

Further Submission on publicly notified Plan Change 25 to the Selwyn District Plan (Porter Ski Area Limited - Requests to rezone Rural (High Country) land to a proposed Ski-Area Sub Zone at and adjoining the Porters Ski Field in the Craigieburn Mountain Range

Clause 8 of First Schedule, Resource Management Act 1991

To: Selwyn District Council
PO Box 90, Rolleston
Christchurch 7643
By email to: submissions@selwyn.govt.nz

Further Submission from: Eugenie Meryl Sage

This is a further submission in support of or in opposition to submissions on a **Proposed Plan Change 25 to the Selwyn District Plan**

The particular parts of the submissions I support or oppose are set out in the table below.

The reasons for my support or opposition are set out in the table below.

The decisions I seek from Selwyn District Council are set out in the table below.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Eugenie Sage

15 November 2010

Address for service

Eugenie Sage
16 Whero Ave
Diamond Harbour
RD1
Lyttelton 8971
e.sage@paradise.net.nz
Ph 03 329 3177 or 0211553937

Submitter	Number	Support or Oppose	Reasons	Decision sought
Royal Forest & Bird Protection Society	1708	Support submission points 1-7	Process for considering submission is consistent with RMA. Submission highlights effects of Plan Change on indigenous biodiversity and landscapes. Submission highlights specific provisions in Selwyn District Plan, Waimakariri River Regional Plan and Canterbury Regional Policy Statement which are relevant including under s104 RMA.	Accept submission
Environment Canterbury	1714	Support all of submission points	Submission identifies that site is in an Outstanding Natural Landscape identified in the 2010 Canterbury regional landscape study and potential effects of development in terms of s6(b) RMA. Submission correctly identifies that site is considered to have significant indigenous vegetation and habitat for indigenous fauna and that ecological effects cannot be adequately avoided or mitigated. Natural hazards associated with the site and accommodating around 3000 people have not been considered adequately by the applicant. Further information is needed as these effects are relevant as to whether the Plan Change promotes	Accept submission

Jennifer Gilchrist and all other submitters making the same submission points	1715	Oppose all submission points	sustainable management. The submission highlights specific provisions in the Selwyn District Plan, Waimakariri River Regional Plan and Canterbury Regional Policy Statement which are relevant, including under s104 RMA. The Canterbury Biodiversity Strategy is a relevant matter to consider in terms of s104 RMA	
			Plan Change is not required for existing facilities (eg chairlifts) at Porters Ski Area to be upgraded. Greater economic viability for the ski area is not critical to determining whether a project promotes sustainable management under Part II RMA. Submission does not take account of potential adverse economic impact on Southern Lakes ski fields and infrastructure investment from diverting users to Porter Ski Area. Based on the analysis in the AEE the submission overstates the number of new tourists to NZ likely to be drawn to Canterbury as a result of the development. The additional convenience for skiers from using a gondola rather than the existing access road is not a matter of national importance or significance	Decline submission

Canterbury District Health Board	1724			under Part II RMA. Submission does not take account of the potential for significant adverse effects on natural landscape, indigenous biodiversity and amenity values, and the increased natural hazard risk associated with subdivision and accommodating 3000 people overnight on the site, and the inability for these effects to be avoided, or adequately remedied or mitigated. Claims about increased employment are general and not supported by detail.		
			Support all submission points	Effective treatment of sewage and wastewater so that quality of streams on and close to the site and groundwater is central to protecting natural character of streams and healthy ecosystem functioning. The impacts on streams and groundwater of water takes for the development, particularly for snow making and village development were not adequately investigated in the AEE. Water quality in high country inter montane basins is generally high. The discharges associated with this development potentially degrade this	Accept submission	

Porters Ski Area Ltd	1719	Oppose submission points 1-4 inclusive.	Poor process for the applicant to seek to amend the Plan Change retrospectively by way of submission and to weaken the controls on tall buildings above 8 metres by making these restricted discretionary . They have potentially significant impacts on landscape and amenity values depending on their location. Non complying status would help ensure that effects were “minor”.	Decline submission requests 1-4
----------------------	------	---	--	---------------------------------