



Selwyn District Plan
PROPOSED PLAN CHANGE 25
Proposed Ski Area Sub-Zone – Porters

Selwyn District Council
Clause 5 of the First Schedule, Resource Management Act 1991

The Selwyn District Council has received a private plan change request to rezone an area of approximately 616ha from Rural High Country to Ski Area Sub-Zone in the Selwyn District Plan (Rural Volume). The change is specific to Porters Ski Area and the purpose of the Sub-Zone is to:

- recognise the existing infrastructure and amenities at Porters Ski Area and to provide for its maintenance and up-grading without the need for on-going and ad hoc resource consent processes
- provide for an expansion of ski terrain into the adjoining Crystal Basin
- enable the development of an on-mountain village at the base of the Porters and Crystal Basins
- provide for public access to the Ski Area via gondola/ lift access directly from the Village.

The area of land concerned encompasses 328.6ha of the existing Porters Ski Area, 232ha in Crystal Basin, a Village Base Area of 21.2ha and an area for wastewater treatment and disposal of approximately 34.2ha. In addition to rezoning, the proposed Plan Change also removes the Outstanding Natural Landscape status from the land concerned.

The proposed Plan Change makes amendments to the Issues, Objectives and Policies across a number of the Chapters in the Rural Volume of the District Plan. The amendments concern the viability of Ski Areas as significant recreation facilities and tourist destinations. The Change proposes a new and comprehensive regime for the integrated management of the Ski Area Sub-Zone. This is based on compliance with an Outline Development Plan and introduces a new set of rules to be contained within an Appendix to the District Plan. These rules require all earthworks, planting, buildings and structures to be subject to a resource consent process that considers the detail of how these activities are to be established/undertaken having regard to geotechnical, ecological and landscape effects.

The new Ski Area Sub-Zone will enable the development of new ski trails, infrastructure and amenities within an expanded Ski Area over time. In addition, an on-mountain village is proposed which will provide for residential activity, visitor accommodation (from backpackers to a hotel), related tourist services and activities as well as commercial activities to service the Ski Area.

Submissions

Any person or organisation may make a submission supporting or opposing any aspect of this plan change. Copies of the Plan Change and submission forms are available from any Council Service Centre or on the website. Submissions must be written and in accordance with Form 5 of the Resource Management Regulations and is available from any Council Service Centre or on the website. Submissions may be:

- Posted to:** Planning Department, Selwyn District Council, PO Box 90, Rolleston 7643
- Delivered to:** A Council service centre in Darfield, Lincoln, Leeston or Rolleston.
- Faxed to:** (03) 347 2799 (if you fax your submission please post or deliver a copy to the details above)
- Emailed to:** submissions@selwyn.govt.nz
- Online:** http://www.selwyn.govt.nz/services/planning/planning-forms/_nocache

At a later date, all submissions received will be summarised and published. Further Submissions will then be invited, allowing any person or organisation to support or oppose any of the initial submissions. A Council hearing will then be arranged to consider all submissions, after which the Council will decide whether to decline, accept or accept with modifications the plan change. Any submitter who is not satisfied with the Council's decision may then appeal to the Environment Court.

For further information regarding this plan change or the process outlined above, please contact David Smith on (03) 347 2938 or Ben Rhodes on (03) 347 2824.

The closing date for submissions is 5.00pm on Friday, September 17th, 2010.

