

## Cardrona Alpine Resorts PC 49 Hearing Notes

- First off thank you for the opportunity to talk to our submission today
- I want to commend Council for trying to simplify and streamline the earthworks provisions within the District Plan by consolidating into one section. This is a daunting task. Now it's about ensuring that this streamlining does not create more barriers and uncertainty.
- I also want to thank council for working with us and others to try and address our concerns with some of the amended changes.
- Warwick Goldsmith has covered the technical details of our submission so I will concentrate on WHY this is important to us and our Communities in the District.
- Cardrona ARL supports the proposed Plan Change 49 Ski Area Sub-Zone exemption "Volume of earthworks, cut and fill heights and slope, for both earthworks and bulk earthworks, for the establishment and maintenance of trails, operational areas and access within the Ski Area Sub-Zones." Nevertheless due to the regional economic importance of the Otago Ski Industry; we still opposed to the dilution of the current exemption which applies to all earthworks; carried out for any purpose within a Ski Area Zone. Especially because it is unclear if the exemption is broad enough to encompass all the earthworks activities undertaken during the operation of modern Ski Fields such as the installation and maintenance of infrastructure associated with snow making.
- We would also like to identify that it would be exceedingly difficult for anyone to assess whether we are complying with Site Standard iv, Environmental Protection Measures for dust control. By the nature of our location we can have very high winds. Even with the best dust suppression measures in place if the wind blows right after earthworks we could be in breach of the District Plan requirements.
- In respect to Site Standards v, Water Bodies and the development of snow making facilities; which involves the creation of reservoirs and diversion of streams; it would be impractical to adhere to the proposed water bodies' site standards. Also we presume that the proposed Water Bodies site standards are aimed at protecting natural or significant water bodies not water bodies created for the purpose of snow making. Hence we contend that snow making activities in the Ski Area Subzones should be exempt from the proposed Water Bodies Site Standards.
- The current operative District Plan, with the exclusion of Ski Area Sub-Zones from the earthworks rules, was adopted to enable the development of ski areas, recognising their importance in contributing to the social and economic well-being of the community.
- The nature of skiing and boarding make earthworks of paramount importance to the successful operation and commercial viability of Cardrona. Any limitation in our ability to conduct earthworks over a very short summer working season can severely limit our ability to make safety modifications, improvements, and development of new features.
- Cardrona is a ski field today because of the ability of its founder John Lee being able to develop and modify the terrain.
- The purchase of CARL by RJ has provided a great boost and energy to push our development forward into new areas. This development will continue to help support the economic growth and job opportunities for Queenstown and Wanaka.
- With over 250,000 visitors and 470 employees this is not a small contribution for the local area.
- Significant pressures face the ski/snowboarding industry with rising costs of operation; increasing expectations from guests; increased safety requirements and changes to legislation; the fast paced nature of changing trends; climate change pressures, and the need to look at more unique products to ensure financial viability in the future.

- The quality, safety, efficient use of water, and snow coverage of our slopes starts with good earthworks. The better our terrain is managed through continuous improvement the more efficient we are at using our snow and ensuring our guests have the best experience they can.
- The volume of earthworks can be substantial on an annual basis. From terrain modifications (safety improvements, slope access improvements, grooming the hills to make it more economical and improve our ability to put snow on and open the mountain, changes to our jumps, terrain park, half pipe...the jumps keep getting bigger), road works, repair/maintenance from erosion, and building new infrastructure.
- We have a very tight window of opportunity and we do not always know the specifics of what needs to be done until the season is over and the snow clears.
- As an estimate for this coming summer season, we will be doing:
  - Small dam – 20,000 m3 (cut) / 12,000m3 (fill) / 8,000m3 (waste)
  - Safety improvements and erosion control on Lees Leap - 30,000m3
  - Terrain modifications (terrain park & general slopes) – 57,000m3
  - Road work – 5,000 to 10,000m3
  - This would put us for a potential total around 117,000m3 for just cut volumes. Also note that this is an estimate based on the small dam.
- Ski Area Sub-Zones are specifically identified on the Planning Maps. Those identified areas anticipate and provide for the kinds of activities traditionally carried out within ski/snowboarding fields. Those activities, of necessity, include 'terraforming' the landscape involving extensive earthworks. Such earthworks are an integral and essential aspect of the construction, operation, and maintenance of ski/snowboarding areas.
- We are also currently developing new summer operations for MT Biking which requires the development of trails. We will be open from 27 dec to 11 Jan and hosting one of the National Cup series events.
- If this is successful we will continue to grow our summer operations leading to further economic growth for the District and employment opportunities. This is exceedingly important for our small communities to build year round employment and economic growth.

Again thank you for the opportunity to talk with you today.

Erik Barnes  
Manager Infrastructure and Field Services