

46.0 Skifield Zone

46.1 Permitted Activities

46.1.1 Unless expressly limited elsewhere and subject to compliance with the conditions applying to Permitted Activities the activities listed below shall be permitted without a resource consent.

- Any activity that is a Permitted Activity in the Conservation Zone.
- Recreational activities.
- Skifield maintenance including rock and snow grooming of existing ski runs, slope stabilisation and erosion control, avalanche and stream control works, access road maintenance.
- Helicopter landing areas.
- Discharges for snow making.
- Hazardous facilities having an effects ratio of less than 0.2.
- Diversion of water for midfield tarn augmentation.
- Water take
- Temporary Military Training Activities.

Conditions for Permitted Activities

46.1.2 Skifield Maintenance

Skifield maintenance including rock and snow grooming of existing ski runs, slope stabilisation and erosion control, avalanche and stream control works, and access road maintenance is a Permitted Activity subject to the following:

46.1.2.1 Vegetation Clearance

46.1.2.1.1 Woody vegetation (except for plantation trees and noxious plants under the Noxious Plants Act) shall not be removed by chemical, fire or mechanical means within 8 metres of any permanently flowing river, or any lake or wetland.

46.1.2.1.2 No vehicle may be operated for the purposes of vegetation clearance within 8 metres of any permanently flowing river, or the margin of any wetland or lake.

46.1.2.1.3 The indigenous vegetation cover of a vegetation clearance site shall be restored with an eco-sourced indigenous cover within 24 months of the end of the operation, to a level where the amount of bare ground is no more than 20% greater than that prior to the land disturbance taking place, except for carparking.

46.1.2.1.4 Top soil shall not be removed to a depth greater than 20 mm over more than 15% of any vegetation clearance site, except for carparking.

46.1.2.2 Excavation

The excavation of land is a Permitted Activity provided that:

- 46.1.2.2.1 Except for direct approaches to bridges, crossings and fords, no excavation may take place within 8 metres of any permanently flowing river, wetland or lake.
- 46.1.2.2.2 With the exception of earthworks related to the maintenance of the access road, not more than 1,000 m³ may be excavated in any two year period.
- 46.1.2.2.3 The gradient of any side cut excavation must not exceed an average of 9.5° (1:6) and must not exceed 11.3° (1:5) along any length of more than 20 metres.
- 46.1.2.2.4 Storm water controls, water tables cut-offs, and culverts are to be installed to ensure that erosion does not occur on the inside edge of the cut. No culvert size less than 300 mm may be used to drain any side-cut excavation.
- 46.1.2.2.5 Batters and side casting are to be stabilised by appropriate measures such as hydro-seeding, or coverage with geotextile matting.
- 46.1.2.2.6 Run-off from water tables or surface of side cut excavations is to be directed to stable land areas.
- 46.1.2.2.7 Stream crossing are to be stable and suitable for fish passage.

46.1.2.3 Filling

The filling of land is a Permitted Activity provided that:

- 46.1.2.3.1 The material does not contain any:
 - a) Hazardous substances.
 - b) Combustible or organic materials.
 - c) Any other contaminant subject to chemical or biological breakdown.
 - d) Liquids or sludges
- 46.1.2.3.2 That the material is sourced from within the Skifield Zone.
- 46.1.2.3.3 That the volume of material does not exceed 1,000 m³.
- 46.1.2.3.4 That the filling operation is at least 8 metres from the nearest surface water body.
- 46.1.2.3.5 Where practicable that the filled area is covered with at least 200 mm of topsoil and sown down with a suitable vegetative cover when infilling has been completed to achieve rapid revegetation.

46.1.2.4 General Conditions Applicable to all Land Disturbance.

- 46.1.2.4.1 No woody material of greater than 100 mm diameter shall be left in any permanently flowing river, lake or wetland as a result of a land disturbance operation.
- 46.1.2.4.2 All land disturbance sites are to be stable when subject to a storm event of return frequency of 1 in 10 years or less.

46.1.3 Water Take For Skifield Operation

- 46.1.3.1 The abstraction of water from tarns for the purposes of snowmaking or a tarn augmentation is a Permitted Activity provided that:
- a) Abstraction from any tarn shall cease when drawdown reaches 1 metre.
 - b) Tarn water level measurements shall be taken relative to a fixed reference point.
 - c) The pumping rate in respect of any abstraction shall not exceed 7.6 m³/minute.
 - d) Records shall be taken of drawdown whenever the tarn is used for snowmaking purposes.
 - e) Records shall be kept of any diversion rates when water is used for augmentation purposes.
 - f) Records shall be supplied to the Council not later than 1 December in any given year.

46.1.4 Hazardous Facilities (District Function)

46.1.4.1 Effects Ratio

Any activity having an 'effects ratio' no greater than 0.2 shall be a Permitted Activity. The 'effects ratio' shall be calculated in accordance with the Hazardous Facility Screening Procedure set out in Appendix C.

46.1.4.2 Site Design

- 46.1.4.2.1 Any part of the site where liquid or solid hazardous or environmentally damaging substances are stored or used shall be effectively sealed with materials which are resistant to the substance(s).
- 46.1.4.2.2 Any part of the site where liquid or solid hazardous or environmentally damaging substances are stored or used shall be sealed and bunded so that the equivalent of the maximum of the largest container within the bunded area can be contained and excluded from the stormwater system when a spill occurs. In areas where drums are stored, the bunded area shall be able to contain half of the maximum amount of the material stored.
- 46.1.4.2.3 Any bunds shall be constructed from materials which are resistant to the substance that the bund is designed to contain, so as to prevent the substance entering the soil.
- 46.1.4.2.4 All stormwater grates shall be clearly marked.
- 46.1.4.2.5 Storage of petroleum products in underground tanks shall comply with the most recent version of the Code of Practice for 'Design, Installation and Operation of Underground Petroleum Systems'.
- 46.1.4.2.6 Any part of the site where solid or liquid hazardous or environmentally damaging substances are loaded or unloaded shall be sealed, bunded, and drained.
- 46.1.4.2.7 All vehicle accessways onto that part of a hazardous facility site where hazardous and environmentally damaging substances are loaded or unloaded shall have cut-off drains installed which are not directly connected to the stormwater system.

46.1.4.2.8 Any part of the site where vehicles, equipment or containers that have or may have become contaminated with hazardous or environmentally damaging substances are washed, shall be sealed, banded and drained so that process effluent (run-off) from the washdown area is discharged into the foulwater system, or collected and stored in tanks for removal by a suitable trade waste contractor.

46.1.4.2.9 A record will be kept of the quantities of hazardous wastes stored on-site, or taken away to disposal.

46.1.4.3 Waste Management

46.1.4.3.1 The storage of hazardous and non-hazardous waste on the site shall be in suitable containers that are either covered or located in a roofed area.

46.1.4.3.2 A waste audit shall be undertaken for all premises generating hazardous waste substances in volumes greater than 6 m³/week.

46.1.4.3.3 A record will be kept of the quantities of hazardous wastes stored on the site, or taken away to disposal.

46.1.4.4 Fire Safety

All hazardous facilities where flammable hazardous substances are either used or stored shall have adequate fire safety equipment in place in compliance with the requirements of the Dangerous Goods Regulations from time to time in force.

46.1.4.5 Signage

All hazardous facilities shall be adequately signposted according to the most recent version of the Code of Practice for 'Warning Signs for Premises Storing Hazardous Substances of the New Zealand Chemical Industry Council'.

46.1.4.6 Emergency and Evacuation Plan

All hazardous facilities shall have in place an emergency and evacuation plan which deals with possible on-site accidents involving hazardous substances.

46.1.5 Rules Applying to Temporary Military Training Activities

46.1.5.1 Any Temporary Military Training Activity shall be a Permitted Activity, subject to the following conditions:

- a) The written consent of the owner shall have been obtained.
- b) No permanent structures shall be constructed.
- c) This activity shall not involve excavation (permanent or mechanical), unless provided for in this Plan.
- d) Flying activity shall be in compliance with Civil Aviation Regulations or in agreement with the local controlling authority.
- e) The activity shall be limited to a period not exceeding 31 days.
- f) Noise levels measured from a line 20 metres from and parallel to the facade of any dwelling or the legal boundary where this is closer to the dwelling do not exceed the following limits:

Time	Limits (dBA)		
	L ₁₀	L ₉₅	L _{MAX}
(Any Day)			
0630-0730	60	45	70
0730-1800	75	60	90
1800-2000	70	55	85
2000-0630	55		

Impulse noise resulting from the use of explosives, explosives simulators small arms shall not exceed 122dBC.

46.2 Controlled Activities

46.2.1 Application must be made for a resource consent for a Controlled Activity for the following:

- Effluent Discharges.
- Excavation and filling undertaken for skifield maintenance and exceeding 1000m³.
- Any development as defined in Rule 29.2.19.2 and 29.2.19.3 of Standard Requirements for Subdivision and Development.

46.2.2 All Controlled Activities shall be subject to the general conditions applicable to Permitted Activities. In addition the following shall apply to specified activities. An application for a resource consent may be considered without notification or the need to obtain the written approval of affected persons in accordance with Section 94(1A) of the Resource Management Act 1991.

46.2.2.1 Discharges of Effluent

The discharge of sewage effluent to land is a Controlled Activity where it conforms to the following Standards and Terms:

46.2.2.1.2 Standards and Terms

- a) The discharge does not contain hazardous substances.
- b) The discharge is not sewage sludge.
- c) The effluent disposal field is at least 30 metres from any water body.
- d) The effluent is of a high quality and in the following range:
 - Faecal coliforms < 10,000/100 ml;
 - BOD₅ < 100 g/m³;
 - Suspended solids < 60 g/m³;

and not subject to episodic high values of suspended solids and BOD.

46.2.2.1.3 Matters Over Which the Council Will Exercise Control

The Council reserves control over and may impose conditions with respect to:

- a) The design, construction and maintenance of the wastewater treatment system;
- b) The actual and potential effect the wastewater treatment system may have on surface water bodies;
- c) The actual and potential odour effect of the wastewater treatment system;
- d) Duration of the consent;
- e) Monitoring requirements.

46.2.2.2 Excavation and Filling

Any excavation or filling undertaken for skifield maintenance, other than maintenance of the existing access road, and exceeding 1,000 m³ is a Controlled Activity where it conforms to the following Standards and Terms:

46.2.2.2.1 Standards and Terms

- a) The gradient of any side cut excavation must not exceed an average of 9.5° (1:6) and must not exceed 11.3° (1:5) along any length of more than 20 metres.
- b) Stormwater controls, water table cut-offs and culverts are to be installed to ensure that erosion does not occur on the inside edge of the cut. No culvert size less than 300 mm may be used to drain any side cut excavation.
- c) Batters and side castings are to be stabilised by appropriate measures such as hydro-seeding or covering with geotextile matting.
- d) Run-off from water tables or surfaces of side cut excavations is to be directed to stable land areas.
- e) Stream crossings are to be stable and suitable for fish passage.
- f) Retaining walls and other structures are to be designed in accordance with good engineering practice.
- g) Fill material does not contain any:
 - Hazardous substances.
 - Combustible or organic materials.
 - Any other contaminant subject to chemical or biological breakdown.
 - Liquids or sludges.
- h) Fill material is sourced from within the Skifield Zone.
- i) Except for direct approaches to bridges, crossings and fords, no excavation may take place within 8 metres of any permanently flowing river or any lake.

46.2.2.2.2 Matters Over Which the Council Will Exercise Control

The Council reserves control over and may impose conditions with respect to:

- a) The natural clarity of any permanently flowing river, lake or wetland, and the levels of suspended sediment in ant discharge from a land disturbance site.
- b) The entry of any woody organic material into any permanently flowing river, lake or wetland.
- c) The restoration or establishment of vegetation cover on any excavation site.
- d) The removal of topsoil on any excavation site.
- e) The stability of any excavation site when subject to storm events.
- f) The effect on indigenous vegetation.

46.2.3 Any development as defined in Rule 29.2.19.2 and 29.2.19.3 of Standard Requirements for Subdivision and Development

46.2.3.1 Standards and Terms

All development must comply fully with the rules for permitted activities for the zone and all other relevant rules.

46.2.3.2 Matters Over Which the Council Will Exercise Control

The Council reserves control over and may impose conditions with respect to development levies.

46.3 Discretionary Activities

46.3.1 Application must be made for a resource consent for a Discretionary Activity for the following:

- Activities listed as Permitted or Controlled Activities which do not comply with standards and/or conditions. Except that this provision shall not apply to activities listed as Non-Complying or Prohibited Activities.
- The drawdown of tarns by more than 1 metre.
- Emergency service activities.
- Skifield facilities including ski-lifts, buildings and communication facilities.
- Visitor accommodation (including the erection of buildings).
- Commercial activities (including the erection of buildings).
- Land disturbance other than for the purpose of skifield maintenance.

46.3.2 General Assessment Criteria (Pursuant to Sections 67(1)(k) and 75(1)(k) of the Resource Management Act 1991)

Any application for a Discretionary or Non-Complying Activity shall generally comply with the conditions for Permitted Activities. In addition they shall be considered in terms of the following assessment criteria:

46.3.2.1 Assessment Criteria

- 46.3.2.1.1 Any relevant objectives, policies and rules of this Plan.
- 46.3.2.1.2 Any relevant objectives, policies and methods of implementation of the Marlborough Regional Policy Statement.
- 46.3.2.1.3 The likely effects of the proposal on conservation and ecological values.
- 46.3.2.1.4 Any visual or landscape impacts, including the location, design and external appearance of buildings.
- 46.3.2.1.5 Any effects or likely effects on land stability and the potential effects of natural hazards, including avalanche, rockfall and debris flow.
- 46.3.2.1.6 The potential for erosion to be generated by the proposal.
- 46.3.2.1.7 Whether the effects of any waste generated by the proposal can be avoided, remedied or mitigated.
- 46.3.2.1.8 The degree to which river, lake or wetland habitat is adversely affected through run-off and sedimentation caused by land disturbance.

46.4 Non-Complying Activities

- 46.4.1 Application must be made for a resource consent for a non-complying activity for the following:
- Any activity not provided for as a Permitted, Controlled, Discretionary or Prohibited Activity shall be deemed to be a Non-Complying Activity.

46.5 Prohibited Activities

- 46.5.1 The following are Prohibited Activities for which no resource consent shall be granted:
- The disposal of hazardous waste substances to land or water.
 - The disposal of solid waste substances to land or water.
 - The combustion of:
 - Materials associated with the recovery of metals from insulated electrical cables in the open; or
 - Materials and metals used in motor vehicles in the open; or
 - Any PVC plastic, or rubber tyres, waste oils, treated timber, agricultural chemical wastes in the open.