

In the Environment Court of New Zealand
Christchurch Registry

I Te Koti Taiao o Aotearoa
Ōtautahi Rohe

ENV-2017-CHC-

Under	the Resource Management Act 1991 (RMA)
In the matter of	An appeal under clause 14(1) of Schedule 1 of the RMA in relation to the proposed Queenstown Lakes District Plan
Between	Cardrona Alpine Resort Limited Appellant
And	Queenstown Lakes District Council Respondent

Notice of Appeal

19 June 2018

Contact details for the appellant:

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To The Registrar
Environment Court
Christchurch

- 1 Cardrona Alpine Resort Limited (**CARL**) appeals against part of the decision of Queenstown Lakes District Council on the proposed Queenstown Lakes District Plan (**PDP**).
- 2 CARL made a submission (#615) on the PDP.
- 3 CARL is not a trade competitor for the purpose of section 308D Resource Management Act 1991 (**RMA**).
- 4 CARL received notice of the decision on 7 May 2018.
- 5 The decision was made by Queenstown Lakes District Council (**QLDC**).
- 6 The parts of the decision appealed relate to:
 - a) Planning Maps 10 and 24;
 - b) Chapter 21 Rural;
 - c) Chapter 02 Definitions;
 - d) Chapter 30 Utilities and Renewable Energy;
 - e) Chapter 36 Noise;

Background

- 7 CARL is a wholly owned subsidiary of Real Journeys Limited and owns Cardrona Alpine Resort (**the resort**). The resort is located on private land owned by CARL, and includes the private road which provides access from Cardrona Valley Road to the ski field.
- 8 The resort generates employment for about 560 (520 seasonal staff and 40 year round) people. CARL is focused on developing a year round activity base at the resort for summer and winter operation offering year round lift accessible terrain, on-mountain accommodation, food and beverage services, retail, and mountain-based tourism activities.

- 9 The resort is a premier resort for snow sports in Australasia and also provides summer resort activities including lift accessible mountain biking, gravity karts, walking and adventure trails and night time sightseeing adventures. As a winter resort, Cardrona caters for all abilities with a focus on families and beginners. Facilities range from ski school to a Ministry of Education certified pre-school and child care facilities. For the more advanced, a "high performance centre" is provided which trains skiers and snowboarders, including top international skiers/snowboarders. The resort is regularly a venue for competitive ski and snowboard events and championships attracting competitors from around the globe.
- 10 The operation of resort relies on the ability to develop, operate, maintain and upgrade a considerable network of built infrastructure, primarily relating to the ski field, including a network of roads/trails, parking areas, buildings, energy generation, snow making, communication, accommodation, wastewater treatment, retail and cafe facilities.
- 11 Tourism activities at the Cardrona Alpine Resort were historically carried out during the ski season. However, the resort lends itself to the provision of four season tourism activities such as mountain biking, accommodation, tramping, sightseeing, and mountain adventure activities. The resort started summer activities as a trial in the summer of 2014 and has since continued to invest and extend its summer operations. Development of new buildings, supporting infrastructure, and land modification (earthworks) are required to grow the provision of tourism services at the resort.

Zone renaming sought

- 12 CARL is seeking the renaming of the "ski area sub-zone" to Cardrona Alpine Resort. The renaming is requested to more accurately reflect the current and future activities that are anticipated on the site are not restricted to traditional winter ski-area activities.
- 13 As there are various references to the "ski area subzone" throughout the district plan CARL seeks that all references to, or which affect, the "ski area subzone" (affecting Cardrona) are amended to refer to the Cardrona Alpine Resort.
- 14 Alternative relief is requested to rename all ski-area subzones "resort zones", not just the Cardrona Alpine Resort.

Zone extension sought

- 15 CARL seeks an extension to the boundary of the Ski Area Sub Zone ('SASZ') to incorporate land below the ski field. The land is not currently owned by CARL. The purpose of the extension is to enable the land to be administered as if it were part of the resort. It is not efficient or effective to retain the subject land as Rural zoning.

- 16 As consequential relief to the rezoning CARL seeks that the road linking the ski field with Cardrona Valley Road is also rezoned as part of the resort. It is noted the lowest part of the Cardrona Ski Field Access Road traverses land owned by Mt Cardona Station and was recently (after CARL made its submission on the district plan) rezoned from Rural General to Mt Cardrona Special Zone through a private plan change

Relief sought

- 17 This Appeal by CARL is focused on the PDP provisions affecting the Cardrona Alpine Resort (and land parties that are seeking to be rezoned as part of the SASZ/resort), including supporting infrastructure, and the need to provide access to the resort via road and air, and to facilitate the growth of and investment into the resort to provide four season visitor attractions. The specific PDP provisions this submission relates to, and the decisions sought, are as set out in **Appendix A**.

Further and consequential relief

- 18 CARL opposes any further provisions and seeks alternative, consequential, or necessary additional relief to that set out in this appeal and to give effect to the matters raised generally in this appeal and CARL's PDP submissions.
- 19 CARL also reserves its right to seek costs in respect of the resolution of its appeal.

Attachments

- 20 The following documents are **attached** to this notice:
- a) **Appendix A** – Relief sought
 - b) **Appendix B** - A copy of the Appellants' submission and further submissions;
 - c) **Appendix C** - A copy of the relevant parts of the decision; and
 - d) **Appendix D** - A list of names and addresses of persons to be served with this notice.

Dated this 19th day of June 2018



Ben Farrell
Planning Consultant for Cardrona Alpine Resort

Address for service of the Appellants

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Advice to recipients of copy of notice of appeal

How to become party to proceedings

You may be a party to the appeal if you made a submission or a further submission on the matter of this appeal.

To become a party to the appeal, you must,—

- within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the Appellant; and
- within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing or service requirements (see form 38).

Advice

If you have any questions about this notice, contact the Environment Court in Christchurch.