbeing for landowners and the wider community and therefore should also be enabled and should be on at least an equal footing with farming. Protecting has been removed as this is only applicable in respect of section 6 landscapes and otherwise sets a higher level of policy protection than that which is in Chapter 6 of the	Amend Policy 21.2.1.1:  Enable farming <u>and other activities that require a rural location, and other established activities</u> , while <del>protecting, maintaining</del> <u>and or</u> enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins

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<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>	<p>PDP.</p> <p>The ski area activities carried out within ski area sub zones are a significant contributor to the District's international and national image and its economic wellbeing.</p> <p>The Ski Area Sub Zone objective and policies afford protection to ski area activities, and provide for their ongoing development, growth and viability while adequately managing the potential effects of the ski area activities on the environment.</p> <p>Recognising the link between SASZs and adjacent zoned land is important to provide for the growth and consolidation of ski fields by ensuring their access and viability is retained</p>	<p>Amend Objective 21.2.6 as follows:</p> <p>21.2.6 Objective - The future growth, development and consolidation of Ski Areas Activities within identified Ski Area Sub-Zones <u>and their integration with adjacent zones</u>, is provided for, while adverse effects on the environment are avoided, remedied or mitigated</p>
<p>Policy 21.2.6.4 Provide for appropriate alternative (non-road) means of transport to and within Ski Area Sub-Zones, by way of passenger lift systems and ancillary structures and facilities</p>	<p>Minor additions are sought to this policy to broaden the applicability of passenger lift systems and other structures, depending on the final version of the definition of passenger lift systems applying</p>	<p>Amend policy 21.2.6.4 as follows:</p> <p>Policy 21.2.6.4 Provide for appropriate alternative (non-road) means of transport to and within Ski Area Sub-Zones, by way of passenger lift systems and <u>other</u> ancillary-structures and facilities</p>
<p>21.2.10 Objective – Commercial Recreation in the Rural Zone</p>	<p>This new objective has changed significantly from the notified</p>	<p>Amend objective 21.2.10 as follows:</p>

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is of a nature and scale that is commensurate to the amenity values of the location.	version of the PDP which sought to recognise the potential for diversification of rural activities. It is uncertain how this new objective would be applied given that commercial recreation cannot be compared as commensurate to amenity values, as the two are very different. This objective should be amended to ensure that commercial recreation is consistent with amenity values	21.2.10 Objective – Commercial Recreation in the Rural Zone <del>recognises and provides for</del> <del>is of a nature and scale that is commensurate to the amenity values of the location</del>
Policy 21.2.10.4 To ensure the scale and location of buildings, noise and lighting associated with commercial recreation activities are consistent with the level of amenity existing and anticipated in the surrounding environment.	As stated above, this is a new policy in the PDP seeking to control size and effects of commercial recreation activities where those should be addressed at the time of a specific consent application	Delete policy 21.2.10.4 or otherwise amend so as to provide for an effects based assessment
Rule 21.4.24 Passenger Lift Systems not located within a Ski Area Sub-Zone (RD Activity)	This rule does not provide for the establishment of land based vehicle access or other forms of access to ski areas through the rural zone.	Amend Rule 21.4.24 to include the establishment of land based vehicle access and any base or terminal buildings associated with the operation of the but not located within a SASZ.
Rule 21.4.25 – Ski Area Activities not located within a Ski Area Sub Zone	This rule makes any land based vehicle access to a SASZ a non-complying activity which is opposed; this is not supported by the requested amendment to policy 21.2.6.5 supporting land based vehicle access (above).	Amend Rule 21.4.25 to a Discretionary activity status

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	<p>This rule also makes any terminal buildings/activities, associated with a Passenger Lift System as provided for by new Rule 21.4.24, a non-complying activity. The rule elevates the status of such activities and buildings associated with passenger lift systems within the Rural Zone above that applied to any other building not associated with a ski area activity.</p>	
<p>Table 4 – standards for structures and buildings</p> <p>The following standards apply to structures and buildings, other than Farm Buildings</p>	<p>Table 4 currently contains general standards for structures and buildings applicable across Chapter 21, and which relate to building size, building height, and exterior surface finishing. It should be clarified that Table 4 does not apply in respect of passenger Lift Systems and buildings within Ski Area Subzones, given those are likely to exceed generally applicable provisions for height and bulk</p>	<p>Clarify that passenger lift systems are excluded from Table 4 standards:</p> <p>Table 4 – standards for structures and buildings</p> <p>The following standards apply to structures and buildings, other than Farm Buildings, <u>and Passenger Lift Systems</u></p>
Chapter 27 Subdivision		
27.5.x	<p>Specific provision should be made for subdivision as a controlled activity in SASZ, subject to refined matters of control to ensure values of the SASZ are appropriately managed. This amendment will recognise the strategic importance of SASZ in the District and the intention to ensure they are maintained and</p>	<p>Provide new rule 27.5.x (or amend Rule 27.5.7) to provide for subdivision in SASZ as a controlled activity.</p>

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	enhanced.	
Provision 27.10 – Non-Notification	Subdivision within the SASZs should be added to the list of non-notified subdivisions to recognise the benefits of subdivision in SASZs	Add subdivision in Ski Area Subzones to the list of non-notified subdivision.
Chapter 2 Definitions		
Building	Passenger Lift System should be excluded from the definition of building within Chapter 2 to ensure it is exempted from generic height and bulk standards elsewhere in the Plan	<p>Building</p> <p>Shall have the same meaning as the building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:</p> <p>...</p> <p><u>k. Passenger Lift Systems</u></p>
<p>Passenger Lift System</p> <p>Means any mechanical system used to convey or transport passengers and other goods within or to a Ski Area Sub-Zone, including chairlifts, gondolas, T-bars and rope tows, and</p>	<p>The exclusion of base and terminal buildings from the definition makes the new definition and associated activity framework meaningless as it is not possible to construct and operate a passenger lift system without base and terminal buildings. Such buildings are an integral part of the structure and are</p>	<p>Amend the definition of Passenger Lift System as follows:</p> <p>Passenger Lift System</p> <p>Means any mechanical system used to convey or transport</p>

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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	required for the storage of cabins, operation and maintenance equipment. This exclusion to the definition is opposed.	passengers and other goods 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. <del>Excludes base and terminal buildings</del>
Planning Maps 10 and 24	MCSL seeks an extension to the notified SASZ to connect with the MCSSZ as set out in Appendix C. this amendment will provide for a more efficient and effective use of the rural land resource by enabling the linking of the SASZ and the Resort.	Amend planning Maps 10 and 24 as set out in Appendix C.