

Baseline Report

Porters Ski and Recreation Area (DW022)

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## 1.0 Introduction

The focus of this scope of work is on the Porters Ski and Recreation Area, including the mountain village and recreation and commercial activities and services that complement the ski field. This scope does not look at landscape or noise and vibration, these are dealt with through other scopes of work as part of the District Plan Review.

Porters Ski and Recreation Area covers 616ha of high country, recognising and providing for ski area activities and infrastructure. It is located within a discrete valley some distance from the state highway and its development is intended to remain complementary to the mountainous location. Porters Ski Area was established in 1968 and is the oldest commercial ski field in Canterbury. The area allows for an expanded ski area, into the adjoining Crystal Basin, with gondolas and ski trails and a mountain village. The village will provide accommodation, commercial and conference and associated facilities.

A Plan Change (PC25) was made operative in October 2012 to enable the village development of the Porters Ski and Recreation Area and included significant geotechnical, ecological, landscape and economic studies. Recently a bike track was added for use during the off-season.

## 2.0 Operative Selwyn District Plan

### 2.1 Objectives and Policies

Under the Operative District Plan, the Porters Ski and Recreation Area rules are largely found under Appendix 25 in the Rural Volume. The Objectives and Policies are found in various chapters of the Objectives and Policies section: Natural Resources; Health Safety Values; and Growth Rural.

*Objective B1.4.1 – The Outstanding Natural Features and Landscapes of the District are recognised and protected from inappropriate use and development while still enabling people to provide for their economic and social well-being.*

*Policy B1.4.25 – Provide for a mountain village to be established in the Porters Ski Area which enables accommodation, recreation, commercial activities and services that complement and support the ski field whilst ensuring that the layout, design and development of the Village complements the landscape values of the locality.*

*Policy B3.4.8 – Provide for a concentration of built development in the Porters Ski and Recreation Area.*

*Objective B4.1.4 – A village with a concentration of accommodation and commercial activity at the base of the Porters Ski Area which is respectful of, and responsive to, the landscape and ecological values of the locality.*

*Policy B4.1.4a – Recognise Existing Development Areas, Ski and Recreation Areas and Tourist Resort Areas within the Rural Zone, but ensure new residential development at densities higher than those provided for in Policy B4.1.1, to occur within townships that are located outside the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement.*

*Policy B4.1.5 – Exempt the following activities from the residential density ratios set out in Policy B4.1.1: (d) Dwellings within the Porters Ski and Recreation Area.*

*Policy B4.1.8 – To provide for the subdivision and development of residential, commercial and visitor accommodation buildings in the Porters Ski and Recreation Area, where effects on the ecological and landscape values of the environment are managed in accordance with the following:*

- (a) The size, shape and layout of allotments is optimised in response to the topography, ecological and landscape values having regard to the nature of the proposed activity.*
- (b) Integrated management of subdivision, development and activities is achieved by requiring compliance with an Outline Development Plan and a set of complementary rules which result in a comprehensive and efficient layout.*
- (c) Limiting the range, scale and location of development in the Porters Ski Area Village Base Sub-Zone to ensure the Village remains at a scale and density that is related to the capacity of the Porters and Crystal Basin Ski Areas and can be serviced for water supply and wastewater disposal in a manner that does not adversely affect ecological or landscape values.*
- (d) Limiting the infrastructure, structures and buildings within the Porters Basin and Crystal Basin Ski Sub-Zones to those required for snow and mountain based recreation activities.*
- (e) Requiring earthworks, buildings and structures to be assessed on a project or individual basis to ensure that works and structures are responsive to the ecological and landscape values, sensitivities and features of the site and potential adverse effects on ground stability and natural hazards are avoided, remedied or mitigated.*
- (f) Protecting areas of ecological significance through the use of covenants, esplanade strips and management plans which avoid or minimise ground and vegetation disturbance.*
- (g) Maintaining and enhancing indigenous vegetation cover through the use of management plans and rules to avoid or minimise areas of disturbance, require the restoration of vegetation and the planting of locally indigenous species.*
- (h) Recognising that whilst avoidance, remedying or mitigation of effects is the primary objective that where this cannot be achieved it may be appropriate to offset adverse effects through environmental compensation.*

The Porters Ski and Recreation Area enables people to provide for their economic and social well-being through enabling accommodation, recreation and commercial activities that supports the ski field and in general, regional tourism, whilst ensuring that the design complements, and effects are managed on, its surrounding landscape and ecological values.

The scale and concentration of residential development should ensure that effects on ecological values from residential activity can be avoided, remedied or mitigated. The special nature of the area is recognised in a specific policy and rule structure, which is encapsulated in the sub-zone development plan, and delivers an outcome with a high level of certainty in respect to layout and effects on the values of the site. This plan represents a comprehensive approach to land use and development and controls the overall location of buildings and activities and the inter-relationship between the Village Base Sub-Zone and the Porters Basin and Crystal Basin Sub-Zones.

As a Ski Area is geographically-dependent on a mountain location it is necessary that development is responsive to the wider landscape and ecological values of the High Country. The rules require the protection of areas of significant ecological value and the adoption of other methods to maintain and enhance indigenous vegetation wherever possible. Careful control over the types of plant species established is also necessary to ensure that exotic or inappropriate plants are not established which threaten the integrity of the wider habitat. Consideration of impacts on the landscape values is also required with an emphasis on materials and building forms that complement the mountain environment.

The current objectives and policies are comprehensive but will require consolidation in order to fit with the new plan structure.

## 2.2 Definitions

The following definitions are identified in the appendix. **Recreational facilities, dwellings and place of assembly** rely on the rural volume definitions. **Visitor accommodation, tourist activities and apartments** are introduced for this chapter. Also, **herbfield, boulderfield, spring flush** are defined in this chapter and specifically relate to earthworks. The rule for **setback** from the stream relies on the definition of bed in the RMA. All other terms are not specifically identified within the Porters appendix. The plan recognises gondola as a utility and supporting towers are utility structures.

The use of recreational facilities and place of assembly are covered within the community and recreation scope. Dwellings and apartments are covered within the residential scope in terms of different typologies. Visitor accommodation and tourist activities are covered within the tourism scope.

Herbfield, boulderfield and spring flush will need to be investigated in conjunction with the vegetation and ecosystems scope.

Definitions will need to be consolidated within the overall plan and terms apply generally to activities and development across the zones. This will require careful consideration as any change to a definition could unintentionally impact its application to Porters Ski and Recreation Area.

## 2.3 Rules

The following summarises the rules associated with Porters Ski and Recreation Area (for the rules, see Appendix A). These include Definitions, Earthworks, Building, Utilities, Aircraft Movements, and Landscape Treatment and Removal.

### *Definitions*

Relevant definitions have been attached as **Appendix A**. This shows each of the potential activities identified and the associated definition, if available. Several activities are identified within the current plan but only a few are defined. This means that the ordinary meaning is relied on and is sufficient. The rules within the current plan for these activities relate primarily to the scale of building and the associated earthworks, rather than using activity specific standards. This means the important element for development is not the activity but the scale of building and associated earthworks. Whether such an extensive, but potentially not complete, list is continued over is an important element when drafting the new chapter.

### *Earthworks*

Earthworks has a range of activity status (from controlled to non-complying) depending on its location within sub-zones identified on the Development Plan and its associated activity. This was so the Council can assess the final design and integration of development rather than a reliance on numerical thresholds that may be unrelated to the specific features of a site. This facilitates an optimum design outcome to ensure that the Ski Area will be efficiently developed or managed. If it is not related to an identified activity, the status is discretionary, relying on the objectives and policies framework, especially B4.1.8.

### *Buildings*

Buildings have a range of activity status (from controlled to non-complying) depending on their location and size. There are specific provisions requiring separation between buildings providing space for indigenous vegetation, and assessment criteria for higher quality finish. Controlled activity status is considered the most appropriate method to manage this. There are standards relating to the total number of dwellings, footprints of dwellings, height, fencing, setbacks from stream, parking and roofing materials. Lighting also has specific standards to protect the viewing opportunity of the stars.

Specific activities, such as commercial and visitor accommodation have specific limits, in terms of floor area and beds respectively. This is to control the adverse effects on water supply and wastewater infrastructure. There are also additional matters for important buildings used for public gathering or emergency purposes to withstand fault rupture.

Development is dependent on sequencing and the location of specific buildings (visitor accommodation) is confined to certain sub-zones located on the Development Plan. The Development Plan reflects the outcome of detailed site investigations that considered the optimal road and building layout. This provides for better outcomes and a reduction in traffic movements.

### *Utilities*

Utilities, excluding telecommunications towers, are permitted if they meet height, footprint and reflectance value standards. These are treated differently to buildings as it is anticipated that these will be located underground.

### *Aircraft Movements*

Several aircraft movements are permitted without limitation, such as for avalanche management, emergency rescues, firefighting, and pest control. For other movements, these shall not exceed 10 excursions from June to October, and 5 excursions November to May. This is to reduce any potential effects on the receiving environment.

### *Landscape Treatment and Removal*

Planting for amenity and enhancement is controlled, with a landscape plan and maintenance regime expected. The species used are limited so as to not introduce uncommon plants or create visual and ecological contrasts. The removal of indigenous vegetation beyond what is related to earthworks is non-complying as it is critical that the ecological and landscape integrity of the area is maintained.

### *Summary*

The current plan has a broad set of standards based around a comprehensive sub-zone plan and no obvious issues are identified. However, converting this into the new plan format and integrating elements across the plan, including potentially subdivision, will require attention.

## 3.0 Stakeholder Engagement

Engagement with the following stakeholders is required to seek feedback regarding the effectiveness of the provisions and any changes sought:

- Porters Ski Area (c/- Nicola Rykers, Locality Ltd)
- SDC Consents and Monitoring and Compliance teams
- SDC Community Services Team (as they promote the Porters Ski Area as a tourist destination)
- SDC Assets Team
- Environment Canterbury
- Department of Conservation
- NZTA

Engagement with Porters Ski Area and SDC staff has been carried out during the drafting of the report. The external stakeholder engagement with ECan, DoC, and NZTA will occur once a draft report is available.

### 3.1 Compliance and Consents

There have been no compliance or enforcement issues relating to Porters Ski and Recreation Area. Recently (January 2018) there has been an approved consent for a mountain bike track. This activity was a controlled activity due to the scale of earthworks involved and is anticipated by the zone. This is to improve the year round viability of the space while maintaining and enhancing the indigenous vegetation.

### 3.2 SDC Assets

There are no significant issues raised from the assets team. The roading team raised the matter of formal arrangements regarding the level of service provided on the private road but this sits outside the District Plan. The community and recreation team promote the ski fields in the area in a way to boost regional tourism but this is not impacted by the District Plan.

### 3.3 External Stakeholders

Environment Canterbury, Department of Conservation, and NZTA were sent a copy of the draft, to provide any feedback.

### 3.4 Porters Ski Area

The Porters Ski Area Ltd seek that the provisions are preserved through the District Plan Review following the recent plan change that involved significant investigation. They seek no significant changes to the current provisions. One matter to explore is the threshold for development triggering the need to upgrade the State Highway intersection, which is potentially impeding small scale development.

## 4.0 Canterbury Regional Policy Statement (RPS)

Chapter 5 Land-Use and Infrastructure is considered to be the most relevant section of the RPS. The provisions within Chapter 5 seek to enable people and communities to provide for their economic well-being and to maintain, and where appropriate, enhance the overall quality of the natural environment, and encourage sustainable economic development by enabling business activities in appropriate locations (5.2.1). The policies (5.3.3) seek to ensure high-quality developments through promoting a diversity of residential, employment and recreational choices while the quality of the environment is maintained, or appropriately enhanced.

## 5.0 Mahaanui Iwi Management Plan (IMP)

In regards to the potential for adverse effects arising from Porters Ski and Recreation Area, the IMP focuses on the effects of subdivision and development. Other issues such as landscape values are covered in a different topic. Overall, the relevant policies of the IMP seek to work with the land by not compromising its life supporting capacity, by avoiding inappropriate land uses and development. The relevant objectives and policies from the IMP are summarised below and in general echo the purpose of the Resource Management Act, of sustainable management.

*5.4 Papatūānuku - Ngā Paetae Objective 7 – Subdivision and development activities implement low impact, innovative and sustainable solutions to water, stormwater, waste and energy issues.*

*P1.1 – The use of land in accordance with the principles of Ngāi Tahu, especially Ki Uta Ki Tai, recognising the relationship between healthy land, air and water.*

## 6.0 Assessment of other Relevant District Wide Recommendations

A number of baseline and preferred options reports have been completed or are in the process of being completed in relation to district-wide matters and the rural zone that are broadly relevant to the Porter's Ski Area provisions. These are:



- Natural Hazards (Geotech);
- Noise;
- Transport;
- Signage;
- Earthworks;
- Lighting and Glare;
- Outstanding Natural Landscapes.

The relevant recommendations of these reports are outlined below on their actual or potential impact on the Porter's Ski Area provisions.

### 6.1 Natural Hazards

A number of natural hazards have been identified within the Porters Ski and Recreation Area. The following is a geotechnical summary of the natural hazards that formed part of the evidence for the plan change. The constraints placed by these hazards on development can be managed by development planning, conventional engineering solutions and Ski Area management. The assessed hazards include:

- **Active Surface Faulting.** There is no evidence of active surface faulting on the approximately 12,000 year old post glacial surface within the Village Base Area. Based on field investigations and a desktop study, if a fault is present within the Village Base Area, it is judged to display a long recurrence interval and the risk posed by surface faulting to development of this area is deemed acceptably low. No evidence for active surface faulting has been identified within the Crystal Basin Ski Area.
- **Flood hazard.** The 1 in 100 year flood hazard for Porter River, Porter Stream and Crystal Stream has been defined and mapped. A 0.5m vertical buffer has been added to the defined flood areas for conservatism. Development planning has incorporated the defined flood avoidance zones, with no infrastructure designed to accommodate people located within these zones.
- **Slope Stability:** There are no significant slope stability constraints to the development of either the proposed Village Base Area or the proposed Crystal Basin Ski Area. The Village Base Area is located over gently sloping terrain, with no evidence for significant instability in the last approximately 12,000 years. In the Crystal Basin Ski Area, the steeper valley sides consist of scree, with occasional outcrops of greywacke sandstone bedrock. The scree slopes are dynamic surfaces where material rolls, slides and bounces downslope. In the winter stability of the scree increases due to the stabilising influence of snow and ice. The valley floor comprises similar material to the scree plus sand/silt, but has a gentler gradient and is therefore more stable.
- **Snow Avalanche.** The avalanche hazard for the proposed Village Base Area is considered negligible and should not impact the buildings in any way. Characteristics of the Crystal Basin suggest that it is less likely to be affected by avalanches than the current Porters Ski Area. Data for the avalanche database in this area is still being collected and assessed. Crystal Basin Ski Area infrastructure will be located outside of known avalanche paths. It is anticipated that the hazard posed by avalanche hazard can be managed by conventional engineering design and ski area management (i.e. avalanche control work).

The Porters Ski and Recreation Area is considered suitable for the proposed development (i.e. the risk posed by the identified natural hazards is deemed acceptably low). This includes development of multi-storey buildings as part of the Village Base Area. Specific investigation and design of all structures by a suitably qualified engineer will be required at the Building Consent stage (for both the Village Base Area and Crystal Basin Ski Area).

## 6.2 Noise

It is noted that aircraft movements are currently exempt from compliance. This is because of the limited accessibility of the mountain and that helicopters are critical for ongoing operation and in case of emergencies. The Porters Ski and Recreation Area rules control the number of movements for other purposes.

## 6.3 Transport

There are provisions relating to roading in terms of sequencing of the development. The current road is mainly a private road with the council maintaining a short section (2.6km) from State Highway 73. There is an agreement between Porters Ski and Recreation Area and Selwyn District Council to clarify maintenance arrangements.

## 6.4 Signage

The signage scope of works did not specifically address Porters Ski and Recreation Area. It is intended that the general provisions apply to Porters Ski Area.

## 6.5 Earthworks

Porters Ski and Recreation Area has specific earthworks provisions developed as part of the plan change. These will need to be incorporated into the Earthworks chapter.

## 6.6 Lighting and Glare

The Lighting and Glare scope of works seeks to include a night sky protection. Porters Ski and Recreation Area has lighting provisions to minimise its light pollution. These will potentially need to be incorporated into the Lighting chapter. Porters Ski and Recreation Area requested to be involved in the ongoing development of the night sky protection.

## 6.7 Outstanding Natural Landscapes

Porters Ski and Recreation Area is located within the ONL 8: Waimakariri Catchment Area (dramatic and spectacular landscape of pristine lakes, rivers and majestic mountains). This provides additional controls on earthworks, quarrying, farming, planting, forestry, subdivision and building. However, the current Porters Ski and Recreation Area provisions already take into account the effect on the ONL so the ongoing inter-relationship between Porters Ski and Recreation Area Zone and ONL provisions will need to be considered.

# 7.0 Draft options assessment

The following section outlines two options for Porters Ski and Recreation Area in the Proposed District Plan. This is intended to provide a general overview of each option with further consideration in the Preferred Option report.

### 7.1 Option 1 – Status quo as a precinct

This option essentially takes the current framework as it is and places it into the Proposed District Plan as a 'precinct' (as defined by the Planning Standards) within the rural area. A precinct is where additional provisions apply that modify the policy approach of the underlying zone. For Porters Ski and Recreation Area, the adjacent and potential underlying zone, is Rural. The provisions do not modify the rural approach but rather provide a framework that is incompatible with the rural zone. The use of a precinct is therefore not the most effective option.

### 7.2 Option 2 – Minor variation to status quo

The option takes the current framework and makes it as a Special Purpose zone (as defined by the Planning Standards). This identifies the unique nature of the Porters Ski and Recreation Area and provides a framework to recognise this. Through this process the key issues of activity definition can be resolved including:

- Consolidation of objectives and policies;
- Define critical activities;
- Investigate adjusting the earthworks threshold; and
- Convert the chapter into the planning standards template

This is potentially the most effective option.

## 8.0 Recommendation

Option 8.2 'Minor variation to Status Quo' is recommended to be the preferred option for further development. This maintains the current framework but is re-shaped to comply with the Planning Standards. Some minor changes will be required but not the substance of the existing rules.

## 9.0 Appendices

### 9.1 Appendix A: Selwyn District Plan Provisions

## **Rural Volume – Contents and Preparation – A4 Finding Material**

### **The Hill and High Country**

Recreation is an important activity within the High Country. The mountains of the District are accessed for a range of passive and active sporting activities including fishing, hunting, tramping, mountain-biking, skiing, and other snow sports. There are a number of Ski Areas within the Selwyn District. These include Porters, Mt Cheeseman, Broken River, Mt Olympus, Craieburn Valley and Temple Basin. Of these Ski Areas, Porters is the largest commercial area and has been up-graded and expanded into the adjoining Crystal Basin. It is specifically recognised with a Ski and Recreation Area zoning which enables ski-field infrastructure and activities to be established and developed. Porters Ski Area is also distinguishable as providing New Zealand's first on-mountain village with permanent and visitor accommodation and commercial activities. This village base enhances accessibility to the mountains in this locality and is a year-round tourist destination.

## **Rural Volume – Objectives and Policies – B1 Natural Resources**

### **Issues with Outstanding Natural Features and Landscapes**

#### **High Country**

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 buildings, 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. Porters Ski and Recreation Area is one such exception, where the policies provide for large-scale but concentrated development that will be carefully designed to complement the Outstanding Landscape it is located in.

### **Outstanding Natural Features and Landscapes - Objectives**

#### **Objective B1.4.1**

The Outstanding Natural Features and Landscapes of the District are recognised and protected from inappropriate use and development while still enabling people to provide for their economic and social well-being.

#### **Policy B1.4.25**

Provide for a mountain village to be established in the Porters Ski Area which enables accommodation, recreation, commercial activities and services that complement and support the ski field whilst ensuring that the layout, design and development of the Village complements the landscape values of the locality.

### **Explanation and Reasons**

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

The provision of a Ski and Recreation Area 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 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.

#### **Policy B1.4.30**

Avoid, remedy or mitigate any adverse effects associated with earthworks in Outstanding Natural Features and Landscapes ensuring that:

- (a) Earthworks are limited in volume;
- (b) The site is recontoured and replanted to the same state as surrounding land either when the operation ceases, or at the end of appropriate stages for a large-scale operation.

#### **Explanation and Reasons**

The establishment and maintenance of ski trails and infrastructure requires earthworks and the movement of scree. The Porters Ski and Recreation Area provides a separate set of rules for managing the effects of earthworks in that zone.

## **Rural Volume – Objectives and Policies – B2 Physical Resources LURP**

### **B2.2 Utilities - Issues**

#### **Issues with Utilities**

##### **Need for Utilities**

If residential density increases and allotment sizes get smaller, some parts of the rural area will require additional utilities, for example: reticulated water supplies, reticulated sewage treatment and disposal, and waste collection. The District Plan allows for residential development at higher densities in the Rural zone immediately surrounding townships and in the Porters Ski and Recreation Area (see Section B4.1 Residential Density and Subdivision). These allotments will need utilities similar to those in townships.

## **Rural Volume – Objectives and Policies – B3 Health Safety Values**

### **B3.1 Natural Hazards**

#### **Policy B3.1.6**

Avoid multi-storey buildings and critical facilities in the Malvern Hills or High Country

### **Explanation and Reasons**

Policy B3.1.6 is to reduce the risk of loss of life and property damage from earthquakes by discouraging multi-storey buildings and critical facilities in this area. ... This policy is implemented through rules for maximum building heights and as a matter to be considered when granting a resource consent. It is acknowledged that the Porters Ski and Recreation Area does provide for multi-level buildings.

## **B.3.4 Quality of the Environment**

### **Policy B3.4.6**

Maintain low levels of building density in the Rural zone and the predominance of vegetation cover.

### **Explanation and Reasons**

One of the most predominant characteristics of the Rural zone is the low level of building density compared with townships; and the land uses which this allows. The density of buildings, generally and houses in particular, varies throughout the Rural zone. In all areas, it is much lower than the density in townships, although there are specific locations such as the Dairy Processing Management Areas which recognise the existing higher density of development.

Policy B3.4.6 recognises the effect which building density has on rural character. Section B4.1 Residential Density and Subdivision, of the Plan addresses residential density, specifically. Policy B4.1.1 of that section prescribes residential density for different parts of the Rural zone.

... Similarly, an exemption is also made for the Porters Ski and Recreation Area. Within this zone there is provision for the establishment of a Village Base Sub-Zone to provide on-mountain accommodation and commercial services complementary to the Porters Ski Area. The Village is defined to a specific and discrete location and the planning rules limit built development and confine its layout within an Outline Development Plan. The nature and scale of the Village and its relationship to a commercial Ski Area means that there is unlikely to be a cumulative effect on building development throughout the Rural zone.

### **Policy B3.4.7**

Avoid high rise buildings or highly reflective utility structures.

### **Explanation and Reasons**

Policy B3.4.7 addresses two potential adverse effects of buildings and structures on the character of rural areas, high rise buildings, and highly reflective structures. In public workshops participants identified high rise buildings as out of character in rural areas in the District. An exemption is made for the Porters Ski and Recreation Area where a node of accommodation and commercial activity is considered appropriate as complementary to the Ski Area. The layout, scale and form of built development within this zone is required to demonstrate its responsiveness to the landscape and ecological values of the locality. Some multi-storey development is anticipated as capable of being absorbed within the dominating mountain landscape.

**Policy B3.4.8**

Provide for a concentration of built development in the Porters Ski and Recreation Area.

**Explanation and Reasons**

Policy B3.4.8 recognises that the Porters Ski and Recreation Area is recognised as a node for the maintenance and further development of Ski Area activities. In addition to new Ski Area infrastructure, the zone anticipates the development of a Village with permanent and visitor accommodation, commercial activities such as restaurants and complementary recreation activities. This built development would be at a higher density and form than is anticipated elsewhere in this high country but reflects the significance of the Porters Ski Area as a recreation area and tourist destination.

**Rural Volume – Objectives and Policies – B4 Growth Rural****B4.1 Residential density and subdivision in the rural area - Issues****Residential Density**

In addition there are specific residential and visitor accommodation demands associated with commercial Ski Areas. Ski Areas are a significant component of New Zealand's winter tourism industry for both domestic and international visitors, and the Porters Ski Area is the largest commercial Ski Area in the Selwyn District.

**Residential density and subdivision in the rural area – Objectives****Objective B4.1.4**

A village with a concentration of accommodation and commercial activity at the base of the Porters Ski Area which is respectful of, and responsive to, the landscape and ecological values of the locality.

**Explanation and Reasons**

Objective B4.1.4 is concerned with the development of residential and visitor accommodation, commercial and associated tourist and recreation activities at the Porters Ski Area. The density of this development will be more concentrated than in other parts of the high country. This reflects the skier capacity of the Porters Ski and Recreation Area and the associated demand for on-mountain accommodation and convenient access as part of the recreation experience. It is appropriate that this residential development is concentrated to avoid the dispersal of potential environmental effects.

At Porters Ski Area the layout and form of development is able to be absorbed within the landscape. It is contained within a discrete valley some distance from the state highway and its development will remain subordinate to the mountainous location. Similarly, the scale and concentration of residential development should ensure that effects on ecological values from residential activity can be avoided, remedied or mitigated.

**Residential Density****Policy B4.1.4(a)**

Recognise Existing Development Areas, Ski and Recreation Areas and Tourist Resort Areas within the Rural Zone, but ensure new residential development at densities higher than those provided for in Policy B4.1.1, to occur within townships that are located outside the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement.

#### **Explanation and Reasons**

Policy B4.1.4 does not prevent new holiday homes, tourist resorts and other forms of visitor accommodation in the Rural Zone, provided any such development is at a scale which maintains the ratio of residential density set out in Policy B4.1.1. The Porters Ski and Recreation Area is also exempt from this policy. The zone has been created to recognise the existing Porters Ski Area and its expansion, as well as providing for a concentration of residential development at the base of the Ski Area. Due to the scale of the skier capacity and its significance as a tourist and recreation destination within the District, a greater density of residential development is proposed within the zone than is provided for in other parts of the High Country.

#### **Policy B4.1.5**

Exempt the following activities from the residential density ratios set out in Policy B4.1.1: (d) Dwellings within the Porters Ski and Recreation Area.

#### **Explanation and Reasons**

Policy B4.1.5(d) recognises that a higher density of residential development is appropriate within the Porters Ski and Recreation Area. The zone has no wider consequential effects on residential density in the Rural Zone due to the limited number of commercial Ski Areas in the district and those with a suitable location for the establishment of a village.

#### **Subdivision**

#### **Policy B4.1.8**

To provide for the subdivision and development of residential, commercial and visitor accommodation buildings in the Porters Ski and Recreation Area, where effects on the ecological and landscape values of the environment are managed in accordance with the following:

- (a) The size, shape and layout of allotments is optimised in response to the topography, ecological and landscape values having regard to the nature of the proposed activity.
- (b) Integrated management of subdivision, development and activities is achieved by requiring compliance with an Outline Development Plan and a set of complementary rules which result in a comprehensive and efficient layout.
- (c) Limiting the range, scale and location of development in the Porters Ski Area Village Base Sub-Zone to ensure the Village remains at a scale and density that is related to the capacity of the Porters and Crystal Basin Ski Areas and can be serviced for water supply and wastewater disposal in a manner that does not adversely affect ecological or landscape values.
- (d) Limiting the infrastructure, structures and buildings within the Porters Basin and Crystal Basin Ski Sub-Zones to those required for snow and mountain based recreation activities.
- (e) Requiring earthworks, buildings and structures to be assessed on a project or individual basis to ensure that works and structures are responsive to the ecological and landscape values,



sensitivities and features of the site and potential adverse effects on ground stability and natural hazards are avoided, remedied or mitigated.

- (f) Protecting areas of ecological significance through the use of covenants, esplanade strips and management plans which avoid or minimise ground and vegetation disturbance.
- (g) Maintaining and enhancing indigenous vegetation cover through the use of management plans and rules to avoid or minimise areas of disturbance, require the restoration of vegetation and the planting of locally indigenous species.
- (h) Recognising that whilst avoidance, remedying or mitigation of effects is the primary objective that where this cannot be achieved it may be appropriate to offset adverse effects through environmental compensation.

### **Explanation and Reasons**

Policy B4.1.8 provides the basis for the rules controlling the subdivision and use of land within the Porters Ski and Recreation Area. Due to the sensitivity of values within the zone it is appropriate that subdivision, earthworks and building rules trigger an assessment process that enables site specific considerations and responses to be implemented. Reliance on standards which are based on a numerical threshold that may be unrelated to the specific features of a site do not guarantee an optimum design outcome or ensure that the Ski Area will be efficiently developed or managed. Accordingly, subdivision, earthworks, building design and appearance and landscape treatment are to be implemented as controlled activities where Council can assess the final design and integration of development.

Underpinning the development of the Ski Area is a requirement to comply with an Outline Development Plan. This plan represents a comprehensive approach to land use and development and controls the overall location of buildings and activities and the inter-relationship between the Village Base Sub-Zone and the Porters Basin and Crystal Basin Sub-Zones. The proposed rules are primarily concerned with the location, form and finish of built development. Some of the standards will vary within the Village Base Sub-Zone depending on the nature of the activities and the need to ensure that development is less intensive at the boundary of the zone. The range of activities provided for within the zone is specified and reflects the mix of uses that are necessary to service and support a significant recreational activity and tourist destination. The scale and density of development is greater than in other parts of the High Country, however this reflects the popularity and significance of snow and mountain-based recreation and the need to provide facilities for people who enjoy this form of recreation and the ability to access the High Country environment. The scale and density of development is however capped to ensure that the Ski Area is developed in a manner which ensures the final outcome is appropriate and responsive to the environment.

As a Ski Area is geographically-dependent on a mountain location it is necessary that development is responsive to the wider landscape and ecological values of the High Country. The proposed rules require the protection of areas of significant ecological value and the adoption of other methods to maintain and enhance indigenous vegetation wherever possible. Careful control over the types of plant species established is also necessary to ensure that exotic or inappropriate plants are not established which threaten the integrity of the wider habitat. Consideration of impacts on the landscape values is also required with an emphasis on materials and building forms that complement the mountain environment. If circumstances arose where, despite all reasonable efforts have been made to avoid, remedy or mitigate

effects, this cannot be achieved, Policy B4.1.8 (h) indicates that there may be circumstances where it is appropriate to consider environmental compensation.

## **Residential density and subdivision in the rural area – anticipated environmental results**

Residential development is concentrated at a higher density in the Porters Ski and Recreation Area with the layout, size and shape of allotments considered in relation to the environmental features and values of the zone.

## **Rural Volume – Rules and Definitions – C0 Intro to Rules**

### **Type of Rules**

The activities which are permitted in the High Country, Malvern Hills, the Porters Ski and Recreation Area and Port Hills are limited to specific activities, in recognition of their sensitive receiving environments, which may make some activities inappropriate;

## **Rural Volume – Rules and Definitions – C9 Activities**

### **9.14 Activities and Aircraft Movements**

#### **9.14.1 The following aircraft movements are permitted:**

9.14.1.1 Taking off and landing which is associated with: (d) aircraft movements associated with activities within the Porters Ski and Recreation Area.

## **Rural Volume – Appendices – Appendix 25**

### **E25.1 PORTERS SKI AND RECREATION AREA**

**Note:** Reference should be made to all other rules of the Rural Volume of the District Plan to confirm if compliance is required by activities, works and buildings within the Porters Ski and Recreation Area.

E25.1.1 The Porters Ski and Recreation Area shall be limited to the following activities subject to compliance with Rules E25.2 through to E25.11.

- a) Recreational facilities
- b) Facilities, buildings and activities associated with the management and operation of a Ski Area, including but not limited to:
  - avalanche control
  - weather stations
  - pump stations
  - snow-making infrastructure
  - fuel storage
  - snow fences

- plant nursery
  - storage and maintenance
  - equipment and clothing hire facilities
  - ski school
  - ski member facilities
  - race team and competition facilities
  - sports medicine and rehabilitation
  - first aid, medical care and facilities
  - childcare
  - helicopter access and landing
  - emergency access and emergency services
- c) Tourist activities – see Note below
- d) Conference activities
- e) Commercial activities and services (including retail activities) which are associated with and complementary to recreation, tourist and conference activities
- f) Visitor Accommodation
- g) Staff Accommodation
- h) Dwellings
- i) Apartments
- j) Place of Assembly
- k) Educational activities limited to education related to recreational activities and environmental and cultural values associated with the High Country.
- l) Vehicle parking (including helicopters) ancillary to recreation, tourist, commercial, conference, visitor accommodation and dwellings.
- m) Activities associated with the maintenance and repair of existing infrastructure, roads, buildings and structures.
- n) Utilities required to service the activities within the zone.

For the purpose of these rules the following definitions shall apply:

**Recreational facilities** – shall be in accordance with Part D Definitions

**Tourist activities** – shall mean the use of any land, building or structure for the primary purpose of providing entertainment, recreational and cultural experiences for visitors

**Visitor Accommodation** – shall include all forms of temporary residential accommodation offered for a daily tariff

**Dwellings** – shall be in accordance with Part D Definitions

**Apartments** – shall mean self-contained residential accommodation which may be occupied as a permanent or temporary residence but is part of and attached to other apartments contained within the same building.

**Place of Assembly** – shall be in accordance with Part D Definitions

## E25.2 Controlled Activities

## Earthworks

E25.2.1 Earthworks (except for earthworks listed as either a restricted discretionary or non-complying activity) located entirely within the boundary of the Porters Ski and Recreation Area and limited to the following purposes shall be a controlled activity:

E25.2.1.1. Within the Porters Basin and the Village Base Sub-Zones as shown on Appendix 25A:

- a) Establishing ski trails and terrain parks
- b) Installing support structures for tows, lifts and gondolas
- c) Establishing trails for recreational activities including mountain bike, luge and walking trails
- d) The construction of buildings, structures and utilities.
- e) Forming access tracks.
- f) Forming roads in the Village Base Sub-Zone, provided that they comply with the Standards for Roads in Rule E25.8.1.1.
- g) Installing infrastructure for stormwater, wastewater disposal, water supply, electricity and telecommunications.
- h) Establishing activities and facilities associated with the management and operation of a Ski Area in accordance with Rule E25.1.1.
- i) Ground preparation for planting of indigenous vegetation on areas greater than 5m<sup>2</sup>.

E25.2.1.2 Within the Northern Terrace Sub-Zone, as shown on Appendix 25A:

- a) Installing infrastructure for wastewater disposal.
- b) Ground preparation for planting of indigenous vegetation on areas greater than 5m<sup>2</sup>.

E25.2.1.3 Within the Crystal Stream Sub-Zone, as shown on Appendix 25A:

- a) Forming of the access road/ski out trail on the general alignment shown on Appendix 25A.

E25.2.2 Under Rule E25.2.1, the Council shall reserve its control over the following matters:

E25.2.2.1 Any potential effects on ground and scree stability.

E25.2.2.2 The location, depth and length of cuts and the extent and location of fill or castings.

E25.2.2.3 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.

E25.2.2.4 The setback from the Porter Stream and Crystal Stream.

E25.2.2.5 Avoidance or setback from any ephemeral streams or naturally occurring seepages or wetlands.

E25.2.2.6 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. Regard shall be given to the

effectiveness of the measures to maintain the function and integrity of plants and habitats assessed. (For definitions of herbfield, boulderfields and spring flush see Note below).

E25.2.2.7 The effect on landscape values and visibility from State Highway 73.

E25.2.2.8 Methodology for completing the works, including the type of machinery and equipment to be used and the measures to be taken to minimise ground disturbance.

E25.2.2.9 Measures for the control of dust emissions.

E25.2.2.10 Protocols to minimise the transfer of weed and pest species on machinery.

E25.2.2.11 Measures proposed for re-contouring and re-vegetation of the land, including the timing for re-vegetation.

E25.2.2.12 Protocols for Accidental Discovery of archaeological sites.

E25.2.2.13 Conditions requiring the preparation and implementation of a Ski and Recreation Area Environmental Management Plan 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 and Recreation 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

#### Notes:

1. Rule E25.2.2.13 duplicates the requirement for an Environmental Management Plan required by Rule E25.15.2.12 at the time of subdivision application. If an Environmental Management Plan has already been prepared and approved as a condition of subdivision this provision is not applicable.
2. 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

E25.2.3 All buildings (except for buildings listed as either restricted discretionary or non-complying activities) located within the Porters Ski and Recreation Area shall be a controlled activity in respect of design and appearance, relationship between buildings (physical layout on the ground) and landscape treatment, provided that they comply with the Standards for Buildings in Rules 25.3.1.1 to 25.3.1.10, except that buildings which are utilities shall comply with the Standards for Utilities in Rule 25.4.

E25.2.4 Under Rule E25.2.3, the Council shall reserve its control over the following matters:

E25.2.4.1 The extent to which the building reflects an architectural style that is consistent with and complementary to the landscape values of the Porters Ski and Recreation Area, having regard to the design principles in Appendix E25.17.

E25.2.4.2 The suitability of proposed materials having regard to the list of materials in Appendix E25.17.

E25.2.4.3 The appropriateness of the colour finish of the exterior of the building, having regard to the recommended colour palette in Appendix E25.17.

E25.2.4.4 The architectural design and profile of the roof and its visual impact. Within the Village Base Area, the design and profile of the roof should be assessed both singularly and in combination with other roofs, including the visual effects of the rooflines when viewed across the Village Base Area.

E25.2.4.5 The avoidance of excessive repetition of building forms.

E25.2.4.6 The use of architectural articulation to create a building of visual interest. Such articulation may include the use of projecting and recessed balconies, porches, sheltering colonnades, verandahs at ground level and window awnings.

E25.2.4.7 The avoidance of building facades and elevations which are visually bland or blank including the use of architectural articulation or techniques such as steps-in-plan to avoid long continuous walls.

E25.2.4.8 The reflectivity of materials to be used on the exterior of the building when viewed from beyond the zone boundary.

E25.2.4.9 The potential for the building or structure to be visible from the State Highway.

E25.2.4.10 The provision for pedestrian linkages between buildings, carparks, visitor accommodation, dwellings and the trails to Porters Ski Area and the Crystal Basin Ski Area.

E25.2.4.11 In addition to the above, within the Village Base Area 2 (Slopeside Visitor Accommodation), Village Base Area 3 (Village Centre) and Village Base Area 4 (Hotel and Visitor Accommodation) regard should also be given to the more specific guidance in Appendix E25.17:

- a) Orientation and positioning of buildings close to the road frontage and/or public spaces.
- b) Location and design of main entrances adjacent to pedestrian routes and public spaces.

- c) The creation of legible, comfortable and useable spaces for circulation and gathering within a compact Village Centre.
- d) Maintenance of prominent vistas along the village roads.
- e) Maintenance of open space and views between buildings.
- f) Layout of buildings and pedestrian routes should ensure the safe and efficient movement of people, incorporating the principles of Crime Prevention Through Environmental Design (CPTED).
- g) Screening of service areas.
- h) External accessways, mechanical, electrical and communications equipment should be integrated within the building.
- i) Avoidance of excessive light spill.

E25.2.4.12 Within Porters Basin and Crystal Basin Sub-Zones as shown on Appendix 25A:

- a) Avoidance of locating buildings and structures on ridges, except where necessary to support chairlifts, tows and gondolas or for avalanche control equipment and weather stations.
- b) Avoidance of visibility against the skyline.
- c) Minimise visibility from the state highway through location, design and colour.
- d) The use of colour for buildings and structures that will complement the landscape.
- e) The avoidance of materials and colours to finish buildings and structures with high reflectivity when viewed from beyond the Sub-Zone.

## **Landscape Treatment**

E25.2.5 All planting for the purpose of amenity and enhancement shall be a controlled activity, provided it complies with Rules 25.10.1 and 25.10.2 for Tree Planting and Landscape Treatment. A landscape plan detailing the species, density, planting programme as well as maintenance regime shall be provided as part of this application.

E25.2.6 Under Rule E25.2.5 the Council shall reserve its control over the following matters:

E25.2.6.1 The effectiveness and quality of any landscape treatment proposed.

E25.2.6.2 The planting patterns of shrubs, tussocks and trees in areas outside the Village Centre and the extent to which this pattern of planting has a natural appearance and arrangement.

E25.2.6.3 The planting patterns of trees in the wastewater disposal area and the ridge between Village Base Areas 2 and 5 and the extent to which these reflect and harmonise with the landform.

E25.2.6.4 The extent to which the proposed landscape planting connects and is compatible with other planting and naturally occurring indigenous vegetation across the Ski and Recreation Area and at the boundary of the Ski and Recreation Area.

## **E25.3 Standards for Buildings**

E25.3.1 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.

These standards shall not apply to Utilities which shall comply with Rule E25.4 Standards for Utilities:

E25.3.1.1 All buildings shall be located in accordance with the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 B.

E25.3.1.2 The total number of dwellings in the Porters Ski and Recreation Area shall not exceed 45 and there shall be no more than one dwelling located on a residential allotment. There shall be no family flats.

E25.3.1.3 The number of dwellings and buildings permitted in each of the identified Village Base Areas shown in the Porters Ski and Recreation Area Outline Development Plan (Appendix 25 B) shall not exceed:

- a) Village Base Area 1 (Porters Chalets) 12
- b) Village Base Area 2 (Slopeside Visitors Accommodation) 10
- c) Village Base Area 3 (Village Centre) 18
- d) Village Base Area 4 (Hotel and Visitor Accommodation) 8
- e) Village Base Area 5 (Crystal Chalets) 33

Except that:

- a) No buildings or structures (including lifts and tows) shall be erected until:
  - i. A covenant is secured on the title of the Crystal Basin Ski Area that protects in perpetuity the area of land identified for protection on the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 A.
  - ii. An Emergency Management and Response Plan for the Ski and Recreation Area has been prepared.
  - iii. A Hazard Risk Assessment is completed to the Council's satisfaction. This shall include an avalanche control programme and proposed measures to reduce rock fall.
- b) Only half of the buildings numbered in Village Base Areas 1, 2, 3 and 4 (excluding the Crystal Chalets in Village Base Area 5 which must comply with (c) below) may be constructed and occupied until such time as the following infrastructure is established within the Crystal Basin Ski Area:
  - i. Formation of an access track linking the Porters Basin to Crystal Basin; and
  - ii. Construction and commissioning of a snowmaking reservoir; and
  - iii. Construction and commissioning of a gondola from the Village Centre to Crystal Basin; and
  - iv. Construction and commissioning of a chairlift providing access to the top of the Crystal Basin Ski Area; and
  - v. A Day Lodge; and
  - vi. Ski trails with a daily capacity for up to 1,500 skiers.
- c) The Crystal Chalets in Village Base Area 5 may only be constructed and occupied once:
  - i. The three T-bar lifts existing in Porters Ski Area as at 19 October 2012 have been upgraded; and
  - ii. The ski access road between the Village and Porters Ski Area has been decommissioned for private vehicle use; and



- iii. A minimum of four buildings in the Village Base Area 3 (Village Centre) have been erected.

E25.3.1.4 There shall be no provision for buildings associated with accommodation for visitors or residents within the Crystal Basin, Crystal Stream, Porters Basin, Porters Slopes and Northern Terrace Sub-Zones as shown in the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 A.

E25.3.1.5 The maximum building footprint shall not exceed:

Village Base Area 1 (Porters Chalets)	300m <sup>2</sup> excluding decks
Village Base Area 2 (Slopeside Visitors Accommodation)	1 building up to 1320m <sup>2</sup>
	1 building up to 990m <sup>2</sup>
	3 buildings up to 880m <sup>2</sup>
	All other buildings up to 440m <sup>2</sup>
Village Base Area 3 (Village Centre)	2 buildings up to 925m <sup>2</sup>
	5 buildings up to 730m <sup>2</sup>
	4 buildings up to 600m <sup>2</sup>
	3 buildings up to 530m <sup>2</sup>
	All other buildings up to 330m <sup>2</sup>
Village Base Area 4 (Hotel and Visitor Accommodation)	1 building up to 2475m <sup>2</sup>
	1 building up to 1320m <sup>2</sup>
	3 buildings up to 660m <sup>2</sup>
	All other buildings up to 350m <sup>2</sup>
Village Base Area 5 (Crystal Chalets)	200m <sup>2</sup> excluding decks
Crystal Basin Ski Area and Porters Ski Area	1000m <sup>2</sup> excluding decks

E25.3.1.6 The maximum height of buildings (excluding carpark buildings, support structures and terminals for gondolas, lifts and tows) shall not exceed:

Village Base Area 1 (Porters Chalets)	13m
Village Base Area 2 (Slopeside Visitors Accommodation)	1 building of 26.5m
	2 buildings at 22m
	4 buildings at 16m
	3 buildings up to 13m
Village Base Area 3 (Village Centre)	6 buildings at 24m
	5 buildings at 19m
	6 buildings up to a maximum of 13m

	(to be measured from the finished level of the carpark base where buildings are to be erected over a carpark building)
Village Base Area 4 (Hotel and Visitor Accommodation)	1 building up to 19m with 7 buildings a maximum of 13m
Village Base Area 5 (Crystal Chalets)	8m
Crystal Basin Ski Area	16m
Porters Ski Area	16m

E25.3.1.7 Fences in Village Base Areas 1 to 5 shall be limited to:

- a) Fences constructed in greywacke boulders
- b) Temporary fences required for construction purposes
- c) Fences for the protection of indigenous vegetation. Where permanent, these shall be constructed in greywacke boulders.

E25.3.1.8 All buildings (excluding bridges) within the Village Base Sub-Zone shall be limited to a minimum setback of 5m from the banks of the Porter Stream.

**Note:** This setback is to be measured in accordance with the definition in section 2 of the Act as "the space of land which the waters of the river cover at its fullest flow, without overtopping its banks."

(See Rule E25.5.4 for setback for activities from the Porter Stream).

E25.3.1.9 No buildings or hardstand areas shall be located within the Red Tussock Gully as shown on the Porters Ski and Recreation Area Outline Development Plan Appendix 25 B.

E25.3.1.10 All roofing materials and fixtures shall exclude copper, zinc, zincalume, lead and clay tiles.

## **E25.4 Standards for Utilities**

E25.4.1 Utilities located within, and required to service the Ski and Recreation Sub-Zone (Porters), excluding telecommunications towers, shall not exceed:

- a) Maximum Height - 12m
- b) Maximum building footprint - 50m<sup>2</sup>
- c) Reflectance value - 37%

E25.4.2 Utilities shall not be located on a ridge or break the ridgeline when viewed from State Highway 73.

## **E25.5 Standards for Activities - General**

E25.5.1 Activities in the Porters Ski and Recreation Area shall be located generally in accordance with the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 A.

E25.5.2 Construction or earthwork activities in the Crystal Basin or Village Base Sub-Zones shall only commence on:

- a) Completion of works which achieve the NZTA standard for sight-lines at the intersection of State Highway 73 and the Ski Area Access Road as set out in Table App5B/1 of NZTA's Planning Policy Manual Version 1 (August 2007) and provides at the same intersection seal widening sufficient for a right turn lane and left turn deceleration lane as set out in Figure 3.25a of the NZTA's Manual of Traffic Signs and Markings Part 2 Section 3 (March 2011) and the left turn deceleration lane is to be marked.
- b) The requirements of rule E25.3.1.3(a)(i) have been fulfilled.

E25.5.3 No recreational activities shall be commenced in the Crystal Basin Sub-Zone unless the requirements of Rule E25.3.1.3 (a) (i) to (iii) inclusive have been met in full.

E25.5.4 All Ski Area and Recreation activities, buildings and earthworks located within the Porters Lower Slopes Sub-Zone (as shown on Appendix 25 A) shall be setback 15m from the banks of the Porter Stream. (See Rule E25.3.1.8 for definition of setback measurement).

E25.5.5 All earthworks and buildings within Village Base Area 2 shown on Appendix 25 A shall be setback 5m from the banks of that portion of the Porter Stream identified as "Porter Stream setback" on Appendix 25A. (See Rule E25.3.1.8 for definition of setback measurement.)

## **E25.6 Standards for Activities - Scale**

E25.6.1 The total number of beds for visitor accommodation within the Village Base Sub-Zone shall be limited as follows. For the purpose of this Rule visitor beds shall exclude beds in dwellings and one bed unit shall equal 1 person:

Village Base Area 2 (Slopeside Visitors Accommodation)	1100
Village Base Area 3 (Village Centre)	1600
Village Base Area 4 (Hotel and Visitor Accommodation)	500

E25.6.2 The floor area occupied by commercial activities within the Village Base Sub-Zone shall be limited as follows:

Village Base Area 2 (Slopeside Visitors Accommodation)	1610m <sup>2</sup>
Village Base Area 3 (Village Centre)	7624m <sup>2</sup>
Village Base Area 4 (Hotel and Visitor Accommodation)	575m <sup>2</sup>

## **E25.7 Outdoor Lighting in the Village Base Sub-Zone**

E25.7.1 All outdoor lighting in the Village Base Sub-Zone (Areas 1 to 5 inclusive) shall comply with the following standards:

E25.7.1.1 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.

E25.7.1.2 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.

E25.7.1.3 No street or road lighting shall be produced by high-pressure sodium, metal halide, mercury vapour lighting or fluorescent lighting.

E25.7.1.4 There shall be no searchlights or floodlights, including floodlights used for illumination of buildings for aesthetic purposes.

E25.7.1.5 All fixed lighting shall be directed inwards away from the Ski and Recreation Area boundary.

## **E25.8 Standards for Rooding**

E25.8.1 The following standard shall be met for the formation and establishment of any road that involves earthworks as a Controlled Activity:

E25.8.1.1 In the Ski and Recreation Area the formation of any road or road bridge shall be located generally in accordance with the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 A.

## **E25.9 Standards for Vehicle Parking**

E25.9.1 Any activity in the Ski and Recreation Area which provides car parking in accordance with the following standards shall be a permitted activity.

E25.9.1.1 Dwellings, and apartments occupied on a permanent basis - one on-site carparking space.

E25.9.1.2 Visitor Accommodation Hotels – one space per three guest rooms up to 60 rooms, thereafter one space per five guest rooms. In addition, one coach park per 50 guest rooms and one staff space per 20 beds. The parks need not be located on the same site as the activity.

E25.9.1.3 Visitor Accommodation Backpackers and Lodges – one space per five guest beds. In addition one coach park per 50 guest rooms and one staff space per 20 beds. The parks need not be located on the same site as the activity.

E25.9.1.4 Apartments managed and occupied as part of visitor accommodation – one space per 15 apartments, thereafter one per two apartments. In addition, one coach park per 50 apartments and one staff space per 20 beds.

E25.9.1.5 All car parking is to be formed to the relevant standards set out in Appendix 13 of the Townships Section of the District Plan.

## **E25.10 Standards for Tree Planting and Landscape Treatment**

E25.10.1 All tree planting and planting for the purpose of re-vegetation, amenity or enhancement purposes shall be limited to the species listed in Appendix E25.17

E25.10.2 All planting shall generally comply with the Outline Planting Concept in Appendix E25.17. The planting provides for six plant mixes and the relative proportions of the dominant species in each planting mix shall conform with the requirements of Porters Ski and Recreation Area Outline Development Plan in Appendix 25 C.

### **E25.11 Aircraft Movements**

E25.11.1 Aircraft movements for the purpose of the following activities shall be permitted without limitation:

- a) Ski and Recreation Area operations, including avalanche management and control.
- b) Emergency rescues and landings.
- c) Construction and earthworks activities within the boundaries of the Ski and Recreation Area.
- d) Firefighting.
- e) Pest control.
- f) The activities of the New Zealand Defence Force or Civil Defence.

E25.11.2 Aircraft movement for all other purposes shall not exceed 10 excursions on any one day from 1 June to 31 October and five excursions on any one day from 1 November to 31 May in any calendar year. For the purposes of this standard an excursion shall be defined to mean a take-off and landing within the boundaries of the Ski and Recreation Area.

### **E25.12 Restricted Discretionary Activities**

#### **Buildings**

E25.12.1 All building works associated with constructing a gondola located in the Crystal Stream Sub-Zone shown on Appendix 25 A shall be a restricted discretionary activity. The Council shall restrict its discretion to the matters listed in Rule E25.2.4.

E25.12.2 Any building of Building Importance Category 3 or 4 (as defined below) located within the Village Base Area as shown in Appendix 25A. The Council shall restrict its discretion to consideration of:

- a) The risk of, and ability of buildings to withstand, fault rupture; and
- b) The matters listed in Rule E25.2.4.

For the purposes of E25.12.2 a building of Building Importance Category 3 or 4 shall be:

- Emergency medical and other emergency facilities not designated as critical post disaster facilities but excluding first aid facilities.
- Airport terminals, principal railway stations, schools
- Structures accommodating > 5000 people
- Public assembly buildings > 1000m<sup>2</sup>
- Museums and art galleries > 1000m<sup>2</sup>
- Municipal Buildings
- Grandstands > 10,000 people

- Chemical storage facilities > 500m<sup>2</sup>
- Major infrastructure facilities
- Air traffic control installations
- Designated civilian emergency centres, medical emergency facilities, fire and police stations.

### **Height of Crystal Chalets**

E25.12.3 Crystal Chalets which exceed 8m (Rule E25.3.1.6) but are less than 13m in height shall be a restricted discretionary activity.

E25.12.4 Under Rule E25.12.3 the Council shall restrict its discretion to consideration of:

E25.12.4.1 Those matters contained in Rule E25.2.4.

E25.12.4.2 The effect of additional building height on the views from the Village Base Sub-Zone towards Castle Hill and to the Crystal Valley.

E25.12.4.3 The architectural design and profile of the building.

E25.12.4.4 The materials and colour finish of the building.

### **Roading**

E25.12.5 Any activity which does not comply with Rule E25.8.1 shall be a restricted discretionary activity.

E25.12.6 Under Rule E25.12.5 the Council shall restrict its discretion to consideration of:

E25.12.6.1 The effect of changing the network or alignment of roads in terms of accessibility for a range of vehicle types to the different precincts within the Village Base Sub-Zone, having regard to gradient and geometry.

E25.12.6.2 Any consequential effects of changing the road network on the layout of built development, services, infrastructure or the efficiency of inter-connecting pedestrian pathways or access trails to the Porters or Crystal Basin Ski Areas.

E25.12.6.3 The ability to effectively manage the stormwater and discharges from the road both during construction and operation and any consequential effects on land stability or other natural hazards.

E25.12.6.4 The effect of changing the road network on ecological, natural character or landscape values of the Ski and Recreation Area and land immediately adjoining the zone.

E25.12.6.5 The effects of changing the Village Road network on the safety and efficiency of the Village traffic having regard to sight distances at intersections, conflicts between vehicles which may be queuing or crossing the road and potential conflicts with pedestrians.

E25.12.6.6 The degree of difficulty for vehicles entering/exiting a site or carpark and the potential for increased on-street parking with resulting effects on traffic safety and residential amenity.

### **Vehicle Parking**

E25.12.7 Any activity which does not comply with Rule E25.9.1 shall be a restricted discretionary activity.

E25.12.8 Under Rule E25.12.7 the Council shall restrict its discretion to consideration of:

E25.12.8.1 The extent to which car parking numbers can be reduced having regard to alternative methods of transportation that may be available within the Village Base Sub-Zone e.g., shuttles, inclinator.

E25.12.8.2 The extent to which public transport or group passenger transportation services may reduce the need for on-site carparking. This may include consideration of timetabling to coincide with Ski Area operating hours.

E25.12.8.3 Any effects on pedestrian amenity or safety from reduced car parking.

E25.12.8.4 The extent to which visitor accommodation or other activities within the Village Base Sub-Zone can demonstrate a lesser parking demand.

E25.12.8.5 Whether a reduction in carparking within the Ski and Recreation Area would lead to a parking demand outside that Area and the effects such parking would have on the efficient use of roads and traffic safety.

#### **Night-Lighting for Recreational Activities and Outdoor Lighting in the Village Base Sub-Zone**

E25.12.9 The lighting of the Ski and Recreation Area for the purpose of facilitating night recreational activities shall be a restricted discretionary activity.

E25.12.10 Any outdoor lighting in the Village Base Sub-Zone (Areas 1 to 5 inclusive) which does not comply with Rule E25.7 shall be a restricted discretionary activity.

E25.12.11 Under Rules E25.12.9 and E25.12.10 the Council shall restrict its discretion to consideration of:

E25.12.11.1 The proposed lighting plan having regard to the number, location and spill of light.

E25.12.11.2 The effect of night lighting on ecological values.

E25.12.11.3 The effect of night lighting on rural amenity values from beyond the boundary of the Ski and Recreation Area and its visibility from State Highway 73.

#### **Earthworks**

E25.12.12 Any earthworks in the Crystal Basin and Porters Lower Slopes Sub-Zones as shown on Appendix 25 A not listed as a Non-Complying Activity, limited to the purposes of:

- a) Establishing ski trails and terrain parks.
- b) Installing support structures for tows, lifts and gondolas.
- c) Establishing trails for recreational activities including mountain biking, luge and walking trails.
- d) The construction of buildings, structures and utilities.
- e) Forming access tracks.

- f) The construction of snow making reservoirs.
- g) Installing infrastructure for stormwater, wastewater disposal, water supply, electricity and telecommunications.
- h) Establishing activities and facilities associated with the management and operation of a Ski Area in accordance with Rule E25.1.1.

E25.12.13 Under Rule E25.12.12 the Council shall restrict its discretion to consideration of:

E25.12.13.1 those matters contained in Rule E25.2.2; and

E25.12.13.2 the effectiveness of any proposed mitigation measures or environmental offset/compensation.

E25.12.14 Any earthworks associated with the construction of a gondola in the Crystal Stream Sub-Zone as shown on Appendix 25 A.

E25.12.15 Under Rule E25.12.14 the Council shall restrict its discretion to consideration of those matters contained in Rule E25.2.2.

E25.12.16 Any earthworks which do not comply with the standards in Rule E25.5.4 or Rule E25.5.5.

E25.12.17 Under Rule E25.12.16 the Council shall restrict its discretion to consideration of:

E25.12.17.1 those matters contained in Rule E25.2.2; and

E25.12.17.2 the need for earthworks to improve public access to and along Porter Stream; and

E25.12.17.3 the effects of earthworks on the natural character of Porter Stream and its margins.

E25.12.18 An application required by Rule E25.12.12, E25.12.14 or E25.12.16 shall not be notified and the written approval of any other party will not be required.

### **Utilities**

E25.12.19 Any utility which does not comply with Rule E25.4 shall be a restricted discretionary activity.

E25.12.20 Telecommunication towers located within the Ski and Recreation Area shall be a restricted discretionary activity.

E25.12.21 Under Rules E25.12.19 and E25.12.20 the Council shall restrict its discretion to consideration of:

E25.12.21.1 The function of the utility and its importance to the health, safety and wellbeing of residents and visitors to Porters Ski and Recreation Area:

E25.12.21.2 The scale of the utility and any effects on ecological or landscape values.

E25.12.21.3 The visibility of the utility beyond the boundary of the Porters Ski and Recreation Area.

E25.12.21.4 Proposed methods of construction and the measures to avoid, remedy or mitigate construction effects on ecological, cultural and landscape values.



E25.12.21.5 The location of any telecommunication tower and its impact on the values of the Outstanding Natural Landscape.

E25.12.21.6 Alternative locations having regard to the operational requirements of the telecommunication tower and effects on landscape values.

E25.12.22 An application required by Rules E25.12.19 or E25.12.20 shall not be notified and the written approval of any other party will not be required.

#### **Aircraft Movements**

E25.12.23 Any aircraft movement which does not comply with Rule E25.11 shall be a restricted discretionary activity.

E25.12.24 Under Rule E25.12.23 the Council shall restrict its discretion to consideration of:

E25.12.24.1 Effects of aircraft movements on the wellbeing and safety of users and occupiers of the surrounding rural zoned land.

E25.12.24.2 The anticipated frequency of movements.

E25.12.24.3 The hours of the day within which the movements will occur.

#### **Tree Planting and Landscape Treatment**

E25.12.25 Any planting which does not comply with Rule E25.10.2 shall be a restricted discretionary activity.

E25.12.26 Under Rule E25.12.25 the Council shall restrict its discretion to consideration of:

E25.12.26.1 The appropriateness of the proposed mix of plants having regard to altitude and aspect which may achieve a more optimum and robust pattern of planting relative to the existing vegetation in the locality.

E25.12.26.2 The aesthetic outcome from the proposed planting mix.

#### **E25.13 Discretionary Activities**

E25.13.1 All earthworks not otherwise provided for as a controlled, restricted discretionary or non-complying activity shall be a discretionary activity.

#### **E25.14 Non-Complying Activities**

##### **Buildings**

E25.14.1 Any building which does not comply with Rules E25.3.1.1 to E25.3.1.10 shall be a non-complying activity, except for buildings in Village Base Area 5, where any building which does not comply with Rule E25.12.3 (restricted discretionary activities) shall be a non-complying activity.

#### **Activities – General and Scale**

E25.14.2 Any activity which does not comply with Rules E25.5.1 to E25.5.3 or E25.6.1 or E25.6.2 shall be a non-complying activity.

#### **Tree Planting and Landscape Treatment**

E25.14.3 Any activity which does not comply with Rule E25.10.1 shall be a non-complying activity.

#### **Removal of Indigenous Vegetation**

E25.14.4 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 E25.2.1 or restricted discretionary activity in accordance with Rule E25.12.12, Rule E25.12.14 or Rule E25.12.16 shall be a non-complying activity.

#### **Earthworks Affecting Wetlands**

E25.14.5 Any earthworks affecting a wetland shall be a non-complying activity.

### **E25.15 Subdivision**

#### **Standards for Controlled Activities**

E25.15.1 Subdivision within the Porters Ski and Recreation Area which complies with the following standards shall be a Controlled Activity:

E25.15.1.1 All allotments to be used for residential, accommodation or commercial purposes shall be serviced by a reticulated supply of potable water.

E25.15.1.2 All new allotments to be used for residential, accommodation or commercial purposes shall be able to be connected to a reticulated wastewater treatment and disposal system.

E25.15.1.3 Any new allotment within the Village Base Sub-Zone shall comply with the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509—2008.

E25.15.1.4 The layout of roads and allotments shall conform with the Porters Ski Area Outline Development Plan.

E25.15.1.5 The number of fee simple, freehold residential allotments shall be limited to:

- Village Base Area 1 (Porters Chalets) - 12
- Village Base Area 5 (Crystal Chalets) - 33

**Note:** There shall be no minimum allotment size in the Porters Ski and Recreation Area. There shall be no limits on the number of fee simple, freehold, unit, strata or cross lease titles within Village Base Area 2 (Slopeside Visitors Accommodation), Village Base Area 3 (Village Centre) and Village Base Area 4 (Hotel and Visitor Accommodation).

E25.15.1.6 Prior to the grant of resource consent for a subdivision creating any new allotments within the Village Base Sub-Zone a covenant shall be secured on the title of the Crystal Basin Ski

Area that protects in perpetuity the area(s) of land identified for protection on the Porters Ski and Recreation Area Outline Development Plan.

E25.15.1.7 Erosion and sediment control measures shall conform with the Erosion and Sediment Control Plan approved by the Canterbury Regional Council for the establishment of infrastructure.

E25.15.1.8 An Emergency Management and Response plan has been prepared. This plan shall be up-dated for each subdivision application made within the Village Base Area.

E25.15.1.9 A Hazard Risk Assessment is completed. This shall include an avalanche control programme and proposed measures to reduce rock fall.

E25.15.1.10 The State Highway 73 and Ski Area Access Road intersection is upgraded to the NZTA standard for sight lines at that intersection as set out in Table App5B/1 of NZTA's Planning Policy Manual Version 1 (August 2007) and seal widening is provided at the same intersection sufficient for a right turn lane and a left turn deceleration lane as set out in Figure 3.25a of the NZTA's Manual of Traffic Signs and Markings Part 2 Section 3 (March 2011) and the left turn deceleration lane is to be marked.

E25.15.1.11 Prior to certification under section 224 of the Resource Management Act for:

- a) The 7th residential allotment within Village Base Area 1 (Porters Chalets), the following infrastructure must be established within the Crystal Basin Ski Area:
  - i. Formation of an access track linking the Porters Basin to Crystal Basin; and
  - ii. Construction and commissioning of a snowmaking reservoir; and
  - iii. Construction and commissioning of a gondola from the Village Centre to Crystal Basin; and
  - iv. Construction and commissioning of a chairlift providing access to the top of the Crystal Basin Ski Area; and
  - v. A Day Lodge; and
  - vi. Ski trails with a daily capacity for up to 1,500 skiers.
- b) Any allotment within Village Base Area 5 (the Crystal Chalets), the following requirements must be met in full:
  - i. The replacement and up-grading of the three T-bar lifts existing in Porters Ski Area as at 19 October 2012; and
  - ii. The decommissioning of the ski access road between the Village and Porters Ski Area for private vehicle use; and
  - iii. The construction and occupation of four buildings in the Village Base Area 3 (Village Centre).

E25.15.2 Under Rule 25.15.1 the Council shall reserve its control over the following matters:

E25.15.2.1 Those matters contained in Rule E10.1.2

E25.15.2.2 Any effects on landscape values that may arise from the proposed layout and density of allotments.

E25.15.2.3 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 disturbance. Regard shall be given to the effectiveness of the measures to maintain the function and integrity of plants and habitats assessed. (See Rule E25.2.2 to be applied when identifying these plants and communities.)

E25.15.2.4 The boundaries of the proposed allotments in relation to natural or physical features.

E25.15.2.5 The use of conditions to require all earthworks to be subject to an Accidental Discovery Protocol, requiring contractors to be trained in the recognition of archaeological sites and artefacts.

E25.15.2.6 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 Porters Ski and Recreation Area to avoid the spread of weed and pest species;
- c) protection of waterways and wetlands;
- d) protection or avoidance of areas of ecological sensitivity;
- e) management of dust emissions;
- f) management and storage of hazardous substances, including an emergency response protocol for accidental spillages;
- g) 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.

E25.15.2.7 The ability for roads, accessways and building sites to be constructed without any adverse effects on ground stability.

E25.15.2.8 The adequacy of provisions for stormwater management in relation to discharge from roads, accessways and building platforms.

E25.15.2.9 Street or road lighting and the avoidance of lighting produced by high-pressure sodium, metal halide, mercury vapour or fluorescent lighting.

E25.15.2.10 The mechanism for achieving the protection of ecological values within the riparian margin on either side of the Porter Stream from its source to the Porter River in perpetuity.

E25.15.2.11 The use of conditions to require the development and implementation of a restoration plan that shall detail how the ground is to be re-contoured, re-vegetated and maintained post-construction of roads, accessways and building platforms.

E25.15.2.12 The use of conditions to require the development and implementation of an Environmental Management Plan that achieves the following (this rule duplicates Rule E25.2.2.13 which applies to those circumstances where development proceeds without the need for a subdivision consent):

- a) Principles and monitoring regime for management of stormwater, erosion and sediment control related to Ski Area operations and maintenance;
- b) Principles for management of construction activities and restoration of earthworks
- c) Pest and weed management
- d) Management of habitats and species, including Keas and riparian margins
- e) Management of the Red Tussock Gully as shown on the Porters Ski Area Outline Development Plan in Appendix 25 B
- f) Enhancement of Crystal Stream
- g) Protection of any wetland
- h) Storage and removal of solid wastes
- i) Storage, management and use of hazardous wastes

### **Non-Complying Activities**

E25.15.3 Any subdivision which does not comply with Rules E25.15.1.1 to E25.15.1.11 shall be a non-complying activity.

## **E25.16 Reasons for Rules**

### **Buildings**

The rules for buildings set the thresholds for built development beyond which further consideration and control is required. The standards require development to be located in accordance with the Outline Development Plan and set maximums for building height, number of buildings and building footprints.

These standards are intended to ensure that building mass is distributed amongst a number of individual buildings and large, monolithic structures are avoided. The separation between buildings will provide light and views with the assessment criteria encouraging greater architectural articulation and higher quality finish as well as providing space for indigenous vegetation that will provide context for the buildings and contribute to the mountain setting. The rules for building mass are further complemented by rules which cap the total number of buildings within the Village Base Sub-Zone. The Village Base Sub-Zone is in turn divided into different sub-areas within which the number and size of buildings is capped. This is to ensure that the scale and intensity of development within different parts of the Village respond to the variable landscape and ecological values across the site. Some parts of the Village Base Sub-Zone are intended to have a greater concentration and density of development while the outer edges of the Village Base Sub-Zone provide for a much reduced development pattern. This variability is in response to the sensitivity of the interface between the zone and the Outstanding Natural Landscape.

A staging plan limits the number of buildings within the Village that can be constructed and occupied until such time as the Crystal Basin has established prescribed infrastructure and is operational. This is to ensure that the Village does not develop as a stand-alone commercial and residential facility without delivering the social, recreational and economic benefits of the expanded Ski and Recreation Area. It does however enable some capital to be released for development of the Crystal Basin Ski Area.

A further limitation is placed on the Crystal Chalets (Village Base Area 5). These are not to be constructed until such time as further up-grading of ski infrastructure occurs in Porters Ski Area, the access road between the Village and Porters Basin is decommissioned in respect of private vehicle use and 25% of the Village Centre buildings are constructed. These chalets are the most visible from the

State Highway and staging will ensure that the chalets are not constructed in isolation or without the benefits of the village centre.

There is the potential for active faults to be present in the locality. Accordingly the Council has retained discretion over buildings of high importance for public gathering and emergency purposes to enable a more thorough assessment of the location and design of the buildings relative to the risk of earthquake hazard.

A building setback from the watercourse (Porter Stream) that crosses through the Village Base Sub-Zone is required in order to protect the ecological and natural character values of the riparian margins of the stream. Similarly, a Red Tussock Gully within the Village is to be kept free of buildings and hardstand in order to protect the ecological and hydrological function of this gully.

These rules reflect the outcomes of the master planning process which assessed the capacity of the landscape to absorb change. Development beyond these standards therefore has the potential to adversely affect the values of the surrounding environment and the non-complying status for buildings which exceed these levels reflects a clear capping of built development.

In addition to the standards, at a minimum all buildings and structures are to be assessed as controlled activities. This process of consideration reflects the need to respond to and respect the landscape values of the surrounding Outstanding Natural Landscape. The assessment matters trigger consideration of the final form, finish and appearance of buildings as well as the layout and functioning of built development within the Village Base Sub-Zone. The Village Base Sub-Zone is an area of public congregation and social activity where considerations such as relationship to public spaces, landscape treatment, pedestrian connectivity and safety are relevant considerations.

Fencing is limited within the Village Base Sub-Zone to maintain a sense of spaciousness and views between buildings as well as ensuring that elements of suburbanisation are actively avoided. Exception is made for walls constructed of natural rock and fencing required for protecting vegetation and sediment control.

With respect to the Ski Areas, these are to be free of any accommodation activities and structures, except for essential infrastructure for access and amenity facilities for the safe operation and enjoyment of the mountain for skiing. The considerations for these structures are more focused on appropriate location e.g., avoiding ridges and skylines and ensuring that the final design, finish and colour complement the landscape as far as practicable.

Rule E25.3.1.3(a)(i) does not allow any buildings or structures to be erected in the Crystal Basin Ski Area unless a covenant has been secured for the protection, in perpetuity, of significant indigenous vegetation. It is proposed that these areas are avoided during establishment and operation of the expanded Ski Area into Crystal Basin. This rule complements the same provision which is also applied to subdivision and recreational activity.

In addition, the rules require that prior to the construction of buildings the developer must prepare an Emergency Management and Response Plan and a Hazard Risk Assessment is completed. These measures are necessary to ensure that the safety and wellbeing of future residents and visitors to the Sub-Zone has been considered.

## Utilities

The standards for utilities are separate from those that apply to buildings. It is anticipated that the majority of the utilities will be located underground. Within the Village, undergrounding of services would ensure that the amenity values of the resort are high, while on the mountain, the harsh climatic conditions and functionality of the ski field would require services to be underground.

Generally, it is anticipated that utilities can be located within the Village without significant adverse effects on landscape values. Utilities are therefore deemed to be permitted activities subject to performance standards which ensure they remain at a scale which is appropriate having regard to the anticipated scale of built development. In addition, the reflectivity of the utility is to be kept to a lower level.

On the mountainside, there will be support structures associated with lifts and ski tows that will be similar in effect to a moderate scaled utility tower. However, due to the potential for a communication tower to be located at altitude it may be highly visible from a wider area. To assess the effects of such towers on landscape values a resource consent is required with Council reserving the ability to assess those impacts along with effects on ecological values during construction.

## Location and Scale of Activities

Activities are required to be located in accordance with the Outline Development Plan. The Outline Development Plan generally requires buildings to be located in close proximity, minimising their outward spread. This avoids effects on the surrounding environment beyond the Ski and Recreation Area as well as encouraging a village atmosphere. This rule complements Rule E25.3.1.1 which restricts the location of buildings. It also works in combination with Rule E25.6 which limits commercial floorspace and bed numbers in particular parts of the Village Base Sub-Zone. This rule has the effect of requiring further consideration where activities may relocate and concentrate in an area that was not contemplated in the Outline Development Plan, e.g., the activities of the Village Centre move to occupy buildings in the Hotel and Accommodation Zone. Such a dispersal of activity may have traffic and pedestrian access effects that may compromise the proposed traffic circulation network and efficiency of the Village. Any increase in density of bed numbers or commercial floor area may also have the effect of increasing pressure on water supply and wastewater disposal which have been designed not to exceed a specified capacity.

Rule E25.5.3 requires that prior to any recreational activities taking place in the Crystal Basin Ski Area that a protective covenant is secured over significant indigenous vegetation. This rule complements a similar provision that applies to buildings and subdivision. The provision is applied to recreational activities as there is potential for recreation to occur without the need for a building or subdivision.

In addition, the rules require that prior to recreation activities taking place in Crystal Basin the developer must prepare an Emergency Management and Response Plan and undertake a Hazards Risk Assessment. This is to ensure that the safety and wellbeing of future residents and visitors to the Sub-Zone have been considered in advance of activities taking place.

## Roading and Vehicle Parking

Rule E25.8.1.1 requires roads to be located in accordance with the Outline Development Plan. The Outline Development Plan reflects the outcome of detailed site investigations which have considered and optimised the alignment and gradient of roads in order to efficiently and safely access the Village and Ski Areas. This has involved consideration of the requirements of coaches, trucks and cars which may all need to access the Village environment carrying residents, visitors, workers or delivering services. Any change to the road alignment shown in the Outline Development Plan must be assessed in terms of accessibility and relationship to the proposed activities and buildings. Similarly, any changes to the road alignment may have consequences for earthworks or effects on ecological or landscape values.

Rule E25.9.1 sets the standard for car parking. Car parking is a significant part of the development of a Ski Area where there is a high number of day visitors anticipated. Car parking must be located and designed to be accessible and convenient and any change to the Outline Development Plan may have consequences in respect of these matters.

### **Earthworks**

Rule E25.2.1 provides for earthworks within parts of the Ski and Recreation Area as a controlled activity. In these sub-zones the effects of earthworks have been assessed with respect to their nature and scale. 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 focused on how the earthworks are to be managed and requiring adverse effects on the environment to be 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 indigenous vegetation.

In those Sub-Zones where the earthworks are not provided for as controlled activities the nature and scale of the earthworks are assessed to likely be adverse to ecological features. The Council has retained discretion to require appropriate environmental compensation for such effects.

Rule E25.14.5 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 in proximate locations. 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 E25.10 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 and Recreation Area 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.

The rule also controls the pattern and mix of plants to ensure that a natural outcome is achieved. This requires a limit to the number of species used within a planting plan to ensure there is visual continuity and consistency with the vegetation patterns in the surrounding locality.

### **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 E25.12.9 makes the lighting of the Ski and Recreation Area for night-time recreational activities a restricted discretionary activity. As the Ski and Recreation Area 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.

### **Removal of Indigenous Vegetation**

Rule E25.14.4 limits the removal of indigenous vegetation. This rule applies to any activity which may involve the removal of vegetation beyond earthworks for construction of roads, buildings and utilities. It is critical to the ecological and landscape integrity of the Ski and Recreation Area and its relationship to the adjoining High Country that an intact cover of indigenous vegetation is maintained. Removal of indigenous vegetation leaving bare earth also creates the potential for exotic plants to invade the Ski and Recreation Area and facilitate the spread to unmodified areas. Accordingly, removal of indigenous vegetation is enabled only to a very minor scale within the zone to avoid this scenario arising.

### **State Highway Intersection**

Action is required to achieve safe sightlines at the intersection of the Porters Ski Area Access Road with the State Highway. There are potentially a number of technical remedies to the road and/or intersection that could achieve the required sight distance. Rule E25.5.2(a) requires that the sightline distance, seal widening and road marking at the intersection is remedied prior to the commencement of any construction or earthwork activities within the Crystal Basin Ski Area in the event that this work proceeds without a need for subdivision. A similar requirement is imposed on Rule E25.15.1.10 to provide certainty that in the event of subdivision the upgrade of the Porters Ski Area Access Road and State Highway 73 intersection is undertaken by a single land developer prior to the issue of titles and in a timely manner.

### **Aircraft Movements**

The use of helicopters for Ski Area operation and maintenance such as avalanche control is a permitted activity within the zone. Helicopters also positively assist with construction activities by enabling access without access tracks and wider areas of disturbance. It is anticipated that the Area may also provide a helicopter base for emergency services, fire fighting etc.

In addition, it is acknowledged that residents of, and visitors to the Ski and Recreation Area, may wish to access recreational activities in the wider Craigieburn Range such as hiking, heliskiing, hunting and

fishing. A cap has been placed on aircraft movements associated with these activities to ensure that any potential effects on the receiving environment are considered.

### **Subdivision**

Subdivision is required to meet a number of standards requiring infrastructure and services to be available for subdivision and for allotments and roading to conform to the Outline Development Plan. The purpose of the Outline Development Plan is to manage the effects of development and it is therefore necessary and appropriate that subdivision be required to conform to this layout. In addition the number of allotments for dwellings is to be capped. This complements the rules that limit building development and activities.

Within the Crystal Basin Sub-Zone there are areas of significant indigenous vegetation that must be protected. It is therefore a pre-requisite of any subdivision within the Village Base Sub-Zone that these areas are subject to a protective covenant.

In addition, the rules require that prior to subdivision a Hazards Risk Assessment is undertaken. This Assessment should be undertaken by an engineer and inform, in greater detail, the appropriateness of particular building sites that may be created through subdivision within the zone having regard to the natural hazard risks relevant to the locality.

The developer must prepare an Emergency Management and Response Plan. This is to ensure that the safety and wellbeing of future residents and visitors to the zone has been considered in advance of activities taking place.

A staging rule is also proposed. This enables some development of Porters Chalets and the Village Centre to proceed parallel with the development of Crystal Basin Ski Area. Section 224 certificates for further subdivision for the Crystal Chalets will not however be issued until such time as further up-grading of ski infrastructure occurs in Porters Ski Area, the access road to Porters Basin is decommissioned for private vehicle use and 25% of the buildings in the Village Centre are built. The purpose of the rule is to avoid a scenario where the Village Base Sub-Zone is developed without any development of the Crystal Basin Ski Area or the up-grading of Porters Ski Area. This provides for some capital to commence works but ensures that the recreational, social and tourism benefits of the expanded Ski and Recreation Area are delivered.

## **E25.17: LANDSCAPE AND BUILDING DESIGN REQUIREMENTS AND PRINCIPLES**

### **PLANT LIST**

Rule E25.10.1 requires all planting to be limited to the following species:

<b>Botanical Name</b>	<b>Common Name</b>
Chionochloa macra	
Chionochloa flavescens	snow tussock
Chionochloa rubra	red tussock
Festuca novae-zelandiae	short tussock
Poa colensoi	blue tussock

Acena sp	
Anaphalioides bellidioides	
Astelia nervosa	
Blechnum penna marina	
Brachyglottis bellidioides	
Carmichaelia monroi	
Celmisia angustifolia	
Celmisia gracilentia	
Celmisia lyallii	
Celmisia spectabilis	
Muehlenbeckia axillaris	
Parahebe odora	
Pimelea oreophila	
Polystichum richardii	
Raoulia subsericea	
Scleranthus uniflorus	
Discaria toumatou	Matagouri
Dracophyllum acerosum	
Hebe odora	
Kunzea ericoides	
Ozothamnus leptophyllus	
Podocarpus nivalis	
Notofagus solandrii var cliffortioides	mountain beech
Carmichaelia australis	native broom
Coprosma cheesemanii	
Dracophyllum uniflora	
Dracophyllum pronum	
Gaultheria crassa	
Gaultheria depressa var. novae-zelandaie	
Acrothamnus colensoi (prev. Leucopogon colensoi)	
Leptosperma scoparium	Manuka
Melicytus alpinus	
Pimelia traversii	
Olearia avicenniifolia	

## OUTLINE PLANTING CONCEPT AND PLANT MIX

Rule E25.10.2 requires that all planting shall generally comply with the Outline Planting Concept. The Outline Planting Concept provides for six plant mixes. The relative proportions of the dominant species in each planting mix shall be as follows:

I.	Mountain Beech
<b>Mountain Beech</b>	<b>% by number of plants</b>
Notofagus solandrii var cliffortioides	30%
Dracophyllum acerosum	30%
Chionochloa flavescens	30%
Hebe odora	10%
II.	Mountain Beech / Kanuka mix
<b>Mountain Beech / Kanuka mix</b>	<b>% by number of plants</b>
Notofagus solandrii var cliffortioides	30%
Kunzea ericoides	20%
Dracophyllum acerosum	25%
Chionochloa flavescens	20%
Chionochloa macra	5%
III.	Kanuka / Mountain Beech mix
<b>Kanuka / Mountain beech mix</b>	<b>% by number of plants</b>
Kunzea ericoides	40%
Notofagus solandrii var cliffortioides	10%
Dracophyllum acerosum	15%
Chionochloa flavescens	15%
Chionochloa macra	5%
From list	15%
IV.	Dracophyllum mix
<b>Dracophyllum Mix</b>	<b>% by number of plants</b>
Dracophyllum acerosum	50%
Chionochloa flavescens	30%
Chionochloa macra	10%
From list	10%
V.	Red tussock
<b>Red Tussock</b>	<b>% by number of plants</b>
Chionochloa rubra	70%
Chionochloa flavescens	20%

Chionochloa macra	10%
VI.	Short tussock / blue tussock mix
<b>Short tussock / Blue tussock mix</b>	<b>% by number of plants</b>
Poa colensoi	60%
Festuca novae-zelandiae	25%
Acena sp	15%

## DESIGN PRINCIPLES FOR BUILDINGS

### Material and Colours

1. Buildings that are visible from SH73 should be sited and designed to blend in with the colour and textures of the High Country environment.
2. All exterior building materials, colours and reflectances should be appropriate for the High Country environment when viewed in the summer months in the absence of snow.
3. Cladding materials considered appropriate include:
  - Concrete
  - Local stone
  - Stained timber
  - Naturally weathered timber
  - Corten steel
  - Glass
4. Roofing materials and fixtures shall exclude copper, zinc, zincalume, lead and clay tiles.
5. Metal roofs shall be finished in matt, low reflectivity tones and hues.
6. Colours for roofing and cladding materials shall be restricted to a muted colour palette of browns, greens, greys or black.
7. Brighter colours can be used to accent building elements such as doors, window frames, trim and other architectural details.
8. All buildings should be designed by registered architects.
9. Where possible, building proportions should reflect the vertical dimensions rather than flat horizontal dimension.
10. Buildings should be designed to sit comfortably in the natural landscape while making a positive contribution to the overall alpine village character and minimising the need for retaining walls.
11. A variation in the number of floors on each building as well as on adjacent buildings is encouraged.
12. Roofs are generally to be of medium pitch with reference to the angles of the mountain landforms with overhangs designed to hold snow.
13. Upper floors of buildings should be built into roof forms, using dormer windows to reduce building height.
14. Retaining structures should be planted out with indigenous vegetation.

### Public Realm

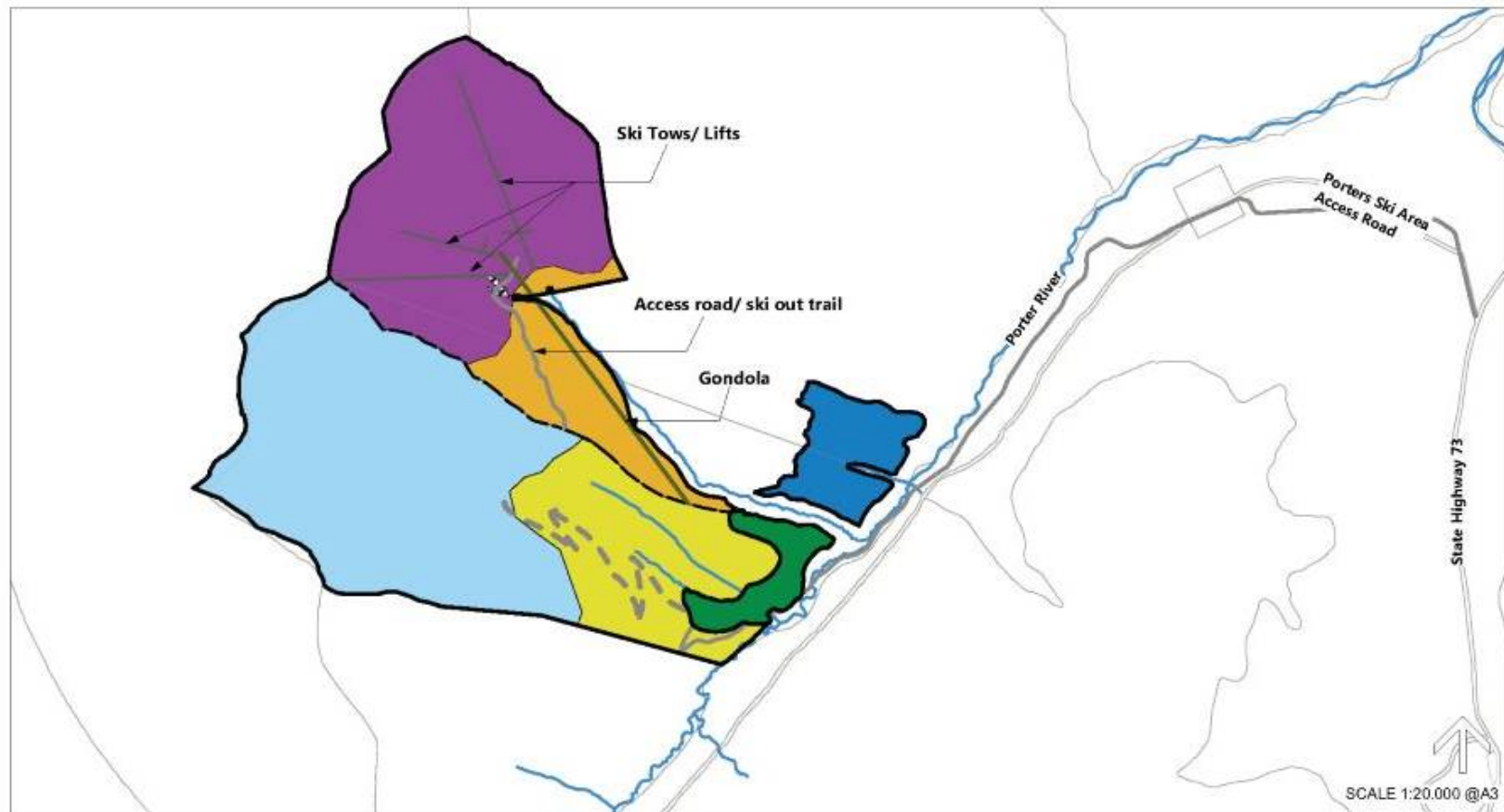
1. The Village Centre should provide one focal building with an active edge which is located to the south of a Village Square.
2. The Village Square should be an attractive space with dimensions of at least 30m x 30m and should have active edges on at least three sides.
3. The height and location of the buildings enclosed in the Village Square should provide for maximising solar access at the south half of the Square in particular.
4. A network of formed “natural looking” paths linked to but not parallel to roads should provide alternative pedestrian routes.

#### **Roading Layout and Car Parking**

1. The design of roads in the Village should promote a rural character and avoid an appearance of typical suburban streets.
2. Car parking associated with dwellings should be provided on-site while car parking associated with visitor accommodation and day visitors should be provided in close proximity to the Village Centre.
3. Visitor arrival and drop-off should be conveniently located relative to the Village Centre and accommodation facilities.

#### **Overland Flow Paths**

1. There are a number of depressions in the Village area landscape that resemble overland flow paths. Where possible, these features should be retained and enhanced with landscaping.
2. In the event that these features are disturbed by earthworks, roads or buildings, they should be recreated as close as possible to the original feature.



# **Porters Ski & Recreation Area**

## **Appendix 25 A**

Outline Development Plan

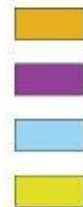
## **Area Sub-Zones**



Plan Change Boundary/  
Rural Ski Area Zone  
Boundary

Rural Ski Area Sub-Zone  
Boundaries

Area of Protection



## Sub-Zone

Crystal Stream Ski Area

Crystal Basin Ski Area

Porters Basin Ski Area

Porters Lower Slopes

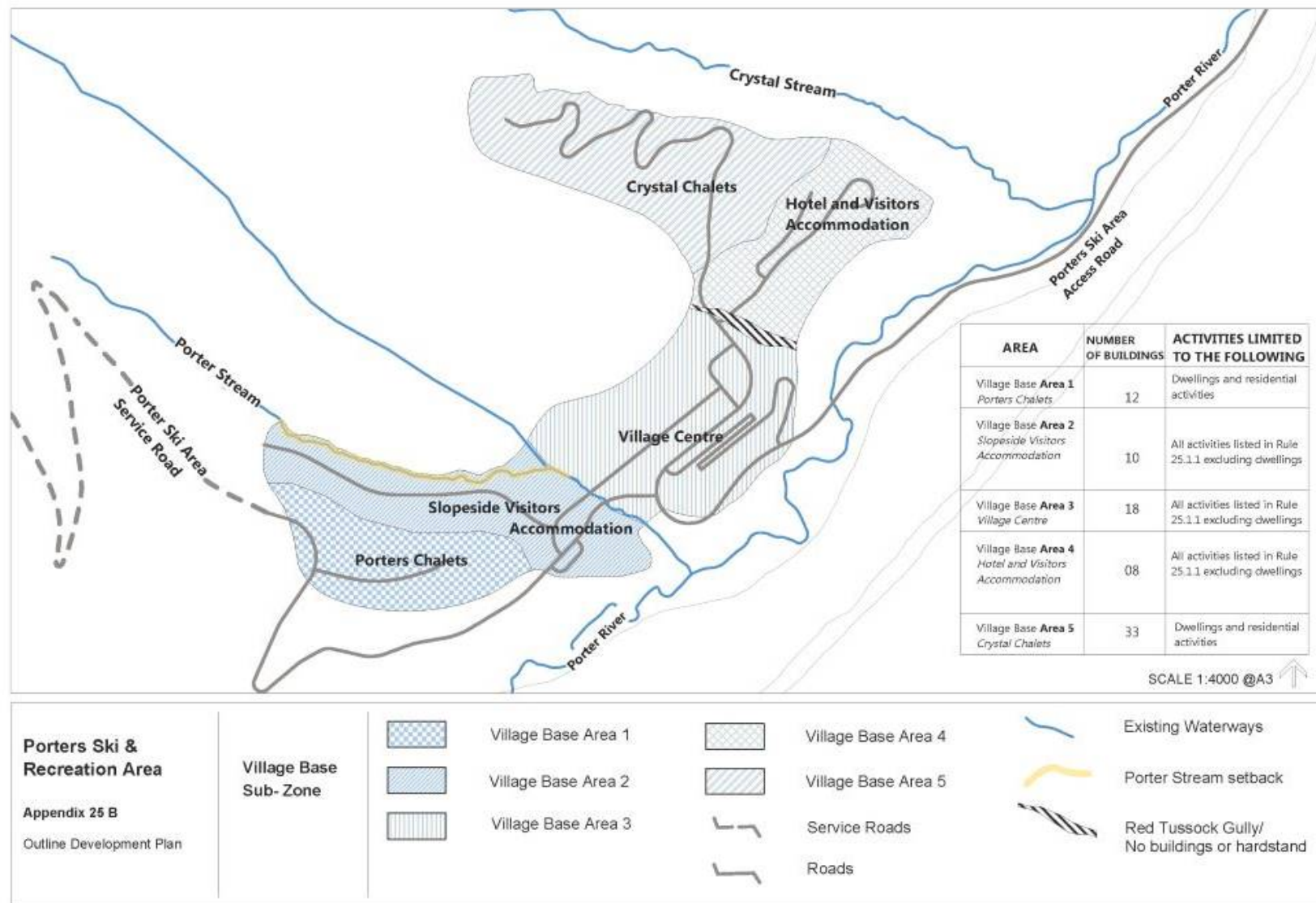


Village Base Area

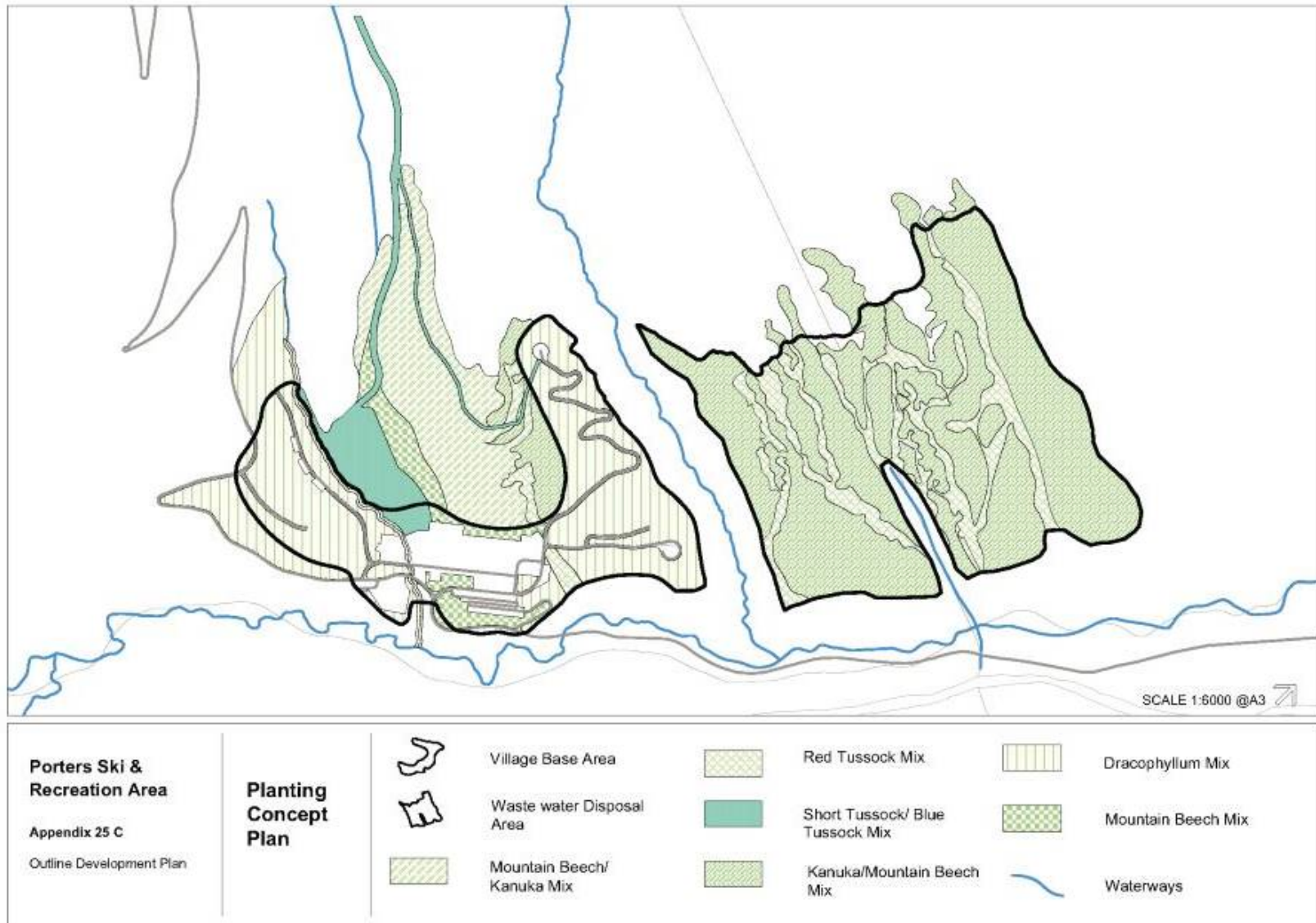
Waste Water & Disposal  
Area

Roads

Existing Waterways







## 9.2 Appendix B: Definitions

The following table outlines what activities are identified within the Porters plan and what have a definition.

Activity/Facility	Rural Volume Definition	Township Volume	Porters Ski Area
Recreational facilities	includes the use of any land, building or structure for the primary purpose of recreation or entertainment and is available to be used by members of more than one household	includes the use of any land, building or structure for the primary purpose of recreation or entertainment and is available to be used by members of more than one household.	
Avalanche control	<i>Not defined in plan</i>		
Weather stations	<i>Not defined in plan</i>		
Pump stations	<i>Not defined in plan</i>		
Snow-making infrastructure	<i>Not defined in plan</i>		
Fuel storage	<i>Not defined in plan</i>		
Snow fences	<i>Not defined in plan</i>		
Plant nursery	<i>Not defined in plan</i>		
Storage and maintenance	<i>Not defined in plan</i>		
Equipment and clothing hire facilities		means a business primarily engaged in the hiring of machinery and equipment and includes: <ul style="list-style-type: none"> <li>- servicing and maintenance of hire equipment</li> <li>- storing of hire equipment.</li> </ul> But excludes: <ul style="list-style-type: none"> <li>- premises for the hire or loan of books, video, DVD and other similar home entertainment items.</li> </ul>	
Ski school	<i>Not defined in plan</i>		
Ski member facilities	<i>Not defined in plan</i>		
Race team and competition facilities	<i>Not defined in plan</i>		
Sports medicine and rehabilitation	<i>Not defined in plan</i>		
First aid, medical care and facilities	<i>Not defined in plan</i>		
Childcare	Educational Facility: includes any land, building or structure which is/are used for the provision of regular instruction or training of students by	Preschool: means land or buildings used for care and/or education of more than 3 children who do not reside on-site	

	suitably qualified instructors and any ancillary activities, and includes any preschool.	and are under the age of 6 years.	
Helicopter access and landing	<i>Not defined in plan</i>		
Emergency access and emergency services	means facilities and activities utilised for the protection and safety of people and property in times of an emergency and shall include New Zealand Fire Service, New Zealand Police and St Johns Ambulance.	means facilities and activities utilised for the protection and safety of people and property in times of an emergency and shall include New Zealand Fire Service, New Zealand Police and St Johns Ambulance.	
Tourist activities			shall mean the use of any land, building or structure for the primary purpose of providing entertainment, recreational and cultural experiences for visitors
Conference activities		Community Facilities: means places available to the public for the purpose of community activities and includes but is not limited to public playgrounds, recreational halls, community centres, libraries, conference centres, community halls, information centres and public swimming pools.	
Commercial activities and services (including retail activities) which are associated with and complementary to recreation, tourist and conference activities		means a business providing personal, property, financial, household, private or business services to the general public as a commercial activity and includes, but is not limited to: <ul style="list-style-type: none"> <li>- airline and entertainment booking services;</li> <li>- betting shops;</li> </ul>	

		<ul style="list-style-type: none"> <li>- copy and quick printing services;</li> <li>- customer banking facilities;</li> <li>- customer postal services;</li> <li>- counter insurance services;</li> <li>- credit unions, building societies and investment co-operatives;</li> <li>- drycleaning and laundrette services;</li> <li>- electrical goods repair services;</li> <li>- footwear and leather goods repair services;</li> <li>- hairdressing and beauty salons and barbers;</li> <li>- key cutting services;</li> <li>- money lenders;</li> <li>- real estate agents and valuers; and</li> <li>- travel agency services.</li> </ul>	
Visitor accommodation		means the use of land and buildings for transient accommodation offered on a daily tariff, except as provided for under the definition of a residential activity. Visitor accommodation may involve the sale of food and liquor to in-house guests.	shall include all forms of temporary residential accommodation offered for a daily tariff
Staff accommodation	<i>Part of Dwelling definition</i>		
Dwellings	means any building or buildings or any part of a building or buildings which is used as a self-contained area for accommodation or residence by one or more persons; where that area collectively contains: bathroom facilities, kitchen facilities and a sleeping/living area. The term dwelling includes a family flat up to 70m <sup>2</sup> , except where the Plan	means any building or buildings or any part of a building or buildings which is used as a self-contained area for accommodation or residence by one or more persons; where that area collectively contains: bathroom facilities, kitchen facilities and a sleeping/living area. The term dwelling includes a	

	<p>has separate provisions that apply specifically to family flats.</p> <p>A dwelling does not include any part of a farm building, business building or accessory building which contains bathroom or kitchen facilities which are used solely for the convenience of staff, or contract workers who reside off-site, or day visitors to the site; unless that building or part of a building is being used for overnight accommodation.</p> <p>Where any buildings, building or part of a building on a site contains more than one set of bathroom facilities, kitchen facilities and a sleeping/living area such that they can be used as self-contained residences by different households, then each separate set of facilities shall be deemed to be one dwelling.</p>	<p>family flat up to 70m<sup>2</sup>, except where the Plan has separate provisions that apply specifically to family flats.</p> <p>A dwelling does not include any part of a farm building, business building or accessory building which contains bathroom or kitchen facilities which are used solely for the convenience of staff, or contract workers who reside off-site, or day visitors to the site; unless that building or part of a building is being used for overnight accommodation.</p> <p>Where any buildings, building or part of a building on a site contains more than one set of bathroom facilities, kitchen facilities and a sleeping/living area such that they can be used as self-contained residences by different households, then each separate set of facilities shall be deemed to be one dwelling.</p>	
Apartments			shall mean self-contained residential accommodation which may be occupied as a permanent or temporary residence but is part of and attached to other apartments contained within the same building.
Place of assembly	means any land and building used for the gathering of	means any land and building used for	

	people. It does not include residential accommodation or places of work.	gathering of people. It does not include residential accommodation or places of work.	
Educational activities limited to education related to recreational activities and environmental and cultural values associated with the High Country	includes any land, building or structure which is/are used for the provision of regular instruction or training of students by suitably qualified instructors and any ancillary activities, and includes any preschool.	includes any land, building or structure which is/are used for the provision of regular instruction or training of students by suitably qualified instructors and any ancillary activities, and includes any pre-school.	
Vehicle parking (including helicopters) ancillary to recreation, tourist, commercial, conference, visitor accommodation, and dwellings	Parking Areas: means a continuous portion of a site, sites, allotment, allotments or part of any site or allotment on which parking for motor vehicles is provided and includes associated access.	Parking Areas: means a continuous portion of a site, sites, allotment, allotments or part of any site or allotment on which parking for motor vehicles is provided and includes associated access.	
Activities associated with the maintenance and repair of existing infrastructure, roads, buildings and structures	<i>Not defined in plan</i>		
Utilities required to service the activities within the zone	includes the use of any structure, building or land for any of the following purposes: <ul style="list-style-type: none"> <li>(a) The generation, transformation and/or transmission of energy;</li> <li>(b) Any telecommunication facility or telecommunication line;</li> <li>(c) Any radio communication facility;</li> <li>(d) The conveyance, storage, treatment or distribution of water for supply, including (but not limited to) irrigation and stockwater;</li> <li>(e) The drainage, reticulation or treatment of stormwater, waste water or sewage;</li> </ul>	includes the use of any structure, building or land for any of the following purposes; <ul style="list-style-type: none"> <li>(a) The generation, transformation and/or transmission of energy;</li> <li>(b) Any telecommunication facility or telecommunication line;</li> <li>(c) Any radio communication facility;</li> <li>(d) The conveyance, storage, treatment or distribution of water for supply,</li> </ul>	

	<p>(f) Transportation infrastructure, including (but not limited to) roads, accessways, railways, airports and navigational aids;</p> <p>(g) Work to mitigate potential natural hazards, including (but not limited to) stopbanks, groynes and gabions; or</p> <p>(h) Meteorological facilities for the observation, recording and communication of weather information.</p>	<p>including (but not limited to) irrigation and stockwater;</p> <p>(e) The drainage, reticulation or treatment of stormwater, waste water or sewage;</p> <p>(f) Transport infrastructure, including (but not limited to) roads, accessway, railways, airports and navigational aids;</p> <p>(g) Work to mitigate potential natural hazards, including (but not limited to) stopbanks, groynes and gabions;</p> <p>(h) Meteorological facilities for the observation, recording and communication of weather information</p>	
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