

FORM 5
SUMMISSION ON PLAN CHANGE 52 QUEENSTOWN LAKES DISTRICT PLAN

Clause 6 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Submitter Details:

Name of submitter: Cardrona Alpine Resort Limited

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1. This is a submission on Plan Change 52 – Mt Cardrona Station Special Zone.

2. Trade Competition

The submitter could not gain an advantage in trade competition through this submission.

3. Omitted

4. Cardrona Alpine Resort Limited's submission is that:

The submitter **supports** Plan Change 52 – Mt Cardrona Station (PC52) as notified, subject to changes, on the following basis:

- 4.1 Cardrona Alpine Resort Limited ("CARL") is the owner of land within and adjoining the Mt Cardrona Station Special Zone ("MCSZ"). Landholdings include Lot 1 Deposited Plan 19397 and Lot 10-13 Deposited Plan 21223 as held in Computer Freehold Register OT13A/681.
- 4.2 CARL own and operate the Cardrona Alpine Resort ("the Resort") which adjoins MCSZ. The Resort operates all year round and is enjoyed by skiers and

snowboarders in the winter and mountain bikers (and associated activities) in the summer. The Resort is accessed by a private road which ceases at approximately 1600masl where it meets the public car parking area for the ski resort. This access road dissects MCSZ at the base of the mountain.

- 4.3 Under the Operative District Plan (“ODP”), the majority of CARL landholdings are contained within the Ski Area Subzone of the Rural General Zone. However, part of Lot 1 Deposited Plan 19397 and Lot 10-13 Deposited Plan 21223 lie outside of this Ski Area Sub Zone within both the MCSZ and Rural General Zones.
- 4.4 Along the Cardrona access road is a piece of land is known as the ‘Pines Car Park’, being a relatively flat section of the access road which contains an existing car parking area. The name stems from four large pine trees situated adjoining the car park area on Mt Cardrona Station.
- 4.5 This car park sits approximately 1km from the Cardrona Valley Road at an elevation of approximately 650masl. The car park adjoins the southern edge of the access road and is made up of two rows of gravel car parks that run parallel to the access road for a length of approximately 250m. The car parks are split by an access lane with an additional access lane running along the southern side of the car park.
- 4.6 CARL are investigating options to utilise this car park for operation of a shuttle service, bus parking and chain hire from this area. These activities will be subject to a future resource consent application.
- 4.7 Within the ODP, the land immediately adjoining the Pines Car Park within the MCSZ is identified as Activity Area 7 - Heritage Area (AA7) on the *Structure Plan A – Mt Cardrona Station Structure Plan* for this zone. The operative provisions applicable to AA7 seek to provide for the protection of heritage features within the Zone, and the future protection of open space and ecological values. Adjoining the Pines Car Park within AA7 is the Homestead Gully area.
- 4.8 The operative provisions for MCSZ also identify Activity Areas 8a and 8b (AA8) that align with the Cardrona access road. Activities within these activity areas must maintain the existing use and provide for future uses expected within the ski area access road including access, parking, road maintenance equipment storage, chain hire and ticketing. Provisions also seek to ensure that buildings, where necessary, are of a small scale.
- 4.9 The land adjoining the Pines Car Park within PC52 has been identified as being within the new AA8c. Relevant provisions provide for carparking; earthworks for carparking formation and avoidance or mitigation of visual effects; and buildings that are for shuttle / ski area ticketing, bus shelters, ablution facilities.

The submitter generally supports the provisions of PC52 as they relate to AA8c as they better reflect the existing land use than the existing zoning. PC 52 is also likely to be complementary to future logical uses of the adjacent area, and likely to enable efficient integration of the transport network and access to the mountain.

- 4.10 In addition, the submitter supports all provisions which provide for connectivity and interaction between PC52 zoned land and the land owned by CARL. The submitter considers that PC52 is a more efficient and effective means of achieving the purposes of the Resource Management Act 1991 ("Act") than the provisions contained within the ODP.
- 4.11 In particular, the submitter supports the following notified policies:
- a. *Policy 4.16* To provide for parking to co-ordinate with shuttle access to the Cardrona Ski Area, and to ensure that the visibility of parking when viewed from the Zone and the wider environs is avoided or adequately mitigated;
 - b. *Policy 7.1:* To provide safe and efficient road access to the Zone from the Cardrona Valley Road, and the Cardrona Ski field Area access road;
 - c. *Policy 7.6(b):* To provide for an area for car parking adjacent to the Cardrona Ski Area Road where it can co-ordinate with shuttle bus access to the Ski Area and where potential adverse effects on landscape values can be avoided or adequately mitigated; and
 - d. *Policy 8.6* To provide for potential connections between the Village and the Cardrona Ski Area.

Amendments

- 4.12 The submitter seeks amendments to notified *Site Standard 12.22.4.1xi – Earthworks* to align with the provisions adopted by Plan Change 49 – Earthworks (PC49). These provisions, now operative, did not apply to MCSZ or any other special zone. PC49 removed the area limit (m²) of earthworks on the basis that the area of earthworks (m²) is intimately linked to the volume (m³). It was considered that the purpose of the area limit standard (m²) was to control dust; however, dust is a matter controlled under the Environmental Protection Measures. As such, the submitter requests that Site Standard 12.22.4.1xi(b) is **deleted**.
- 4.13 The submitter also notes that there are inconsistencies in the labelling of Activity Areas within *Structure Plan A – Mt Cardrona Station Structure Plan* and *Structure Plan B – Height Restrictions*. Specifically, the area identified as "AA9" within Structure Plan A is labelled as "AA8" within Structure Plan B. Additionally, "AA1b" within Structure Plan A is labelled as "AA1a" on Structure Plan B. The submitter requests that these errors (on Structure Plan B) be corrected.
- 4.14 The submitter seeks an amendment to Rule 12.22.2.3vii relating to Restricted Discretionary Activities within AA8c to include 'complementary commercial uses and buildings'. As notified, Rule 12.22.2.3vii – Discretionary Activities states:

Within Activity Area 8c: carparking; earthworks for carparking formation and avoidance or mitigation of visual effects; and buildings that are for shuttle / ski area ticketing, bus shelters, ablution facilities.

The Council's discretion is restricted to the following matters:

(a) Effects of carparking, associated buildings and mitigation earthworks and landscaping on landscape and visual amenity values when viewed from Activity Areas 1, 2, 3, 4, 5 and 6 within the Zone, or from the existing dwelling on Lot 6 LT 344432, or from the Cardrona Valley Road;

(b) In relation to earthworks: sediment control, dust control, site rehabilitation and landscaping.

- 4.15 The submitter seeks this change so as to allow for complementary commercial activities such as a chain fitting service or coffee cart to be located within this activity area. Built form associated with these complementary activities is limited by *Zone Standard 12.22.4.2iii – Height* which restricts the maximum building height to 4.5m and *Zone Standard 12.22.4.2xi – Buildings within Activity Area 8c* which limits the total combined gross floor area of all buildings within AA8c to 400m². As such, an additional matter of discretion is suggested relating to the nature and scale of the complementary commercial use.

5. The submitters seek the following decision from the Queenstown Lakes District Council:

- That notified PC52 – Mt Cardrona Station provisions be adopted with the amendments outlined above;
- The submitter also seeks such further or consequential or alternative amendments necessary to give effect to the objectives expressed in this submission, and to:
 - (a) promote the sustainable management of resources and achieve the purpose of the Act;
 - (b) meet the reasonably foreseeable needs of future generations;
 - (c) enable social, economic and cultural wellbeing;
 - (d) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of other means available in terms of section 32 and other provisions of the Act.

6. The submitter wishes to be heard in support of their submission.

7. If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.

A handwritten signature in blue ink, appearing to read 'R Holden'.

Signature

(Rebecca Holden on behalf of Cardrona Alpine Resort Limited)

Date: 22 March 2017