

# RECOMMENDED AMENDMENTS TO PLAN CHANGE

## PART B – ISSUES, OBJECTIVES AND POLICIES

### 1 Natural Resources

- 2 Amend **B1.4 Outstanding Natural Features and Landscapes – Issues, High Country** (page B1-037) by replacing the existing paragraphs 6 and 7 with the following new paragraphs (new wording underlined):

*Some of these areas are pristine natural landscapes, e.g., Arthur's Pass National Park. Most, however, are landscapes which have been modified by human activities, particularly pastoralism. Outdoor recreational activities are also popular in most of these areas. These areas contain features such as improved pasture, small-scale earthworks associated with tracks and fencelines, and small structures such as stock fences, water supplies and tramping huts. Ski Areas also require modification to the natural environment in the form of creating and maintaining skiable terrain, ski infrastructure and amenities. These modifications are however localised and enhance public access to use and enjoyment of the mountains. Porters Ski Area includes an on-mountain village which has further enhanced the accessibility of the mountain environment and created a recreation node with consequential tourism benefits.*

*Uses which are generally inappropriate in the Areas of Outstanding Natural Features and Landscape in the high country are large structures and buildings, houses (outside existing building nodes), large scale commercial buildings and industrial developments and exotic plantations. Large structures and buildings have the potential to alter the sense of remoteness from people and untouched country, which are features of the Areas of Outstanding Landscape in the high country. Exotic plantations can alter the predominant vegetation cover from brown tussocklands, which is a hallmark of the Canterbury High Country landscape. The Plan policies encourage these activities to occur on land which is outside the Areas of Outstanding Natural Features and Landscapes in the high country. The policies recognise exceptional circumstances where large structures or building, houses (outside existing building nodes), large scale commercial buildings, industrial developments or exotic plantations may be necessary or appropriate uses in the Areas of Outstanding Natural Features and Landscapes. An exception is made for the Porters Ski Area, where there is provision for an on-mountain village providing accommodation and commercial services and is to be excluded from the Outstanding Natural Landscape. The Porters Village enhances public accessibility to and enjoyment of the mountain within a defined location and has been master-planned to complement the values of the mountain landscape, which remains a dominating natural environment. The Village has also enabled wider tourism, social and economic benefits to be realised which are of importance at both district and regional scales.*

- 6 Add a new paragraph to the end of the **Explanation and Reasons** for Policies B1.4.22 to B1.4.25 (pages B1-048 to B1-049) as follows:

*Policy B1.4.25 provides specific recognition of an on-mountain village at Porters Ski Area. This policy is to be achieved through a Ski Area Sub-Zone which enables a node of built development to be established within a defined location at the base of the Porters Ski Area. The Ski Area Sub-Zone ~~is to be removed from the Outstanding Natural Landscape and~~ provides for a concentration of built development for accommodation and commercial purposes which are complementary to ski field activities as well as enhancing its viability and role as a tourist and recreation destination.*

*~~The density of built development within the Village Base Area is high compared with the extent of built development permitted elsewhere in the Outstanding Natural Landscape of the High Country and consequently the Sub-Zone should be removed from the Outstanding Natural Landscape.~~ The provision of a Sub-Zone acknowledges the relative importance of this concentration of development to the ski industry and the district and region in terms of tourism and economic wellbeing. ~~It~~The Sub-Zone puts in place a special management framework which is site specific and responsive to the values of this particular locality. The management framework has been derived from a comprehensive masterplanning and investigative process and delivers an outcome with a high level of certainty in respect of layout and effects on the values of the site.*

- 7 Amend the **Explanation and Reasons** for **Policy B1.4.29** (page B1-050) by inserting the following new paragraph:

*The establishment and maintenance of ski trails and infrastructure requires earthworks and the movement of scree. The Ski Area Sub-Zone (Porters) is to be exempt from the rules/provisions that apply to the Outstanding Natural Landscape due to the extent of modification anticipated within the Sub-Zone, particularly at the Village Base Area. The establishment of the Sub-Zone has already involved the assessment of the appropriateness of Ski Area activities/earthworks and the proposed rules are focused on require-to-consideration-of how the earthworks are to be managed rather than requiring further considerations of the appropriateness of Ski Area development where earthworks are involved.*

- 11 Amend **Outstanding Natural Features and Landscapes – Anticipated Environmental Results** (page B1-053) by adding the following new clause:

- ~~— The exemption of the Ski Area Sub-Zone (Porters) from establishment from the Outstanding Natural Landscape of the High Country and characterised by a Village with permanent and visitor accommodation and commercial development.~~
- The expansion and on-going viability of Porters Ski Area as a recreation and tourist destination.

## Part C – Rural Rules

### 1 RURAL RULES - EARTHWORKS

- 33 Amend **1 Rural Rules – Earthworks, Notes** (C1-001) by adding a new Note as number 5 and as a consequential amendment renumbering the following clause. New wording is as follows:

- 5. All earthworks within the Ski Area Sub-Zone (Porters) ~~are exempt from Rule 1.6 and which~~ shall comply with the rules in Appendix 25. ~~Similarly, the Ski Area Sub-Zone is excluded from the Outstanding Natural Landscape. The rules for Areas of Outstanding Landscape therefore do not apply to the Ski Area Sub-Zone.~~

### 2 RURAL RULES – TREE PLANTING AND REMOVAL OF HERITAGE TREES

- 34 Amend **2 Rural Rules – Tree Planting and Removal of Heritage Trees, Notes** (C2-001) by adding a new Note as number 5 and as a consequential amendment renumbering the following clause. New wording is as follows:

- 5. ~~All tree planting within (The Ski Area Sub-Zone (Porters) is exempt from these rules, excluded from the Outstanding Natural Landscape. The rules for Areas of Outstanding Landscapes therefore do not apply to the Ski Area Sub-Zone (Porters). All tree planting shall comply with the rules in Appendix 25.~~

### 3 RURAL RULES - BUILDINGS

- 35 Amend **1 Rural Rules – Buildings, Notes** (C3-001) by adding a new Note as number 4 and as a consequential amendment renumbering the following clauses. New wording is as follows:

- 4. All buildings within the Ski Area Sub-Zone shall be exempt from ~~these Rules 3.9, 3.10, 3.11, 3.12 and 3.13 and shall comply with the rules in Appendix 25. The Ski Area Sub-Zone is similarly excluded from the Outstanding Natural Landscape. The rules applying to buildings in the Outstanding Natural Landscapes therefore do not apply.~~

### 4 RURAL RULES – ROADING

- 36 Amend **1 Rural Rules – Roading, Notes** (C4-001) by adding a new Note as number 1 and as a consequential amendment renumbering the following clauses. New wording is as follows:

- 1. All vehicular accessways, vehicle crossings and vehicle parking within the Ski Area Sub-Zone (Porters) shall be exempt from compliance with the rules of 4 Rural Roads and shall comply with the rules in Appendix 25 and the rules in Appendix 13 of the Townships Volume concerned with separation distances, sightlines and carpark dimensions. ~~The Ski Area Sub-Zone is similarly excluded from the Outstanding Natural Landscape. The rules for Areas of Outstanding Landscapes therefore do not apply to the Ski Area Sub-Zone.~~

### 5 RURAL RULES – UTILITIES

- 37 Amend **5 Rural Rules – Utilities, Notes** (C5-001) by adding a new Note as number 4 and as a consequential amendment renumbering the following clauses. New wording is as follows:

4. ~~The Ski Area Sub-Zone (Porters) is excluded from the Outstanding Natural Landscape. The rules applying to All utility buildings and structures in the Ski Area Sub-Zone (Porters) shall be exempt from compliance with these rules. Outstanding Natural Landscape therefore do not apply.~~

## **6 RURAL RULES – OUTDOOR SIGNS AND NOTICEBOARDS**

- 38 Amend **6 Rural Rules – Outdoor Signs and Noticeboards, Notes** (C6-001) by adding a new Note as number 3 and as a consequential amendment renumbering the following clauses. New wording is as follows:

3. ~~All Signs in the Ski Area Sub-Zone (Porters) shall be exempt from Rule 6.2, while signs required for the purpose of on-mountain directions and safety shall not be required to comply with Rule 6.1. Similarly, the Ski Area Sub-Zone (Porters) is excluded from the Outstanding Natural Landscape. The rules applying to Outdoor Signs in the Outstanding Natural Landscape therefore do not apply.~~

## **9 RURAL RULES – ACTIVITIES**

- 39 Amend **9.3 Activities in the Port Hills, Malvern Hills and High Country, Rule 9.3.1** (pages C9-002 and 003) by altering the **Note**: at the end of rule to read as follows (new wording underlined):

**Note:** Refer to Appendix 21, 22, 23 or 245 for conditions, standards and matters of control/discretion which apply to specific activities in the areas shown on the Planning Maps as the Existing Development Areas for Terrace Downs, Grassmere and Rocklands, and as a Ski Area Sub-Zone at Porters. These are existing development areas in the High Country and Port Hills.

- 41 Amend **9.13 Activities and Vehicle Movements, Rule 9.13.1** (pages C9-010 and C9-011) by adding a new clause (numbered 5.) to the **Note** at the end of the rule to read as follows:

5. Rule 9.13.1 does not apply to roads activities within the Ski Area Sub-Zone (Porters).

- 42 Amend **9.14 Activities and Aircraft Movements, Rule 9.14.1.1** (page C9-011) by adding the following new clause (d) as follows:

- (d) Aircraft movements associated with aActivities within the Ski Area Sub-Zone.

- 44 Amend **9.21 Activities and Clearance of Indigenous Vegetation and Indigenous Plant Species** (page C9-019 and C9-020) by adding a new clause 9.21.2.6 exempting the clearance of earthworks within the Ski Area Sub-Zone as follows:

9.21.2.6 Clearance of indigenous vegetation within the Ski Area Sub-Zone (Porters), excluding the Areas of Protection as shown in ~~Appendix 25~~, the Outline Development Plan for Porters Ski Area in Appendix 25. Clearance of indigenous vegetation within the Ski Area Sub-Zone shall also comply with Appendix 25.

## **10 RURAL RULES – SUBDIVISION**

- 45 Add a new **Rule 10.1.1.13** (page C10-003) to read as follows:

- 10.1.1.13 Subdivision within the Ski Area Sub-Zone which complies with all of the subdivision standards in Appendix 25 Porters Ski Area.

**Note:** The Ski Area Sub-Zone (Porters) is ~~excluded exempt from Rule 10.3 from the Area of Outstanding Landscape~~.

## APPENDIX 25

### 25.1 PORTERS SKI AREA

**Note:** ~~Reference should be made to a~~All other rules of the Rural Volume of the District Plan ~~to confirm if compliance is required by activities, works and buildings within shall be complied with, unless the rule specifically states that it does not apply to~~ the Ski Area Sub-Zone (Porters).

### 25.2 Controlled Activities

#### Earthworks

25.2.1 Earthworks ~~(except for earthworks affecting a wetland)~~ located entirely within the boundary of the Ski Area Sub-Zone ~~but excluding Crystal Basin, Crystal Stream valley (including stream) , Porters Stream Valley (including Stream) and the wastewater management area~~ and limited to the following purposes shall be a controlled activity:

25.2.1.1 Establishing ski trails, terrain parks, tows, lifts and gondolas

25.2.1.2 Establishing trails for recreational activities such as mountain bike, luge and walking trails

25.2.1.3 The construction of buildings and structures ~~in the Porters and Crystal Basin Ski Areas.~~

25.2.1.4 Forming access tracks ~~to and~~ within the Porters ~~and Crystal Basin~~ Ski Areas

25.2.1.5 The construction of snow-making reservoirs

~~24.2.1.4 The construction of buildings in the Village Base Area~~

~~24.2.1.5 Forming roads in the Village Base Area, provided that they comply with the Standards for Roads in Rule 25.6.6.1.~~

24.2.1.6 The construction of infrastructure for stormwater, wastewater disposal and water supply ~~except in the Crystal Basin and wastewater management area~~

24.2.1.7 The construction of utilities

24.2.1.8 Ground preparation for planting of indigenous vegetation on areas greater than 5m<sup>2</sup>.

25.2.2 Under Rule 25.2.1, the Council shall reserve its control over the following matters:

25.2.2.1 Any potential effects on ground and scree stability.

25.2.2.2 The location, depth and length of cuts and the extent and location of fill or castings.

25.2.2.3 The effectiveness of erosion and sediment control measures and the degree to which these conform with any Erosion and Sediment Control Plan that may have been approved by the Canterbury Regional Council for the establishment of infrastructure.

~~25.2.2.4 The setback from the Porter Stream and Crystal Stream.~~

25.2.2.45 Avoidance or setback from any ephemeral streams or naturally occurring seepages or wetlands.

25.2.2.56 Terrestrial and aquatic ecological values within the area of disturbance and ~~the~~ potential to minimise or avoid disturbance ~~that will affect the function and integrity of plants and habitat. In particular, vegetation in herbfields, boulderfields, scree and spring flushes should be avoided in the first instance. If unable to be avoided then measures should be taken to minimise or mitigate the extent or nature of disturbance and their effectiveness to maintain the function and integrity of plants and habitats assessed. (For definitions of herbfield, boulderfields and spring flush see Note below) to areas or habitats of higher value.~~

- 25.2.2.67 The effect on landscape values and visibility from state highway 73.
- 25.2.2.78 The proposed measures for minimising ground disturbance.
- 25.2.2.98 Measures for the control of dust emissions.
- 25.2.2.109 Protocols to minimise the transfer of weed and pest species on machinery.
- 25.2.2.110 Measures proposed for re-contouring and re-vegetation of the land, including the timing for re-vegetation.
- 25.2.2.111 Protocols for Accidental Discovery of archaeological sites.
- 25.2.2.112 Conditions requiring the preparation and implementation of a Ski Area Environmental Management Plan (SAEMP) that addresses the following matters for construction and operation of the Ski Area:
- Principles and monitoring regime for management of stormwater, erosion and sediment control related to Ski Area operations and maintenance;
  - Principles for management of construction activities and restoration of earthworks
  - Pest and weed management
  - Management of habitats and species, including Keas and riparian margins
  - Enhancement of Crystal Stream
  - Storage and removal of solid wastes
  - Storage, management and use of hazardous wastes

(Note that this provision duplicates the requirement for a SAEMP required by Rule 25.12.2.11 at the time of subdivision application. If a SAEMP has already been prepared and approved as a condition of subdivision this provision is not applicable).

Note: The following definitions are to be applied when identifying sensitive plants and communities.

Herbfield: Vegetation in which the cover of herbs in the canopy is 20-100% and in which herb cover exceeds that of any other growth form or bare ground. Herbs include all herbaceous and low-growing semi-woody plants that are not separated as ferns, tussocks, grasses, sedges, rushes, cushion plants, mosses or lichens. (Atkinson, IAE, (1985) NZJBotany 23: 361-378 )

Boulderfield: Land in which the area of unconsolidated bare boulders (>200mm diameter) exceeds the area covered by any one class of plant growth-form. (Atkinson, IAE, (1985) NZJBotany 23: 361-378 )

Spring flush: Areas of sloping wetlands in the mountains, where the underlying groundwater supply by a spring is supplemented by periodic pulses of surface water (e.g. from snow melt) (Adapted from Johnson P and Gerbeaux P, (2004): Wetland Types in New Zealand DOC/MfE).

## Buildings

### 25.3 Standards for Buildings

- 25.3.1 The following standards shall be met for the erection of any building or any additions or alterations to, or modification of any building that is to be considered as a controlled activity:

25.3.1.10 That an Engineering Risk Assessment be undertaken and provided to Council for approval. This shall include an avalanche control programme and proposed measures to reduce rock fall.

### 25.4 Standards for Activities - General

- 25.4.3 Construction or earthwork activities in the Crystal Basin Ski Area or the Village Base Area shall only commence on completion of works which achieve the NZTA standard for sight-lines at the intersection of State Highway 73 and the Ski Area Access Road, and achieves the NZTA standard for seal widening to

provide a right turn lane and left turn deceleration lane at the intersection of State Highway 73 and the Ski Area Access Road

## **25.9 Standards for Activities – Outdoor Lighting in the Village Base Area**

25.9.1 All outdoor lighting in the Village Base Area (1 to 5 inclusive) shall comply with the following standards:

25.9.2 All outdoor lighting shall be shielded from above in such a manner that the edge of the shield shall be below the whole of the light source.

25.9.3 All outdoor lighting shall have a filter to filter out the blue or ultraviolet light, provided the light source would have more than 15% of the total emergent energy flux in the spectral region below 440nm. The filters used must transmit less than 10% of the light at any wavelength less than 440nm. This includes, but is not limited to, fluorescent, mercury vapour and metal halide lamps.

25.9.4 No street or road lighting shall be produced by high-pressure sodium, metal halide, mercury vapour lighting or fluorescent lighting.

25.9.5 There shall be no searchlights or floodlights, including floodlights used for illumination of buildings for aesthetic purposes.

25.9.6 All fixed lighting shall be directed inwards away from the Ski Area sub-zone boundary.

## **25.109 Restricted Discretionary Activities**

### **Earthworks**

25.10.1 Earthworks (except for earthworks affecting a wetland) located in Crystal Basin, Crystal Stream valley (including stream) , Porters Stream Valley (including Stream) and the wastewater management area of the Ski Area Sub-Zone and limited to the following purposes shall be restricted discretionary activity. :

25.10.1.1 Establishing ski trails, terrain parks, tows, lifts and gondolas

25.10.1.2 Establishing trails for recreational activities such as mountain bike, luge and walking trails

25.10.1.3 The construction of buildings and structures in the Porters and Crystal Basin Ski Areas.

25.10.1.4 Forming access tracks to and within the Porters and Crystal Basin Ski Areas

25.10.1.5 The construction of snow-making reservoirs

25.10.1.4 The construction of buildings in the Village Base Area

25.10.1.5 Forming roads in the Village Base Area, provided that they comply with the Standards for Roads in Rule 25.6.6.1.

25.10.1.6 The construction of infrastructure for stormwater, wastewater disposal and water supply

25.10.1.7 The construction of utilities

25.10.1.8 Ground preparation for planting of indigenous vegetation on areas greater than 5m<sup>2</sup>.

25.10.2 Under Rule 25.3.1, the Council shall reserve its control over the following matters:

25.10.2.1 Those Matters listed under 25.2.2

25.10.2.2 The effectiveness of any proposed mitigation measures or environmental offset / compensation

#### Height of Crystal Chalets

25.10.3 Crystal Chalets which exceed 8m but are less than 13m in height shall be a restricted discretionary activity

25.10.4 Under Rule 25.10.3, the Council shall reserve its control over the following matters:

25.10.4.1 The affect of additional building height on the views from the Village Base Area towards Castle Hill and Crystal Valley.

25.10.4.2 The architectural design and profile of the building

25.10.4.3 The materials and colour finish of the building

Renumber accordingly.

#### **Night-Lighting for Recreational Activities and Outdoor lighting in the Village Base Area**

25.10 The lighting of the Ski Area for the purpose of facilitating night recreational activities shall be a restricted discretionary activity.

Any outdoor lighting in the Village Base Area (1 to 5 inclusive) which does not comply with Rule 25.5 shall be a restricted discretionary.

25.10.1 Under Rule 25.10 the Council shall restrict its discretion to consideration of:

25.10.1.1 The proposed lighting plan having regard to the number, location and spill of light.

25.10.1.2 The effect of night lighting on ecological values.

25.10.1.3 The effect of night lighting on rural amenity values from beyond the boundary of the Ski Area Sub-Zone and its visibility from the State Highway.

## **25.11 Non-Complying Activities**

### **Buildings**

25.11.1 Any building which does not comply with Rules 25.3.1.1 to 25.3.1.109 shall be a non-complying activity except for buildings in Village Base Area 5, where any building that does not comply with 25.10 (restricted discretionary activities) shall be a non-complying activity.

### **Removal of Indigenous Vegetation**

25.11.4 The removal of any indigenous vegetation exceeding an area of 5m<sup>2</sup> and not approved as part of a controlled activity in accordance with Rule 25.2.1 shall be a non-complying activity.

### Earthworks Affecting Wetlands

25.11.5 Any earthworks affecting a wetland shall be a non-complying activity.

## **25.12 Subdivision**

### **Standards for Controlled Activities**

25.12.1 Subdivision within the Ski Area Sub-Zone which complies with the following standards shall be a Controlled Activity:

25.12.1.8 Prior to the grant of a resource consent for a subdivision creating any new allotments, the location and design of the intersection of the Ski Area Access Road with State Highway 73 shall be improved and/or relocated to achieve the NZTA standard for sight-lines and the NZTA standard for seal widening are to be achieved to provide for a right turn lane and left turn deceleration lane at the intersection of State Highway 73 and the Ski Area Access Road.

25.12.1.9 That a Hazard Risk Assessment be undertaken and provided to Council for approval. This shall include an avalanche control programme and proposed measures to reduce rock fall.

25.12.2 Under Rule 25.12.1 the Council shall reserve its control over the following matters:

25.12.2.1 Those matters contained in Rule 10.1.2.

25.12.2.2 Any effects on ~~ecological and~~ landscape values that may arise from the proposed layout and density of allotments.

25.12.2.3 Any effects on ecological values that may arise from the proposed layout and density of allotments. This shall include effects on the function and integrity of plants and habitat. In particular, vegetation in herbfields, boulderfields, scree and spring flushes should be avoided in the first instance. If unable to be avoided then measures should be taken to minimise or mitigate the extent or nature of adverse effects.

25.12.2.4 The boundaries of the proposed allotments in relation to natural or physical features.

25.12.2.6 The use of conditions to require a construction management plan which shall set out the proposed methods and protocols for construction including:

(a) timing of works;

(b) cleaning of machinery prior to access to the Ski Area Sub-zone to avoid the spread of weed and pest species;

(c) protection of waterways and wetlands

(d) protection or avoidance of areas of ecological sensitivity, including herbfields, boulderfields, scree and spring flushes (see Rule 25.2.2 for definitions to be applied when identifying these plants and communities);

(e) minimisation of ground disturbance;

(f) management of dust emissions;

(g) management and storage of hazardous substances, including an emergency response protocol for accidental spillages;

(h) traffic management for all construction related vehicles. This shall include control of access from the state highway and management of traffic, including parking within the construction site to avoid wider ground and vegetation disturbance.

25.12.2.12 The use of conditions to require the development and implementation of an Environmental Management Plan that achieves the following (this rule duplicates Rule 25.2.2.13 which applies to those circumstances where development proceeds without the need for a subdivision consent):

-Principles and monitoring regime for management of stormwater, erosion and sediment control related to Ski Area operations and maintenance;

-Principles for management of construction activities and restoration of earthworks

-Pest and weed management

-Management of habitats and species, including Keas and riparian margins

-Management of the Red Tussock Gully as shown on the Porters Ski Area Outline Development Plan

- Enhancement of Crystal Stream
- ~~Protection of any wetland~~
- ~~Storage and removal of solid wastes~~
- Storage, management and use of hazardous wastes

25.12.2.13 Street or road lighting and the avoidance of lighting produced by high-pressure sodium, metal halide, mercury vapour or fluorescent lighting.

#### Non-Complying Activities

25.12.3 Any subdivision which does not comply with Rules 25.12.1.1 to 25.12.1.7 shall be a non-complying activity.

## 25.13 Reasons for Rules

### Earthworks

Rule 25.2.1 provides for earthworks as a controlled activity for areas outside Crystal Basin, Crystal Valley, Wastewater Managemtn area and the snowplay area. The Ski Area Sub-Zone is intended to enable the efficient use of the Ski Area's physical and natural resources and to provide for activities which can be reasonably anticipated within a Ski Area without the need for on-going resource consent processes. Earthworks are a necessary component of the development and maintenance of a Ski Area. In establishing the Ski Area Sub-Zone the effects of Ski Area related earthworks have already been assessed and Council's considerations are therefore limited to the detail of how the earthworks are to be managed. The matters over which Council has reserved its control are therefore focused on how the earthworks are to be managed and adverse effects on the environment avoided or minimised. These considerations include the maintenance of soil and ground cover, the effects on non-vegetated scree slopes, the sensitivity of in-stream values and significance of vegetation. In the Crystal Basin, Crystal Valley, Wastewater Management and the snow play areas earthworks are a restricted discretionary activity as these areas have a high ecological significance as per the Boffa Miskell 2010 report included with Plan Change 25. Given the lack of uncertainty in relation to the effectiveness of any potential mitigation or offsets in relation to earthworks effects in these areas it was considered appropriate to have a higher activity status to provide more assurance that any proposed mitigation/offset / environmental compensation is sufficient.

Rule 25.11.5 provides for earthworks within a wetland as a non-complying activity. This is intended to discourage earthworks in relation to these features however it is acknowledged that essential elements of a Ski Area may still require some works to be undertaken. Extra management and care will be required to minimise or mitigate the effects of any works or innovations in design integrated into the final proposal where possible to maintain the function of the wetland.

### Tree Planting and Landscape Treatment

Rule 25.8.1 limits tree and landscape planting to a list of preferred species. This reflects the sensitivity of this mountainous environment and the need to ensure that the Ski Area Sub-Zone retains integrity in terms of plant species. In this context it is necessary that planting does not introduce uncommon plants to the locality or create any visual and ecological contrasts with the surrounding High Country.

### Night and Outdoor Lighting

The night sky in the High Country is valued for its clarity and absence of light pollution, and the opportunity this provides to view the stars and the Milky Way. Light pollution is caused by excess light shining upwards and outwards. To mitigate the effects of the Village lighting on the night sky the rules require all outside lights to be covered to prevent upward spill of light and to direct lighting into the village and away from the surrounding Rural Zone. In addition, the rules require the blue and violet light to be filtered and low-pressure sodium street lighting used. These measures will also subdue or have the effect of mitigating the presence of a Ski Area Village within the setting of the Outstanding Natural Landscape.

Rule 25.10 makes the lighting of the Ski Area for night-time recreational activities a restricted discretionary activity. As the Ski Area Sub-Zone represents a node or location where recreation is intended to be enabled it is appropriate that some provision is made for night-time activity. This contributes to efficient use of the Ski Area resources and extends the time available for recreation for visitors and the community. A resource consent process ensures that effects on ecological values and rural amenity values, including views from the State Highway can be considered in relation to a specific lighting plan.

