



**SUMMARY OF DECISIONS REQUESTED FOR
PRIVATE PLAN CHANGE 52
MOUNT CARDRONA STATION SPECIAL ZONE**

FURTHER SUBMISSIONS DUE MONDAY 1 MAY 2017

Original Submission Number	Name	Position	Topic	Decision Requested
52/01/01	Backcountry Quad Expeditions	Support	Whole Plan	Support plan change proposed.
52/02/01	Dr Pippa Kyle	Support (in part)	Water Supply	Protection of Pringles Creek water supply and creek against climate change and that water consents for the zone are confirmed as being realistic and sustainable for the future.
52/02/02		Support (in part)	Pringles Creek Buffer	Pringles Creek 100 metre buffer area is protected from any development risk through combination of zone rules and registered covenants on the title.
52/02/03		Support (in part)	Activity Areas 6 and 7b	That Activity Areas 6 and 7b are protected from further development even at later stage and is enforced by registered covenants on title.
52/02/04		Support (in part)	Activity Areas 6 and 7b	Sports field/Tennis Court located within Activity Area 6 is removed/relocated out of area and relocated to existing village given that it encroaches into 100 metre mitigation strip, risks use of light at night, and risks use of the paper road/Pringles Creek Road for vehicle parking and movement congestion. As a minimum lighting to only be for daylight use, and paper road to be used as a walkway /cycle way.
52/02/05		Support (in part)	Paper Road	Paper road that exists on Pringles Creek property should be cancelled or moved as it sits on a ridge. If used for walkway, there should be mitigation planting to limit visibility and should have no motor vehicle access or parking.
52/02/06		Support (in part)	Lighting	Must ensure that the zone streetscape and overall lighting design meets some form of zone and design guideline rules that protects the 'night sky' similar to Tekapo and other special areas. A covenant regarding lighting needs to be registered within the title for both now and in the future.
52/02/07		Support (in part)	Landscaping	That the landscape planting plan reflected in the design Guidelines in particular for Pringles Creek mounding/buffer zone is reviewed to ensure a priority use of local species is provided for (example silver tussocks).
52/02/08		Support (in part)	Ski field carpark/mounding	That requestor provide for a ski field carpark/mitigation mounding, that this carpark is sealed including access road length between the entrance up to and including carpark. Ski field owners conduct rigorous dust mitigation measures for the remainder of the field access road to manage dust nuisance and effects on neighbouring properties.
52/02/09		Support (in part)	Landscaping	Mitigation planting must be done before any development work is undertaken.
52/02/10		Support (in part)	Design Guidelines	That the existing strict design guideline rules for all dwellings and buildings will be kept in place, both for now in the future.
52/03/01	Patrick Frengley	Support	Whole Plan	Strong support for Plan Change as an immediate neighbour.
52/03/02		Support (in part)	Activity Areas 6 and 7b	Activity Areas 6 and 7b are preserved in perpetuity.
52/03/03		Support (in part)	Activity Areas 6 and 7b	Area 6 "pushback" from the southern boundary of 100m to also be preserved and to be a Zone Rule.
52/03/04		Support (in part)	Lighting	Avoidance of light pollution from public and private lighting and that this be provided for in the Design Guidelines.
52/03/05		Support (in part)	Activity Areas 6 and 7b	Sports field located within Activity Area 6 be deleted as no parking provision.
52/03/06		Support (in part)	Paper Road	The paper road connection to Gin and Raspberry Lane to be strictly limited to walking and cycling uses, plus possible future infrastructure connection.
52/03/07		Support (in part)	Noxious Weed and Pest Control	No mention of long term noxious weed and pest control, which needs to be included within the plan change.
52/03/08		Support (in part)	Landscaping	Removal of macrocarpa from mitigation planting as evergreen and 15m when mature, which will cast unwanted shading over southern neighbours land, especially in winter.
52/03/09		Support (in part)	Ski field carpark/mounding	A requirement for Cardrona Ski Resort to seal the ski field access road to prevent degradation of air quality (dust) for the Mount Cradrona Ski Village and the Pringles Creek Community.
52/04/01	Roberts Family Trust	Support	Whole Plan	Support Plan Change as it will benefit Cardrona Village and local economy, the proposed golf course will be a great asset to the area and poses excellent opportunities for locals and visitors alike, and the effects on the environment are no greater (if not less) than what is currently allowed under the Mount Cradrona Station Special Zone of the Operative District Plan.
52/05/01	Ian Leslie and Toni Rasmussen	Oppose	Whole Plan	Oppose plan change in its current form and seek further amendments to the structure plan to address issues set out below.

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52/05/02		Oppose	Activity Areas 6 and 7b	Seek modification of the structure plan and zone rules so that Activity Area between the Southern Neighbourhood and the Pringles Creek boundary is designated a 'Reserve' and as such all building, structures and installation of above ground infrastructure is excluded from this area. This area should seek to mitigate the built areas of the zone and provide public open space for the residents of the village, while preserving rural amenity values for the residents of Pringles Creek subdivision.
52/05/03		Oppose	Activity Areas 6 and 7b	The planning objectives and zone rules run contrary to the aims of the open space and mitigation in Activity Area 6 in that they allow built form and infrastructural development in Activity Area 6, which defeats the purpose of a buffer zone and compromises rural amenity and creates a precedent whereby further structures even if designated non-complying activity would be more likely.
52/05/04		Oppose	Activity Areas 6 and 7b	Development intensification in Activity Areas 1 to 4 and re-orientation of the village centre to more of a northerly aspect effectively makes the southern boundary, the rear boundary. This has the potential for community infrastructure to occur elsewhere in the zone including Activity Area 6.
52/05/05		Oppose	Activity Areas 6 and 7b	A sports field located in Activity Area 6 is inappropriate in this activity area on the basis that the vertical fall of the land in this area would require extensive earthwork and would require ancillary buildings such as toilets, changing rooms, storage for gear, equipment and machinery and vehicle parking and floodlighting. A sports field would be far more appropriate on the flat valley floor in a more centrally located position.
52/05/06		Oppose	Water Supply	<p>Submitter seeks effective zone rules and objectives that ensure protection of water courses outside of the Mount Cardrona Station Special Zone where they will be affected by activities occurring within the zone and target water efficiencies across the zone to reduce water demand.</p> <p>Seeks clarification regarding the the total water requirements of the Plan Change 52 and the ability for those requirements to be provided for without effects on surrounding environment, including Pringles Creek, particularly given that the plan change has increased dwellings from 576 to 622 and proposes a hotel development). This is an increase in year round water requirements. There is no data provided or analysis of the total daily water requirements of the zone, extraction volumes or storage requirements.</p> <p>The sole mechanism for protection of Pringles Stream that is indicated in the plan change is the residual flow requirements of the permits. More detailed analysis, implementation of effective safeguards and robust water management measures to ensure sufficient volumes of storage and maximum water efficiencies within the zone is required. Provision should be made to ensure the capture of all stormwater and grey water from all buildings and this to be utilised for irrigation of the golf course and public areas.</p>
52/06/01	Cardrona Alpine Resort Limited	Support (in part)	Whole Plan	Supports plan change subject to further amendments to the provisions supporting the plan change.
52/06/02		Support	Activity Area 8c (car park area)	Submitter generally supports the provisions of the plan change as they relate to Activity Area 8c (car park area) adjoining Cardrona Alpine Resort Limited's Pines Car Park, which the submitter is investigating utilising this area for shuttle service, bus parking and chain hire.
52/06/03		Support	Whole Plan	<p>Submitter supports all provisions which provide for connectivity and interaction between PC52 and the adjoining Cardrona Alpine Resort and considers that PC52 is more efficient and effective means of achieving the purpose of the Resource Management Act than the operative District Plan provisions and in particular supports:</p> <p>a) Policy 4.16; b) Policy 7.1; c) 7.6(b); d) 8.6.</p>

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52/06/04		Support (in part)	Site Standard 12.22.4.1xi Earthworks	The submitter seeks amendments to notified Site Standard 12.22.4.1xi-Earthworks to align with the provisions adopted by Plan Change 49 (Earthworks). These provisions, now operative, do not apply to the Mount Cardrona Special Zone. The submitter requests that Site Standard 12.22.4.1xi-Earthworks is deleted.
52/06/05		Support (in part)	Structure Plan	The submitter identifies inconsistencies in the labelling of Activity Areas within the Structure Plan A -Mt Cardrona Station Structure Plan and Structure Plan B - Height Restrictions, specifically where the area identified as Activity Area 9 (AA9) within Structure Plan A is labeled as "AA8" within Structure Plan B. Additionally, "AA1b" within Structure Plan A is labeled as "AA1a" in Structure Plan B. The submitter seeks that the inconsistencies in Structure Plan B be corrected.
52/06/06		Support (in part)	Activity Area 8c (car park area)	The submitter seeks an amendment to rule 12.22.2.3vii relating to restricted discretionary activities within Activity Area 8c to include "complementary commercial uses and buildings", such as chain fitting service or coffee cart activities to be located within this activity area. An additional matter of discretion is recommended relating to the nature and scale of the complementary commercial use.
52/07/01	Heritage New Zealand Pouhere Taonga	Support (in part)	Heritage	The submitter considers that the proposed provisions acknowledge the heritage values associated with the plan change area and generally provide scope for these to be managed as the zone develops, however the submitter seeks a number of further amendments to the plan change.
52/07/02		Support (in part)	Rule 12.22.4.2x - Protection of Water Race and Rule 15.2.6.3i(h)(v)	<p>The submitter seeks that Rule 12.22.4.2x - Protection of Water Race be amended to require the fencing off of Walter Little's Water Race and that fencing be contained within Activity Area 7b and has amended Rule 12.22.4.2x to reflect this.</p> <p>Further, the submitter supports subdivision Rule 15.2.6.3i(h)(v) which provides for similar protection of Walter Little's Water Race at the time of subdivision and seeks that this rule be adopted as notified.</p>
52/07/03		Support	Rule 12.22.2.2(viii)	The submitter supports Rule 12.22.2.2(viii) and seeks that this rule be adopted as notified.
52/07/04		Support	Rule 12.22.4.2(x)	The submitter supports Rule 12.22.4.2(x) and seeks that this rule be adopted as notified.
52/07/05		Support	Rule 12.22.5(i)	The submitter supports Rule 12.22.5(i) and seeks that this rule be adopted as notified.
52/07/06		Support (in part)	Heritage	<p>The submitter raises concerns about the potential for the golf course to impact upon the Chaff storage platform (being an existing heritage feature identified in the Archaeological Assessment prepared by Angela Middleton dated May 2006).</p> <p>The submitter seeks that the chaff storage platform (NZAA site F41/563) is scheduled in the Operative District Plan Inventory of Protected Features, and Proposed District Plan Schedule 26.10 as part of stage 2 of the district plan review.</p> <p>If the above relief is not accepted, the submitters seeks that Rule 12.22.4.2x is amended as follows:</p> <p><i>"x. Protection of water races in Activity Area 7B & Chaff Storage Platform in Activity Area 9</i></p> <p><i>Prior to the commencement of development occurring on-site, the landowner shall be responsible for preparing and submitting to the Council for its approval a Management Plan for the water races and their margins, <u>and the chaff storage platform</u>. The Management Plan will set out the on-going care and protection of the water races and their margins, <u>including fencing</u> and the planting of the downhill side of the water races in Chionochloa ecosystem species, and the management recommendations set out in the report Mount Cardrona Station Addendum November 2016 (Arch Hill Heritage Report No. 165). The landowner shall also fill in any breaches in the water races except for drainage to the open space areas in Activity Area 6.</i></p> <p><i>The management plan will also set out the on-going care and protection of the chaff storage platform, and <u>how this feature will be incorporated into the golf course as a feature of historical interest.</u></i></p> <p><i>The Management Plan shall be complied with on an ongoing basis."</i></p>

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52/08/01	Mount Cardrona Station Limited	Support (in part)	Rule 12.22.4.2(i) - Buildings in Activity Areas 6, 7, 8 and 9 - Non-complying Activities	The submitter seeks amendments to Rule 12.22.4.2(i) - Buildings in Activity Areas 6, 7, 8 and 9 (Non-complying Activities) to provide for a new bullet point, which specifically exempts tennis court fencing: <i>"- Fences surrounding tennis courts within Activity Area 6 that are over 2 metres in height are not considered 'buildings' for the purposes of this rule."</i>
52/08/02		Support (in part)	Policy 2.3 and new Assessment Matter	The submitter seeks amendments to Policy 2.3 and the inclusion of a new Assessment Matter to address lighting within the zone as follows: Amend Policy 2.3 as follows: <i>"2.3 To maintain views of the night sky through ensuring that street lighting is low level and is directed away from Cardrona Valley Road."</i> <i><u>"To maintain views of the night sky through appropriate control of the design and type of street lighting"</u></i> Add new Assessment Matter as follows: <i><u>"All street lighting be in accordance with the Council's 'Southern Lights Strategy' and shall be designed and be of the type to minimise light spill, and the direct visibility of light sources beyond the roads intended to be lit."</u></i>
52/08/03		Support (in part)	Rule 12.22.2.2(v) Earthworks and Planting required by Structure Plan D	The submitter seeks the inclusion of another matter over which control is reserved and includes: <i><u>"The use of plant species that are proven to grow locally"</u></i> .
52/08/04		Support (in part)	Mount Cardrona Station Design Guidelines	The submitter seeks to remove <i>Macrocarpa</i> from the list of species promoted in Area 3 sports field (at page 2-20) and replace with Mountain Beech or similar tree species.
52/09/01	Hil and Mario Kiesow	Support (in part)	Whole Plan	The submitter supports the plan change in that it will be an improvement to the current zoning and the implementation of a golf course will make the development more attractive and together with the hotel complex will give visitors to the Cardrona Valley more reason to stay and will offer employment opportunities for the Cardrona community.
52/09/02		Support (in part)	Activity Areas 6 and 7b	The submitter would like to see the requirement for the 100 metre setback from the Pringles Creek Road and Gin and Raspberry Lane as a zone rule and not as a covenant to avoid any adverse visual impact for the property owners now and in the future.
52/09/03		Support (in part)	Activity Areas 6 and 7b	Due to the proximity to the submitters subdivision, the submitter would like a zone rule included that prevents development of Activity Area 6, even at a later stage. The submitter considers that a sports field does not make sense and would create an adverse effect in terms of light and noise pollution for neighbouring residents on Pringles Creek Rd and Gin & Raspberry Lane.
52/09/04		Support (in part)	Paper Road	The submitter seeks the inclusion of a zone rule that prevents vehicle access to Mount Cardrona Station from Pringles Creek Rd / Gin & Raspberry Lane. The paper road on Mount Cardrona Station and adjoining land should be for walking access only with no vehicle access or car parks available at the Pringles Creek Rd / Gin & Raspberry Lane end. However, the submitter would like to see their access to the walkways through the Mount Cardrona Station heritage area secured.

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52/09/05		Support (in part)	Water Supply	The submitter considers that the establishment and maintenance of the golf course will require a lot more water. The Pringles Creek / Gin & Raspberry Lane subdivision relies on the water supply from the Pringles Creek and Mount Cardrona Station has water rights from the Pringles Creek, as well. The submitter is aware that there is a minimum flow rule established for the Pringles Creek, however would like it confirmed that the water rights for the adjoining subdivision will be guaranteed. The submitter would also like the option to connect to the Mount Cardrona Station water scheme at some stage in the future, should we wish to do so.
52/09/06		Support (in part)	Lighting	The submitter considers that a development of this scale will bring light pollution and have a negative impact on the night sky in the Cardrona Valley. This night sky should be protected. Therefore, the submitter seeks that a zone rule be included that all light sources need to face downwards (comparable to the lighting concept in Lake Tekapo).
52/10/01	Cardrona Valley Residents & Ratepayers Soc Inc	Support	Whole Plan	The submitter supports the proposals in Plan Change 52 and considers that it will facilitate infrastructural support for Cardrona Valley, including grey water/ sewerage disposal. Further, the submitter considers that the plan change will provide benefits such as new residential sections, recreational facilities such as golf course, play areas, and employment opportunities, as well as a solution to Skifield parking with its associated traffic congestion problem.