



Report to the Decision Maker: Allan Munn
Director of Operations for the Central
North Island

Applicant: Ruapehu Alpine Lifts Limited

Project Proposal: Ruapehu Alpine Lifts Ltd (RAL) wishes to construct new infrastructure and remove existing infrastructure within the Whakapapa ski area. The application is to:

- Construct a 50 cabin Gondola (10-seater cabin) and associated lower and upper terminal buildings and towers.
- Remove Waterfall Express Chairlift Upper terminal building and towers

Permission No: 40011-SKI

The purpose of this report is to provide a thorough analysis of the application within the context of the legislation, the statutory planning framework and actual and potential effects, so the Decision Maker can consider the application and decide whether it should be granted or declined.

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1.0 Summary of proposal

1.1 Information about the applicant: Ruapehu Alpine Lifts (RAL) is a public unlisted company, incorporated in 1953. RAL runs the Whakapapa and Turoa ski areas on Mt Ruapehu and owns the assets of these two ski areas. RAL has been the holder of a Whakapapa ski area licence issued under National Parks Act 1980 40011-SKI since 2016 and held earlier Whakapapa Ski Area concessions since 1953. The current licence for the Whakapapa Ski Area was issued for a term of 30 years, with six (6) rights of extension of five (5) years each. The company constitution precludes any dividend or benefit being provided to shareholders, with all financial surpluses being reinvested at the ski areas.

Under the terms of licence 40011-SKI, written approval from the Licensor (Minister of Conservation) is required before RAL undertakes any new developments within the ski area. The Tongariro National Park Management Plan (TNPMP) specifies that the method for approving new work is via the works approval process set out at clause 10 of schedule two of the licence. The TNPMP states, *“The intention of that approval is to allow the department to consider works at a broad strategic level, to consider their cumulative effects over time, and to consider the specific effects of the proposal in relation to the values of the park.”*

RAL submitted this current major works approval application on 2 February 2018. In the application, RAL affirm the company has been proactive over the past 20 years in reducing the effects of historical developments and operating systems that had evolved over the previous 40 years. These efforts have included the removal of redundant structures, significant investment in landscaping and replanting programs, and the elimination of on-mountain effluent disposal with the implementation of the reticulated sewage system. RAL have also been reducing the number of structures within the Tuku (Gift Area) with the Waterfall T-bar replacement being the latest example.

Whakapapa continues to attract visitors at levels that are less than those that were consistently achieved in the early 1990s. To address this significant drop in patronage and relative revenue the company asserts that they must upgrade the skiing and boarding experience and in particular embark on a programme of replacing aged lift infrastructure with modern lifts meeting new safety and comfort standards.

1.2 Type of works approval sought: Major (notified)

1.3 Term duration: Construction and removal/ rehabilitation period of up to six (6) years and two (2) months for the works. Works approved under this approval must be commenced by 1 August 2018 if RAL are to have the gondola functioning for the 2019 ski season as proposed.

1.4 Description of the proposed works:

New Gondola proposal

RAL have applied to construct a new 50 cabin gondola carrying 10 people per cabin. Two new terminal buildings are required – the lower terminal building will be adjacent to the current Rangatira Express lower terminal, extending down into the top of Happy Valley, and will house the engine and running equipment for the gondola and cabin storage. The upper terminal will be adjacent to the existing Knoll Ridge Café. These buildings will be separate to the existing buildings. There will be 14 new towers constructed along the path-way of the gondola, ranging in height from 9.7m at Tower 1 to 21.5m at Tower 11.

- Lift details: -
 - 1,833m long
 - 50 detachable 10-seater cabins
 - 14 towers required with heights varying between 9.7m – 21.5m.

- Terminals
 - Upper (return terminal) located at Knoll Ridge immediately adjacent to the Knoll Ridge Café and existing Waterfall Express upper Terminal
 - Maximum footprint of 250m² and 8.5m above ground level in height at southern extent and higher on the northern approach.
 - The ground level will be raised with rocks at the northern end of the terminal.
 - Unload ramp will need to be created
 - Lower terminal (drive terminal and cabin storage) located on the edge of Happy Valley adjacent to the Rangatira lower terminal
 - Maximum footprint of 820 m² and the height varies from approximately 10.5m at the south end of the building to

approximately 18m at the north end from existing ground level.

- Earthworks will be required as the majority of the basement will be below ground level.

Other

- Removal of Waterfall Express Chairlift
 - The Waterfall Express Chairlift towers and upper terminal building are proposed to be removed alongside the new gondola construction. The removal of the chairlift will be done in stages over two summers. The towers will be removed via helicopter or material ropeway backloads during the transportation of the new gondola towers onto the site during the gondola construction season (the second construction season if staged). The top terminal will also be removed from the site during the gondola construction season with existing services relocated to the Knoll Ridge Café and existing adjacent structures.
 - The foundation sites of the Waterfall Express Chairlift will be rehabilitated over a period of five years, starting from the season after the gondola construction (i.e. if the gondola is constructed in summer 2019, then the Waterfall foundation sites will be rehabilitated over the summers of 2020 to 2024). Each foundation site will be managed individually in regard to sediment and erosion control.

1.5 Description of locations where activity is proposed

The proposed gondola lies entirely within the Whakapapa ski area and the amenities area. The images below (supplied in the application) depicts the locations of the proposed infrastructure.

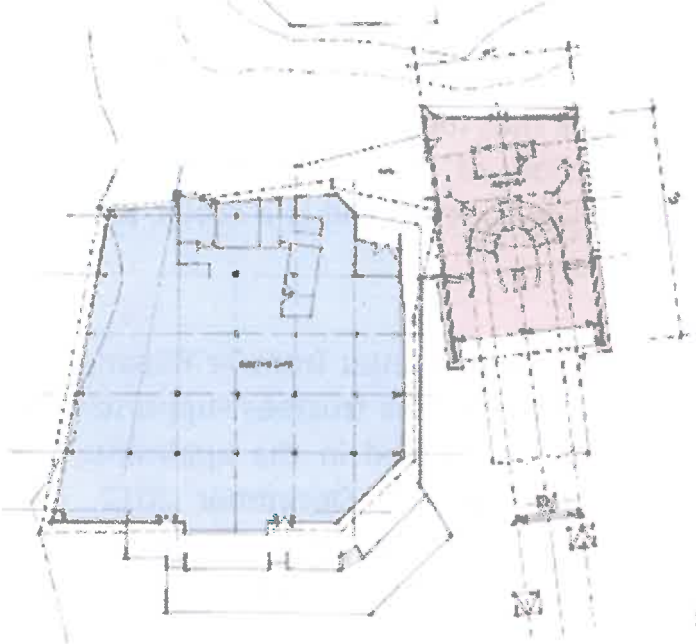
Proposed gondola alignment



Lower Terminal Location



Floor plan of proposed gondola upper terminal (red) and the existing Knoll Ridge Café (grey)



2.0 Information available for consideration

2.1 Information received:

- From Applicant –
 - Application [DOC-5415841](#) – and additional information

- Further information regarding Whakapapa Wastewater Plant capacity from the applicant received on 9 April 2018 - [DOC-5462988](#)
 - Appendix 1 – Landscape Assessment Addendum to application [DOC-5420261](#)
 - Appendix 2 – Letter from Gondola Ropeway Manufacturer [DOC-5420262](#)
 - Appendix 3 – Architect’s impression of lower terminal building (shown as building on left-hand side of image above Happy Valley) [DOC-5429695](#)
 - Appendix 4 – Tower Gantry Width [DOC-5439710](#)
- From iwi –
 - Ngāti Hinewai provided a letter in support of the Works Approval application, dated 1 March 2018 ([DOC-5439816](#)).
 - The iwi, in conjunction with Tohu ki Te Rangi Marae, are satisfied that the Proposed Gondola will enhance the experience of manuhiri to Mt Ruapehu and be of economic benefit to the local area overall. Their concerns around manaaki of manuhiri and the anticipated environmental impacts were respectfully acknowledged and constructively addressed. They state that the minimal disruption to the natural landscape from construction of the buildings through to operational functions appears well considered and is a credit to RAL’s design.
 - The Applicant included in their application a letter from Te Rūnanganui o Ngāti Hikairo ki Tongariro that stated that the trustees supported the proposed activities and developments outlined in the applicants 10-year indicative plan. The letter was dated 1 December 2017. The Department consulted with the iwi in February 2018 on the Gondola proposal and they have verbally supported it with a written statement to come. A representative of Ngāti Hikairo attended the Department organised site visit on 5 March 2018. A representative of Ngāti Hikairo supported RAL in RAL’s right of reply at the hearing held on 26 of March 2018.
 - The Applicant also included a letter from the Paramount Chief of Ngāti Tūwharetoa dated 25 August 2017 in response to a proposal for the development of an Alpine Aerial Tram on Whakapapa ski field and states that Ngāti Tūwharetoa representatives were impressed with the

way the project had addressed the key environmental, cultural and social concerns they had when it was first proposed in the Indicative Development Plan in 2011. Since then the iwi state that the project has been modified substantially with a focus on removing unnecessary new structures from the mountain, substantially reducing the required earthworks and providing year-round employment and economic development opportunities for their people. Importantly, the iwi state that the project is focused on improving the quality of the visitor experience and reducing the number of 'closed days', rather than increasing the quantity of people visiting the maunga on peak days. The Alpine Aerial Tram project (Gondola) was positively endorsed by the Paramount Chief.

- The Department consulted with Ngāti Tūwharetoa on the Gondola proposal in February 2018 and they state they are neutral on the proposal and are encouraged by the employment it may bring to their people.
- From Tongariro Taupō Conservation Board
 - The Board supports the application in part. The Board notes that the plan for a gondola or similar on the Whakapapa Ski Field has been in RAL's Indicative Development Plans for some time and has gone through several iterations. The Board feels that the current proposal is an improvement on those previously planned.
 1. The overall effect of the gondola will be a reduction of infrastructure on the ski field which we support.
 2. The base station and upper station of the gondola are adjacent to existing facilities and form a cluster. This is compliant with the Tongariro National Park Management Plan 5.2.5 Building Development.

The siting of the upper station adjacent to the cafeteria reduces the impact of the visual effect and makes it easier to access the café from the uphill transportation.

The gondola will provide the opportunity for those less able to visit the Knoll Ridge Café in relative comfort. It is also able to operate in less clement weather than the chairlift and thus is a safety improvement.

It will provide an easier ride up to the Knoll Ridge Café in the summer months and thus increase the use of the ski area in the summer months. This is in compliance with the Tongariro National

Park Management Plan 5.2.5. - Summer Use.

While the Board supports the set-down site for the base station in that it reduces its visual impact, it does not support the loss of ready foot access into the Valley without using the RAL lift, stating, *“We feel that it would be possible to reconstruct a track down one side of the building so that access is provided as before”*.

The Board notes that this could be a sensitive issue for the non-skiing public, and the siting of this building in such a way that it reduces access into the valley could be easily misconstrued.

- From DOC staff –
 - Science and Technical - ecology - comments at [DOC-5457306](#)
Pylons are positioned so as to minimise damage. The two base stations are also on previously developed land, and the entire gondola is within the development area of the ski operation.
There is the potential for damage to pathways created by walkers during summer and so this needs to be well managed.
Overall, there are no specific biodiversity values that will be destroyed or heavily impacted by the gondola.
 - Senior Works Officer [DOC-5457306](#)
Supports the application but raised the issue that the Department will get left with the drive/chair storage of the Waterfall chair lower terminal building if RAL don't construct the Knoll Ridge Express.
 - Ruapehu Area Office
The District Office raised no critical issues, and therefore were not tasked to provide any comment.

3.0. Acknowledgement of complete application

The application is considered complete in terms of the requirements of section 4.1.16 of the Tongariro National Park Management Plan.

4.0 Analysis of proposal

4.1 Public notification

In accordance with the Tongariro National Park Management Plan policy 9 of section 4.1.16, the application was publicly notified for the minimum of 20 working days.

Notices were placed in the Taupō Times (20/2/2018), Ruapehu Press (21/2/2018), Ruapehu Bulletin (20/2/2018), Christchurch Press (20/2/2018), Otago Daily Times (20/2/2018), NZ Herald (20/2/2018 and the Dominion Post (20/2/2018). The differing dates were a consequence of the varying publication dates of the papers. A weblink to the application was placed on the DOC website (20/2/2018). Public notification occurred in all major newspapers nationwide, as well as two local Ruapehu newspapers and the local Taupō newspaper due to the fact that visitors to Ruapehu come from all over New Zealand, both for skiing and other recreational activities such as guided walking.

Submissions

Submissions closed at 5.00pm on Wednesday 21 March 2018, with a total of 80 written submissions being received. Of this, 68 submissions were in opposition to the application, seven provided conditional support, one was neutral and four were supportive. A total of 61 of the opposing submissions used a template submission prepared for Ruapehu Ski Club, with their primary request being a mid-station near their club's hut. A summary of submissions is attached in Appendix 6.

A hearing was held for submitters wishing to be heard at the Turangi office of the Department of Conservation on Monday 26 March 2018. The hearing panel consisted of Helen Neale, CNI Statutory Manager (panel chair), Bronwyn Barnard, Wellington office legal team (Panel member) and Apanui Skipper, Pou Tairangahau Hauraki –Waikato-Taranaki (panel member). A Hearing Report is attached at Appendix 7.

The main points made in opposition:

- No mid-station would force novice and more experienced skiers and snowboarders to move through the narrow Rockgarden, potentially leading to an increase in injuries

- The increase of visitor numbers would increase the pressure on infrastructure. In particular, the Whakapapa Wastewater Treatment Plant, road and car parking.
- Privacy issues with the gondola proposed to travel directly between the two huts belonging to the Ruapehu Ski Club
- Adverse landscape and visual amenity effects for Ruapehu Ski Club
- No building or development should be permitted on the Maunga and challenge to the Ngāti Hikairo letter of support

The main points made in support:

- Enables visitors of all ability levels to access Knoll Ridge, and experience the upper mountain
- The proposed gondola will be constructed within the current amenities area
- There will be a reduction of infrastructure
- Allows for safe transport up the mountain in all weather conditions
- New infrastructure has greater reliability
- Removal of the Waterfall Express Chairlift will provide a longer run to skiers and snowboarders

4.2 Analysis of Effects

An assessment of the site values and the potential positive and negative effects of the proposal on these values were included in the application and appendices. These values, effects and measures to avoid, remedy or mitigate adverse effects are discussed below.

4.2.1 Site and Landscape Values

Site Values

Tongariro National Park is internationally recognised for its outstanding natural and cultural values and has been awarded World Heritage Status. The peaks of Mt Tongariro, Mt Ngauruhoe and part of Mt Ruapehu were gifted to the people of New Zealand by Te Heuheu Tukino, the paramount chief of Ngāti Tūwharetoa, to protect, in perpetuity, their mana. These maunga hold immense significance to iwi.

Physically, the national park has a high degree of natural character, with minimal development. The Whakapapa Ski Area, while much more modified than the wider park area and supporting a concentration of structures, still retains a high degree of natural character including massive lava outcrops, rock bluffs and deep gullies.

Within the Whakapapa Ski Area, plant cover above 2000m is generally considered to be less than five percent. Below 2000m, plant cover is about ten percent. Vegetation over the proposed development sites is relatively sparse. This cover, to some degree, is a reflection of the development already existing in the area.

Landscape Values

The effects on the natural landscape from the proposal are potentially both physical and visual.

The application proposes a new gondola with terminal buildings and cabin storage. The lower terminal building is proposed to be sited between the Top of the Bruce Plaza and the Rangatira Express terminal and will include the cabin storage area. The upper terminal is proposed to be immediately adjacent to the Knoll Ridge Café. The existing Waterfall Express Chair (which currently services the Knoll Ridge Café) and existing upper terminal building are proposed to be removed. The existing lower terminal building on Hut Flat is proposed to be retained for storage and workshop purposes and may form part of a future lift upgrade proposal.

The proposed gondola is within the amenities area and an already modified part of the mountain. The proposed alignment is within an incised valley that is mostly visually obscure from the surrounding Tongariro National Park. The proposed alignment results in the area formally utilised as the National Downhill Chair, which had 17 towers, to remain as a restored part of the mountain. The Waterfall Express Chairlift that is to be removed has 17 towers and the gondola will have 14 towers.

Physically, earthworks will be required for the lower terminal building and tower construction phase, and also the removal of existing towers. In addition, at the top terminal the ground level will be raised with rocks at the northern end of the terminal. Each earthworks site will be managed individually in terms of sediment and erosion control. Runoff from excavated material will be protected via silt fences on the downhill side. Coir logs will be used to provide sediment control in the event of heavy rain. The excavated material will be moved and naturalised

as soon as the foundations are completed. Earthworked / excavated areas will be reinstated to near the natural land form. Where it is on solid rock there is the ability to rock pin, subject to testing on site. The excavation will be the same as the foundation size in most cases. All excess cut material will be distributed around the tower foundation and in most cases used as surcharge loading to disguise most of the foundation and hide them from sight.

The Applicant has stated that in the lower area of the alignment the excess material can easily be distributed in a way that is not noticeable as there is a lot of loose rock on the ground naturally. Where blasting is required in areas that are comprised of welded rock (if rock pining is not practicable) there is less ability to disguise the blasted rock fragments. The Applicant states that at the upper terminal there will be rock used to form the rock face below the floor level on the north side of the terminal building and any excess excavated material could be used to naturalise the Waterfall Express upper terminal location.

The application states that where practicable, excess excavated, or blasted material can be used in the rehabilitation of the Waterfall Express tower sites.

The application states that the removal of the Waterfall Express Chairlift towers and upper terminal positively contributes to the minimising of visual effects on the landscape. Although the gondola towers have larger cross arms than the chairlift towers there will be a reduction in the number of individual structures as a result of the proposal.

The Applicant states that the gondola terminal buildings have been architecturally designed, and the dark colours and various claddings such as stone walls, timber vertical weatherboards and timber fins ensures that the terminal buildings are attractive and blend into the summer rock field landscape. The upper terminal has been designed to complement the existing Knoll Ridge Café. The towers and cabins will also be finished in dark colours to minimise the disruption to the summer landscape.

The gondola will be located in a part of the Ski Area that already contains ski lifts and buildings and does not extend the area of infrastructure outwards, thereby minimising the affected area.

Comment:

While the application submitted provided minimal detailed information on the volumes of excavated material, this was not requested by the Department as
DOCDM-5439173

this will be addressed through the construction management plan. The construction management plan will include details about removal of excess material to minimise visual impacts, and the Applicant has stated that the majority of excavated material will be utilised for site remediation, thereby mitigating this effect.

The Department recommends a condition on the works approval that excavated material will be used in site remediation. A condition is also recommended requiring that any excess material be removed within 12 months after completion of the foundation excavation works. Any excess material removed shall remain within the Tongariro National Park, as instructed by the Grantor.

Removal of all redundant infrastructure, reinstatement of natural areas, containment of work areas to within specific boundaries, and controls to blasting work will be managed through the standard works approval conditions to minimise adverse effects on the landscape.

Views of the gondola may be seen in certain light to the upper alignment where the towers near Knoll Ridge Café – particularly when ascending the Bruce Road. These are distant views only and proposed gondola towers will not be significantly different to the existing effect of the Waterfall Express Chairlift, with some towers being less obvious due to the alignment being lower on the topography when viewed from this location. The visual effects of the proposal have been sufficiently avoided and mitigated.

It is considered that by utilising specified building materials as recommended by expert architectural building designers who have an understanding of the site's landscape attributes, the physical and visual effects of the upper and lower terminal buildings will be mitigated to an acceptable level. That said, the buildings in this location will still be an intrusion on the land physically and visually. Design and siting can only go part of the way to minimising its impact, in particular, the very nature of the return/unload building requires it to be prominent, however this is mitigated by the use of building materials suitable to the landscape, such as dark-coloured. It is also mitigated by the location of the cabin storage in the lower terminal which extends into the top of Happy Valley rather than increasing the height of the building.

Attention will need to be paid to the colour of rocks when placing rocks around the tower foundations after completion of foundation construction. For towers with more prominent footing locations it is recommend reinstating earthworked areas with weathered rock as well as excavated rock where practicable, to assist

with blending the colour of excavated rock into the surrounding summer landscape.

In conclusion, the adverse effects on landscape values of the proposed development (when considered in association with the identified mitigation measures) are mitigated because the proposal:

- Replaces existing structures rather than being a new development;
- Results in infrastructure that does not intrude into the higher, and potentially more visually and culturally sensitive, alpine zone (the Tuku Area).
- The construction works will disturb the ground and lead to landscape effects, however the impacts can be avoided or mitigated to an acceptable level by using the mitigation measures described above and by having a comprehensive construction management plan that the Department will work with the Applicant on.

4.2.2 Ecological Values

The flora and fauna of Tongariro National Park are unique to New Zealand. Over 550 species of indigenous vascular plants are found in the park and at least eighty per cent of these are endemic to New Zealand. Much of the park is clothed in tall beech forest or podocarp forest (at lower altitudes). The largest areas of forest are on the western side of Mount Ruapehu.

Comment:

Some permanent damage to rock will occur within the immediate construction areas such as the tower sites, along with temporary damage where machinery is used at times of no snow cover to construct towers and buildings. Sediment runoff in heavy rain during construction, and roof rainwater runoff from buildings after construction, could potentially have the greatest adverse ecological impacts, causing erosion and altering the eco-system. Introducing machinery and construction materials, especially fills like sands, to the site creates a risk of weed seeds being introduced to what is a highly weed-free area.

The application states that an ecological assessment has been undertaken by Nicholas Singers which confirms that the lower terminal will be sited entirely in a developed/modified area of compacted gravel/ base course material, the area has high visitor use and almost no natural values and as such its construction will have no loss of ecological values.

The ecological assessment also confirms that towers 1, 2, 3, 6 and 10 occur in an essentially non-vegetated developed habitat, towers 4, 5, 7, 8 and 9 have also had some localised modification or have very low vegetation cover, towers 11–14 occur in the very high alpine zone above 1800m above sea level where vegetation is very limited in cover (<1%) and diversity.

The ecological assessment states that there is the potential for the development to increase unplanned foot use of currently unmodified and highly ecologically significant parts of the Whakapapa Ski Area which could result in loss of vegetation through repeated foot damage of plants, informal tracks developing, and potentially exacerbating erosion.

Extensive measures to mitigate adverse effects on the ski area ecology were identified in the ecological assessment. The return stations are both located in areas with little or no vegetation. The bottom return station occurs on a formed track, while the top return station is on scoria field at the uppermost limit of vascular plants. All towers assessed (1-10) occur in previously modified areas with little or no vegetation cover. Towers have been sited to places of very low vegetation cover, most of which have either been previously developed or modified. The upper terminal has very limited vegetation cover and habitat being largely non-vegetated.

As undertaken by the Applicant on previous construction projects, any vegetation within the areas of disturbance will be harvested and used in site rehabilitation following completion of works. Surface rocks will be carefully harvested and stored onsite to protect their weathered surfaces and any vegetation. These rocks will be replaced with the weathered surface facing up during storage and used for site rehabilitation on the completion of construction at each site. Storm-water will be controlled, and a Construction Management Plan will be prepared and provided to iwi, the Department of Conservation and Ruapehu District Council.

The Department believes the Applicant's ecological assessment has fully assessed the potential effects very well.

The proposed locations of the towers are such that damage to vegetation, from the construction phase of the operation, will be kept to a minimum. The two base stations are also on previously developed land, and the entire gondola is within the development area of the ski operation.

The Department agrees though that the potential increase in damage to pathways created by walkers during summer resulting from the development is a potential effect. In terms of increased foot use of the ski area the ecological assessment recommends: coordination with the Department to manage and minimise damage for the whole Ski Area, improved signage and marketing encouraging summer users to “tread lightly” and keep to formed tracks and poled routes.

4.2.3 Cultural values

The Department acknowledges the significance of the mountains to Ngāti Tūwharetoa, Ngāti Rangī and Whanganui Iwi. It is because of this cultural significance that the mountains and park are recognised in both the national and international context as ‘a living cultural landscape and World Heritage site’.

Cultural Impact Assessment (CIA)

A Cultural Impact Assessment (CIA) was not completed as part of the application by RAL, nor required by the Department. This decision was made very early on, on the basis that the consultation process was seen as the most effective forum for eliciting detailed information on cultural values. Letters of support to the gondola proposal have been received from iwi and have not included any requested changes or conditions (refer to section 2.1 of the report).

He Kaupapa Rangatira

He Kaupapa Rangatira (in the Conservation Management Strategy and Tongariro National Park Management Plan) comprises a set of Treaty principles and related objectives and directs the development of a framework and protocols to give effect to these principles and objectives in the management of Tongariro National Park. Section 3.1.5 of the Tongariro National Park Management Plan also refers to the Treaty principles and He Kaupapa Rangatira, and that these principles “must be given force through this plan”.

Comment

A key issue identified in relation to cultural values are the plans for disposal of material removed through excavation which will be of importance to iwi.

The effects of the construction will be addressed through the conditions of the works approval document and the detailed construction management plan that will be prepared by the Applicant and agreed to by the Department’s local representative prior to the construction commencing.

4.2.4 Hazards and safety

An analysis of the mountain and ski area hazards, and RAL safety procedures in response to these hazards, were provided in the application. The Whakapapa Stream route is a major lahar route and is within or adjacent to the Whakapapa Ski Area but not in proximity of the proposed gondola. The proposed gondola crosses the Whakapapanui Stream secondary lahar path. The application states that the few towers likely to be within a lahar path will be specifically engineered for the lahar hazard and the significant systems in place for managing the risk mean that it is considered that the lahar hazard is appropriately addressed.

RAL, as a ski area concessionaire, is required to maintain a current safety management plan for volcanic & avalanche hazards relating to ski area operations.

Comment:

Under section 13.1 of the ski field licence, RAL maintains an up-to-date safety management system for the ski area. The management of specific hazards relating to the construction and removal phases of the proposed works will be specified in the construction management plan. The requirement for a health and safety plan to be developed is included in the standard works approval conditions.

The Department is satisfied that the Applicant has sought appropriate qualified technical advice in planning tower and building locations to adequately mitigate volcanic risk.

The gondola proposal will allow for faster transport of injured people from the upper mountain to emergency services. It will also provide a fast and safe method of evacuating the upper mountain in emergency situations.

4.2.5 Noise

Additional noise will occur during construction and excavation, particularly from helicopter movements. This noise is unavoidable but can be minimised by avoiding unnecessary machinery and helicopter use and by the works being completed as quickly as possible.

Comment:

Specific machinery and helicopter movements will be agreed on in the construction management plan to minimise unnecessary noise. All helicopter landings associated with the works must be mentioned in the construction management plan and be authorised under a concession.

In comparison to other areas within Tongariro National Park, there is an expectation and acceptance that ski areas will be areas of less natural quiet because of the nature of ski operations. Noise generated by the gondola must comply with the District Plan noise standards.

4.2.6 Recreational values

The application states that the purpose of the proposed works is to increase skiers' enjoyment of the ski area terrain, particularly during less optimal weather conditions and in the summer season. The ski area is also enjoyed by non-skiers, evidenced by visitors to the ski area outside of the ski season. The gondola will move people in comfort and enable better use of existing infrastructure.

The application states that currently the Rangatira is the only chairlift that provides uphill and downhill access from and returning to the Top o' the Bruce. Accordingly, there is risk in having only one lift, with no backup lift for times of maintenance or emergency evacuations. Accordingly, the gondola will not only provide a new route but provides a necessary second route uphill from and downhill to the Top o' the Bruce. The gondola can provide for both skiers and sightseers.

The Applicant has advised the Department that the development is not aimed at increasing peak visitor numbers but allows visitors to utilise the Ski Area on days that are currently unsuitable due to a lack of indoor activities available. RAL also consider that there are some experienced skiers that will not consider the Gondola a positive effect on their skiing experience however they also consider that the Gondola will provide a greatly enhanced experience for a greater number of skiers overall.

Comment:

The proposed gondola will provide a greater opportunity for sightseers and non-skiers whilst also providing skiers with a more comfortable transport to the upper Ski Area. The proposal will bring world class facilities to the Park and will attract visitors both domestic and international. The above view of the gondola proposal is supported by many submissions.

For the Whakapapa Ski Area to function fully and to optimise the recreational opportunity that the ski area presents, lift access to the central and upper reaches of the ski area is critical. The proposed location of the Gondola helps to achieve that requirement.

The Department therefore supports and agrees with the recreational benefits of the proposal.

The Cardrona Chondola was constructed last year and it was observed by one local user of the ski field that there was no major spike in visitor numbers once the chondola was constructed. The person observed that skiers/snowboarders preferred to use the chairlift over the gondola cars for practical reasons as chairs enable users to get on and off without taking their boards/skis off. An engineering report prepared by the applicant's consultant for the Cardona Chondola also advised that there is no net increase in visitor capacity as a whole. The Cardrona Chondola is similar to the Whakapapa Gondola proposal in that it provides a cabin for up to 8 people, compared to the Whakapapa Gondola proposal for 10 people per cabin. Given the Cardrona experience the Department therefore considers that the introduction of the Gondola is not likely to increase the number of visitors on peak days in winter.

Impact of removing Waterfall Express Chairlift

It is acknowledged that until the Knoll Express chairlift is constructed in 4 – 6 years' time, the removal of the Waterfall Chairlift may detrimentally affect the experience for skiers and snowboarders that are accustomed to a particular pattern of skiing. There will also be an inconvenience to Ruapehu Ski Club members who have traditionally been able to head out of their lodge and onto the Waterfall Express Chairlift. Should the gondola go ahead, these club members will need to travel to ski to the bottom of the mountain or ride to the bottom of the Rangatira Express to get the gondola to the upper mountain. The concerns above were also made by many submitters.

Firstly, it will affect the use of the runs that the Waterfall Express Chairlift services in that skiers and snowboarders will be required to ski to the bottom through the Rockgarden or Tennent's Valley to reach the start of the gondola in order to use these runs. This has the potential to cause congestion on some days where there are peak number of skiers and snowboarders. Apart from the effect congestion has on the recreation experience, this could also compromise the safety of people, particularly with the mixing of beginner and experienced skiers and snowboarders on the lower runs.

However, RAL have advised at the hearing that there will not be a significant increase in traffic in the lower mountain (likely to be approx. 500) compared to

when the National Downhill, Rockgarden and Centennial chairlifts were operating. There have been situations in the past where there has not been adequate snow cover in the lower mountain and if this were to occur again it may compound any increased congestion and make use of the Waterfall Express Chairlift runs very difficult and/or unsafe. RAL also advised at the hearing that a number of safety improvements are being addressed through the provision of improved facilities for beginner skiers in Happy Valley and improved snow making in Tennant's Valley. That coupled with cheaper tickets has made Happy Valley more user friendly for beginner skiers.

A second effect that the removal of the Waterfall Express Chairlift may have is it may mean more intermediate and advanced skiers will use the upper mountain runs and this could lead to congestion there, especially when the west of the mountain is closed due to high winds and the eastern valley is used for competitions.

Given that there is likely to not be a significant increase in skiers/snowboarders in the lower runs and the improved beginner facilities and snow making it is considered that any adverse effects there on user convenience and safety is minor. As the upper mountain receives more snow there shouldn't be a snow cover problem there.

Although there will be an inconvenience for skiers/snowboarders and Ruapehu Ski Club Members at Whakapapa in the interim until the new Knoll Ridge Express is built, the inconvenience is considered minor. Customers will still have options of using other lifts.

The new lower terminal and chair storage facility is not considered to impact significantly on access for snow players, however, concerns were raised by the Tongariro Taupō Conservation Board that this facility may impede pedestrian access to Happy Valley and Mead's Wall. RAL has since confirmed at the hearing that this would not be the case and volunteered to include a condition in the Works approval to ensure this.

It is considered that any potential adverse recreation effects will be avoided, remedied or mitigated by the plans RAL has in place to manage the ski area experience that will be in place should the proposal go ahead. The removal of the Waterfall Express Chairlift may cause inconvenience to advanced skiers and snowboarders. RAL have provided reassurance that pedestrian access to Happy Valley and Mead's Wall will be maintained.

4.2.7 Economic benefit

The importance of the contribution the Whakapapa Ski Area makes to the local economy was identified in the application. Matters of economic benefit are not able to be considered as part of this works approval process.

4.2.8 Demand on Infrastructure

The application states that the gondola project is not aimed at increasing the number of peak days but is intended to:

- improve the facilities and comfort for skiers,
- increase sightseer patronage outside of the ski season,
- increase sightseer patronage on days which are not suitable for outdoor activities,
- widen the demographics of visitors to include less able-bodied visitors, and
- reduce the risks associated with having only one lift uphill from the Top o' the Bruce area.

A peak day is defined as 6500 skiers per day which the Tongariro National Park Management Plan states is the comfortable carrying capacity of Whakapapa Ski Area. It is considered that the demand that skiers place on infrastructure is significantly higher than any other user such as freedom walkers. RAL are required by their licence for the Whakapapa ski area to manage to a comfortable carrying capacity of 5,500 by only planning for and executing the required infrastructure to regularly manage this number of people on any given day. On days when demand for car parking exceeds the supply available on mountain RAL close the Bruce Road and provide alternative bus transport for customers. RAL have the ability to control the number and frequency of the buses providing public transport. RAL also state that they have no intention of increasing the peak number of skiers per day beyond the existing design carrying capacity and that the quality of the skier experience diminishes beyond 6000 skiers due to increasing congestion, longer queues and inadequate support facilities (restaurants, toilets, parking space etc).

Carparks and traffic congestion

The application states that there are many surplus carparks during summer, and shoulder seasons and on on-peak days in winter within proximity of the Top o' the Bruce and the proposed gondola is not expected to generate a demand for carparks that exceeds the current supply. RAL also provides a free bus shuttle service from carparks to the Top o' the Bruce and have recently commenced shuttle services from Taupō, Turangi, National Park, Whakapapa Village and

Ohakune during the ski season. This has decreased the pressure on the car parks at the Top o' the Bruce and along the sides of the Bruce Road.

Wastewater

Concerns about the effect of increased pressure caused by additional visitors to the Wastewater system were raised by Forest and Bird in their submission. Wastewater from Ruapehu is reticulated to the Department of Conservation's Whakapapa Wastewater Treatment Plant which is presently managed by Veolia.

The Whakapapa Wastewater Treatment Plant (WWTP) currently operates in accordance with a land use discharge consent from the Regional Council which expired in 2014. In 2004 a major upgrade to the WWTP and connection of the Whakapapa Ski Area and club huts at Iwikau was undertaken. The system was designed for a capacity of 700m³/day. At present the WWTP has not been functioning at full capacity. The Department's engineers state that the current wastewater treatment plant and land disposal area could handle an average dry weather flow rate of 300m³/day. However, there is also a buffer tank which could hold up to 350m³, so flows in excess of 300m³/day can be handled provided not too many of such days occur in a row. The plant can therefore handle approximately 3 and half days in a row of 400m³/day loading.

The engineer states that a peak of 5,500 skiers would lead to an estimated loading of 350 m³/day and a peak of 6,500 skiers would lead to an estimated loading of 400 m³/day. The engineer calculated the above loadings taking into account that skiers would use the full capacity of beds available in Iwikau and Whakapapa village which is 1200. The Department does not hold occupancy records for either the Iwikau or Whakapapa villages to understand whether occupancy is ever 100%.

RAL advised that there were 10 days in the 2016 winter season where numbers of skiers and sightseers combined ranged from 3214 to a maximum of 5491, and skier and visitor numbers were in the vicinity of 5,500 per day for only two days, which were not in a row. Therefore, this means that provided at least 1200 of those skiers stayed on mountain, that the loading was less than 350m³/day. The loading was less than 350m³/day because visitors produce less wastewater than skiers. Less than 350m³/day is under the current capacity of the plant when taking into account the buffer tank.

An upgrade to the system is planned to start in 2018/2019 subject to business case approval, over a 4-year period. The Department has applied for new discharge land use consents which are currently being considered by the Horizon's Regional Council. This includes: a permit to discharge treated wastewater that may enter into land via seepage from the floor and walls of the

tertiary treatment pond; to discharge treated wastewater to land from a constructed wetland via an infiltration area; the discharge of aerosols and odour to air associated with the receipt, treatment and storage of wastewater within the Whakapapa Wastewater Treatment facilities; to discharge treated wastewater to water being an unnamed tributary of the Wairere Stream as an emergency discharge during extreme weather events exceeding a one in 100-year rainfall event. A term of 28 years is sought for all consents. The above suite of consents is on hold while the Department undertakes an assessment of alternatives for discharge only outside of the park. The Department hopes to complete this assessment and get approval internally to proceed in April. Under the consent that is currently being applied for there is room for limited increase in treatment capacity. This is part of the plan for any future growth and part of the adaptive consent process and monitoring.

Comment:

The Department acknowledges that the gondola project is not aimed at increasing the number of peak days and that through discounted mid-week lift tickets more skiers and snowboarders are encouraged to use the facilities on non-peak days, and that the gondola may encourage people to ski/board on more marginal days when there is no peak.

As mentioned in section 4.2.6 of the report the introduction of the Gondola is not likely to increase the number of visitors on peak days in winter, which in the 2016 winter was 5491 skiers.

The current parking facilities provide approximately 1800 car parks and eight bus parks. RAL provides a free bus shuttle service from carparks to the Top o' the Bruce and have recently commenced shuttle services from Taupō, Turangi, National Park, Whakapapa Village and Ohakune during the ski season. The parking facilities are designed for the majority of users and RAL are encouraged to provide public transport on the peak days.

The Department agrees with the Applicant that Bruce Road to the Ski Area is in excellent structural condition and that the road has excellent alignment and formed width, with several generous pull-over areas. The road caters for significantly large volumes of vehicles during the ski season and very low numbers outside of the ski season.

Any overall increase in visitor numbers resulting from the Gondola will likely be on days when usage is low such as when there is inclement weather or in summer. The Department's engineers have advised that the WWTP is better able to cope in summer as treatment processes work more effectively in warmer

temperatures. They have also advised that the plant, together with a back-up holding tank, can cater for up to 6,500 skiers per day which the Tongariro National Park Management Plan states is the comfortable carrying capacity of Whakapapa Ski Area, although the current Whakapapa licence has a lower comfortable carrying capacity of 5,500.

The Department considers that a peak of 6500 or more skiers per day is highly unlikely as RAL have measures already in place to keep the number of visitors to the ski area under 6000 as the number of toilets, food available and parking spaces and other support services would not cope, therefore diminishing the skier experience. Furthermore, the gondola will provide for up to 2,400 persons per hour whilst the Waterfall Express Chairlift (to be removed) provides for up to 2,800 persons per hour. As the existing WWTP can cope with up to 6,500 skiers per day for 3 and a half days in a row it is therefore considered that the proposed gondola will not have any adverse effects on the environment resulting from demand on infrastructure above that experienced in previous years.

4.3 Purpose for which the land is held

The area under application is part of the land held as Tongariro National Park, managed under the National Parks Act 1980. Section 4 of the National Parks Act provides that national parks are held for the purpose of preserving in perpetuity for intrinsic worth and the benefit, use, enjoyment of the public, scenery, ecological systems and natural features so beautiful, unique or scientifically important that their preservation is in the national interest. Section 15 of the Act provides for the setting aside and use of amenities areas within national parks that are in accordance with the Act and the management plan, for public use and enjoyment. The proposed works are within the amenities area and the ski field management area.

The renewal of ski field infrastructure will benefit the public use and enjoyment of the ski area. It will allow for a wider range of people, including those less-abled, to have access to more of the mountain than previously.

Approval conditions are considered to sufficiently mitigate the adverse effects on natural values. Therefore, this application is not considered to be contrary to the purpose for which the land is held.

4.4 Consistency with Relevant Management Strategies and Plans

4.4.1 General Policy for National Parks 2005

The General Policy for National Parks 2005 provides national direction for the administration of national parks. In particular, policy 2 (e) requires consultation with tangata whenua on specific proposals involving places of significance to them and policy 10.4 (a) states national park management plans will identify the conditions under which applications for ski fields and their modifications may be considered. RAL has consulted with both Ngāti Tūwharetoa and Ngāti Hikairo on this project and has the support of both these iwi. The Department has had verbal confirmation that Ngāti Tūwharetoa and Ngāti Hikairo are supportive. Both iwi have provided letters of support to RAL, and these were included with the application submitted by RAL. Ngāti Rangī traditionally has interest in the Turoa side of the maunga, but does also offer its voice in support of Ngāti Tūwharetoa and Ngāti Hikairo in regards to their decisions on the Whakapapa side of the maunga. Ngāti Rangī were not consulted either by RAL or the Department. Ngāti Rangī did submit during the notification process, and are in opposition to any future development on the maunga, and would have a preference for the maunga to have no development or infrastructure on it.

The General Policy for National Parks recognises that developments such as proposed can be catered for (reference General Policy 10.4 and 10.5). General Policy 10.5 provides that *“the erection and operation of aerial cableways should be confined to defined amenities areas and existing ski fields”*. In this regard the modification of the ski field will be entirely within the amenity area. The Tongariro National Park Management Plan also recognises that developments such as this proposal can be managed. The plan has specific Ski Area Policies. These anticipate that this type of development be located within the Ski Area Amenity Area Zone (refer Tongariro National Park Management Plan Amenity Area Policy 4.2.4) which this proposal is.

4.4.2 Conservation Management Strategy for Tongariro / Taupō (CMS) 2002-2012

Section 45 of the National Parks Act 1980 provides that national parks are to be managed in accordance with provisions of the relevant National Park Management Plan. The Tongariro / Taupō Conservation Management Strategy management objectives for the Tongariro – Ruapehu area are that Tongariro National Park is managed in accordance with the Tongariro National Park Management Plan.

4.4.3 Tongariro National Park Management Plan 2006 to 2016

Context

During the development of the current management plan in the early 2000s, the concept was developed that within the ski area section of the plan that “a greater level of development would be acceptable within the current ski area boundary” based on the concept of the “best utilisation of the existing disturbed area to maximise the skiable terrain and skier experience” and protecting the upper reaches of the mountain above the 2300m contour as pristine.

This then meant that the development of snow making and significant terrain modifications on the lower and middle reaches of the ski area were allowed for to balance the greater protection of the upper mountain.

The current Tongariro National Park Management Plan is the primary statutory policy framework against which decisions are made in relation to the park. Section 4 of the Tongariro National Park Management Plan provides general use objectives and policies for the park, while section 5 objectives and policies are specific to ski areas within the park.

The framework for considering this application falls within section 4.4.1 (businesses operating within the park are required to obtain a concession) and section 4.1.16, which sets objectives and policies for assessing and approving works approval applications.

Section 3.1 outlines the Key Management Philosophies. Appendix 1 of this Report assesses these matters. Key issues include:

- Balancing of values for the national park
- The Key Management Philosophies focus on reducing development
- The proposed developments impact on the peaks, and the cultural values of Ngāti Tūwharetoa
- Consultation / invitation to comment may not amount to cooperative conservation management
- Balancing of the Key Management Philosophies, He Kaupapa Rangatira and policies of the Tongariro National Park Management Plan

Sections 3.1.5 and 4.1.2 refer to the principles and objectives of the Treaty of Waitangi. The specific protocols referred to in 5.2.1.14 (*He Kaupapa Rangatira*) are still under development. Appendix 1 assesses this application in terms of these matters. This is summarised in 4.2.3 of this report.

Section 4.1.3 seeks to protect the park's natural landscape values and ensure infrastructure is designed and located to avoid impacts on landscape values. Section 4.4.3.4 seeks that utilities be placed underground wherever possible.

Protection of indigenous plants, animals and ecosystems is required by policies in sections 4.1.7, 4.1.8 and 5.2.4.

Providing for enjoyable visitor experiences consistent with park values is encouraged, while managing the visitor pressure within the physical, ecological and social carrying capacities of the site (section 4.3.2). The objective of management is to facilitate public benefit, use and enjoyment of the park by providing for a variety of low-impact recreational activities, where this is consistent with the primary objective of protecting the natural character of the park. (2.4.7).

Section 4.1.4 policy 6 and 4.1.17 policy 1 provides, *"To ensure that projects undertaken within Tongariro National Park as a result of agreed works approvals do not adversely affect national park values and are undertaken in a controlled and monitored manner"*. All effluent in Whakapapa and Iwikau villages (except at Downhill Ski Club and Ruapehu Hut) will be reticulated and discharged through an approved land-based sewage treatment plant located in Whakapapa Village (4.1.4 policy 6 and 4.1.17 Policy 1. It is considered that the Department must ensure that uses of the park do not overload the carrying capacity of the treatment plan (Section 4.1.16 Objective (a)).

In considering applications for works approvals, the Department should require as a condition of approval that any effluent discharge anticipated is in line with policies 1 and 2 of section 4.1.17 above. This would suggest that some impacts of the activity could be managed through conditions, but the decision maker will need to consider this (section 4.1.17 policy 4).

More specifically relating to ski areas, section 5.2 (ski area objectives and policies) seeks to maximise skier experience through high quality operations within the constraints of preserving the park values and the experience of other park users.

In accordance, policy 5.2.1.2 requires major infrastructure to be located within the Whakapapa amenities area with an exception for ski-lifts where these cannot reasonably be located inside amenities areas. Policy 5.2.1.5 states ski area planning and services will be of high standard and proposals for ski area developments (policy 5.2.1.11) will be prepared in staged developments, with

reference made to the use of works approvals and Indicative Development Plans. Furthermore, section 5.2.2 states that major works approvals will conform to current IDPs and should be identified as priority one.

Protection of landscape values in areas of ski area development is addressed by policies in section 5.2.4. These include the identification of areas of high natural value and requires land to be restored to as near as natural state as possible. Major works applications must include expert assessments of impacts on the landscape and environment and restoration plans are to be developed. Similarly, earthworks management plans are required to manage the impacts of the works on visitors and the environment.

Buildings are to be designed and located to minimise the effects on park values (section 5.2.5) and ski lift construction and maintenance is to adhere to statutory requirements, Park Bylaws and approved codes of practice.

Comment:

The processing of this application is consistent with section 4.1.16 of the management plan.

The works are proposed within a designated ski area (5.2.1.1). The works would also occur within the boundary of the amenities area (4.2.4).

The proposed bottom terminal and cabin storage building will be limited to the existing modified area and will not result in pristine areas of the mountain being affected (5.2.3). The proposed gondola alignment and top terminal are located within the amenities area of the Whakapapa Ski Area (5.2.1.2). The top terminal building is also designed to fit cohesively with the existing Knoll Ridge Café and places the infrastructure within one area.

Building construction will be in accordance with Ruapehu District Council consent requirements and colour schemes require approval from the Department (5.2.4).

The Tongariro National Park Management plan states that “any restoration required at the completion of a principal part of the project will be identified in a restoration plan to be submitted with the application for the works approval.” Whilst a restoration plan was not provided with the Works Approval Application, proposed restoration was detailed throughout the application itself. Plants from construction sites will be harvested and used in site rehabilitation, which will occur in association with specialist advice, and excavated material will be used for site remediation, wherever possible (4.1.7). The applicant has also offered to

prepare and implement a rehabilitation plan for the removal of the Waterfall Express Chairlift.

The proposal will mostly enhance the summer experience for visitors and the winter experience in inclement weather. Removal of the Waterfall Express Chairlift will cause inconvenience to skiers/boarders but is not considered to be a significant recreational effect and will be temporary until the new Knoll Ridge Express is constructed.

Indicative Development Plan (IDP)

The Tongariro National Park Management Plan provides that Indicative Development Plans will be prepared and maintained by each concessionaire for the ski areas within the park, to the satisfaction of the conservator. These documents will form the basis of decisions made on concession applications. RAL has a 2011 Indicative Development Plan, and also a draft 2017 Indicative Development Plan which has not been assessed by Director, Operations, Central North Island, nor formally presented to the Tongariro Taupō Conservation Board as required in section 5.2.2, Policy 9 of the Tongariro National Park Management Plan.

The draft 2017 Indicative Development Plan was provided to the Department in February 2018. It includes the proposed gondola. However, the Tongariro National Park Management Plan anticipates a sequential process by which an Indicative Development Plan is developed, reviewed by the Department and made available to the Conservation Board and public before it can be used to assess any works approval applications. Until that process has been completed, it is considered that the works approval application cannot be assessed against the Indicative Development Plan submitted by RAL in February 2018.

The Plan requires works approvals to be assessed against the IDP, as follows:

5.2.2 Policy 4: Major works must conform to the IDP.

Formal pre-application discussions commenced with the Department in October 2016. In the initial discussions RAL was planning to proceed with the Western Gondola. This was to be a combination chairlift/ Gondola from the base area, following a Western alignment to an area that had not had infrastructure previously. The proposal was technically challenging but considered possible by RAL. It would have included a new 300 seat café, as well as retail facilities.

Following consultation with iwi and stakeholders through opportunities such as the RAL CEO forum, as well as ecological and landscape assessments, RAL iterated a number of designs. These iterations included changing the alignment to ensure that the Gondola terminated at an existing café, thereby not requiring the construction of a new café, in a new location. They also included various types of ‘carriages’, such as the aerial tram that was to be composed of 2 x 65 seater carriages.

5.2.2 Policy 5: Major works should not be approved unless they are identified as “priority one” in the IDP.

While there was no reference to any “priority one” works in the IDP, the Western Chondola in the IDP is identified as a “stage one” project. This is arguably sufficient to meet this requirement as it is this project that has been iterated to form the current proposal and continues to conform to the IDP in relation to the purpose and design of the lift.

Conformity with the IDP

The Decision-Maker must form a view as to whether the works approval application does or does not conform to the 2011 IDP.

The Department’s Management Planner advised that the proposed works do not conform to the current 2011 Indicative Development Plan (5.2.2) in terms of the purpose of that proposed gondola, the timeframe for construction, the proposed alignment, and the overall design carrying capacity will increase from that proposed in the 2011 plan. See full Management Planners advice at [DOC-5457306](#).

However, a case can be put that the works *do* conform.

In terms of purpose, the IDP did provide for a gondola facility. The initial chondola proposed was for gondola cars but also for chairlifts as well.

The timeframe for construction of the chondola was delayed due to unforeseen circumstances. The project was delayed as RAL were advised that the old Whakapapa licence was subject to the ‘Fullers’ court decision and therefore no capital investment (chondola) occurred until such time as a new licence was approved. The new licence was approved in 2016 beyond the initial staging proposed for the chondola.

In terms of alignment, the current proposal to align the gondola from the Top of the Bruce Plaza to the Knoll Ridge Café is arguably more beneficial than the

previous location which was on a ridge line and on an undeveloped part of the mountain. The 2011 IDP also proposed an associated café and therefore more infrastructure within an unbuilt part of the mountain. The current proposed alignment utilises the existing Knoll Ridge Café and therefore minimises the level of built development.

The design carrying capacity (DCC) refers to skiers/boarders and visitors/snowplayers on any one day. 744 was the DCC for the proposed Western Chondola. This compares to the DCC for the gondola identified in the draft 2017 IDP (Section 10, p. 18) as 1051. An increase of 307 is arguably not a major increase. The 2011 IDP included a chondola with a capacity of 2,400 persons per hour and the proposed gondola also has a capacity of 2,400 persons per hour.

Further, in terms of the difference in effects, the Department considers that the adverse effects of the proposed gondola will be less than the chondola proposed in the 2011 IDP.

It is considered that a judgement call needs to be made on whether the proposed gondola conforms with that proposed in the 2011 IDP. There are some differences between the proposed gondola and the chondola proposed in the 2011 IDP but it is considered though that adverse effects of the new gondola will likely be less than those of the previous chondola.

Summary of IDP matters

There are arguments for and against whether the proposed works are consistent with Policies 4 and 5 under section 5.2.2 of the Tongariro National Park Management Plan. The decision maker needs to reach his own conclusion.

In all other respects the proposal is considered to be consistent with the Tongariro National Park Management Plan subject to proposed mitigation measures and inclusion of conditions to manage adverse effects.

4.4 Consistency with Relevant Legislation

National Parks Act 1980

Section 51A (2) of the National Parks Act 1980 states that if there is a management plan for the park, the Minister must not do, or authorise a person to do, anything that is inconsistent with the management plan.

Comment:

As mentioned above, it is not clear whether the application is consistent with the Tongariro National Park Management Plan regarding the relationship with the 2011 IDP.

Section 4 of the Conservation Act

Section 4 of the Conservation Act states “this Act shall so be interpreted and administered as to give effect to the principles of the Treaty of Waitangi”. Section 4 applies to the Conservation Act and the Acts listed in its First Schedule which include The National Parks Act 1980. The Department has set out the following key principles to apply generally to its work and to this application.

- *Partnership - mutual good faith and reasonableness*
The Crown and Māori must act towards each other reasonably and in good faith. These mutual duties of reasonableness and good faith describe the nature of the relationship between the Crown and Māori. They are the core of what has been described as the Treaty partnership. This principle is about how the Crown should behave to Māori and Māori to the Crown.
- *Informed decision-making*
Both the Crown and Māori need to be well informed of the other’s interests and views. When exercising the right to govern, Crown decision makers need to be fully informed. For Māori, full information needs to be provided in order to contribute to the decision-making process. This is connected closely to the principles of good faith and active protection. Consultation is a means to achieve informed decision-making.
- *Active protection*
The Crown must actively protect Māori interests retained under the Treaty as part of the promises made in the Treaty for the right to govern. This includes the promise to protect tino rangatiratanga and taonga. Active protection requires informed decision-making and judgement as to what is reasonable in the circumstances.
- *Redress and reconciliation*
The Treaty relationship should include processes to address differences of view between the Crown and Māori. The Crown must preserve capacity to provide redress for proven grievances from not upholding the promises made in the Treaty. Māori and the Crown should demonstrate reconciliation as grievances are addressed.

How do the principles apply within the context of this decision?

Clearly each Treaty partner needs to act respectfully towards the other. The Decision Maker needs to understand the iwi view and the reasons for it. Iwi should be forthcoming with their view and their reasons for it. The Department should provide information to iwi about the legislation and policy parameters he must work within. Likewise, the Department must be open to and consider the views of iwi.

It is acknowledged that the Applicant has put considerable time and energy over the past few years towards fostering a productive and respectful relationship with local iwi. This consultation however does not remove the role of the Department in undertaking its own consultation to ensure it has a good understanding of iwi views and the reasons for these views.

Iwi consultation undertaken by the Applicant

The Applicant included in their application a letter from Te Rūnanganui o Ngāti Hikairo ki Tongariro that stated that the trustees supported the proposed activities and developments outlined in the applicants 10-year indicative plan. The letter was dated 1 December 2017. The Department consulted the iwi in February 2018 on the Gondola proposal and they have verbally supported it with a written statement to come. A representative of Ngāti Hikairo attended the Department organised site visit on 5 March 2018 and attended and spoke at the Department's hearing on 26 March 2018.

The Applicant also included a letter from the Paramount Chief of Ngāti Tūwharetoa dated 25 August 2017 in response to a proposal for the development of an Alpine Aerial Tram on Whakapapa ski field and states that Ngāti Tūwharetoa representatives were impressed with the way the project had addressed the key environmental, cultural and social concerns they had when it was first proposed in the Indicative Development Plan in 2011. Since then the iwi state that the project has been modified substantially with a focus on removing unnecessary new structures from the mountain, substantially reducing the required earthworks and providing year-round employment and economic development opportunities for their people. Importantly, the iwi state that the project is focused on improving the quality of the visitor experience and reducing the number of 'closed days", rather than increasing the quantity of people visiting the maunga on peak days. The Alpine Aerial Tram project (Gondola) was positively endorsed by the Paramount Chief.

Consultation undertaken by the Department

Ngāti Hinewai provided a letter in support of the works approval application dated 1 March 2018 following a meeting with Ross Copland of RAL.

The iwi, in conjunction with Tohu ki Te Rangi Marae, are satisfied that the Proposed Gondola will enhance the experience of manuhiri to Mt Ruapehu and be of economic benefit to the local area overall. Their concerns around manaaki of manuhiri and the anticipated environmental impacts were respectfully acknowledged and constructively addressed. They state that the minimal disruption to the natural landscape from construction of the buildings through to operational functions appears well considered and is a credit to RAL's design.

The Department consulted Ngāti Tūwharetoa and Ngāti Hikairo on the Gondola proposal in February 2018 and they state they are neutral on the proposal and are encouraged by the employment it may bring to their people.

Impending Tongariro National Park Treaty Settlement

As stated above, the treaty negotiations for Tongariro National Park are due to start before 8 July 2018.

Ngāti Tūwharetoa assert that they are envisaging a more equitable say in the management of the Park.

The government's framework in regard to Treaty Settlements is set out in the Office of Treaty Settlements publication. The Crown is obliged not to prejudice any potential redress and it is not required to go beyond what is reasonable in the duty of active protection in the prevailing circumstances. Those circumstances include the pending or current Treaty negotiations and the prospect of redress being provided. The Crown also requires that third party interests should not be affected by Treaty settlements. In this context, this means that the current licence to 2046 is protected.

Evaluation of the Principles of the Treaty

I consider that the consultation process undertaken gives effect to the principles of the Treaty of Waitangi.

a. Partnership - mutual good faith and reasonableness

It is noted that the Applicant and Ngāti Tūwharetoa have entered into a relationship agreement, whereby their future relationship is based

upon shared principles, Te Pae Maunga was to be established to provide a joint approach in respecting the tuku and the purposes and functions of Te Pae Maunga were to be established. This is included in concession 40011-SKI, which is the licence to occupy land and conduct the ski business. This approach was a first for practical relationship building and management through a concession for this type of activity.

It is also noted that the term of the concession, and the rights of renewal contained within are tied to the cultural criteria, and respect of Ngāti Tūwharetoa's relationship to the Mountain.

b. Informed decision-making

The Department did not consult with iwi on the application as this was done by the applicant. The Department however, followed up with iwi to ensure their comments were sought and that they viewed the most up to date version of the proposal.

c. Active protection

The works requested under this application fall within an area already subject to a licence held by the Applicant. It can also be said that the building of new structures was contemplated within the nature of the business covered by the licence. While settlement negotiations for the Park itself are due to commence this year, the activity requested is not in a new area, or for a new activity such that it was outside the contemplation of parties.

d. Redress and reconciliation

The granting of this works approval does not affect the ability of either party to fairly participate in negotiations or have a known negative effect on the settlement options available to be considered.

4.4.4 World Heritage Status

Tongariro National Park has been granted World Heritage status for both its outstanding natural (1990) and cultural values (1993). Having Dual World Heritage Status requires the park to be managed in a manner consistent with the articles against which the application was approved and consistent with the respective statutes and management plan for the park. The World Heritage Centre has been notified of RAL's application for a major works approval within

the Tongariro National Park but as of 6 April 2018 no comment has been received.

The Department has been consulting with iwi on the drafting of the Retrospective Statement of Outstanding Universal Values for consideration by the World Heritage Committee. It will outline the values on which the mountains and park were granted World Heritage status.

Comment:

To the extent possible, infrastructure will be designed and located to blend in with the natural environment, particularly the upper terminal buildings adjacent to the Knoll Ridge café and comprehensive mitigation measures will be undertaken to protect the natural values. No infrastructure is proposed for the Tuku Area of the ski field. The proposal is therefore consistent with the World Heritage status, and the values for which it was granted. The proposal is consistent with the ski field licence but may not be not consistent with the current management plan with regard to conforming to a current IDP. Consistency with the management plan is a requirement of the park having World Heritage Status.

5.0 Relevant information about the applicant

Convictions on any charge related to the activity

RAL have been convicted on charges under the Hazardous Substances and New Organisms Act for failing to adequately maintain a diesel storage container and were fined \$60,000. In addition, they were also charged and convicted under the Resource Management Act for the unlawful discharge of a contaminant onto land in circumstances where it may have entered water and fined \$240,000. Staff of the Department are confident that subsequent to the incident, the correct procedures and monitoring have been put in place to ensure that there is not a repeat of the incident that occurred between 26 and 27 of September 2013. This includes the maintenance and monitoring of the system. The storage tank in question was fully approved for installation by the Department on 5 May 2006 following an assessment process.

Past compliance with concession conditions

The Applicant has complied with all concession conditions to date.

6.0 Proposed operating conditions

6.1 Activity description:

- **Gondola:**

Earthworks and construction activities associated with the establishment of an upper terminal building (return station) with a footprint of approximately 250 m² and a maximum height of 8.5m high at its southern extent, and higher on the northern approach where the ground drops away.

Earthworks and construction activities associated with the establishment of a lower terminal building (drive station).

Earthworks and construction activities associated with the establishment of up to 14 gondola towers along the gondola path line from the drive station to the return station.

Installation of communications cable/s between towers and drive/return stations.

- **Other:**

The dismantling and removal of the existing Waterfall Express Chairlift towers and return station, tower foundations and ancillary services.

The removal of the Waterfall Drive Station apart from critical services infrastructure, in the event the construction of the Knoll Ridge Express does not occur by 31 May 2024.

6.2 Special Conditions

1. Prior to commencement of construction the Company shall provide to the Department for approval, a Construction Management Plan (CMP) that will outline methodology and timeline (including milestones) for construction and excavation works, monitoring and mitigation measures, reporting procedures, landscaping and remedial works.

- Ensure all representatives of contractors and sub-contractors are familiar with the CMP, trained in its content and implementation and ensure that these entities carry out works in accordance with the CMP.

- Ensure any revisions to the CMP first receive the approval of the Department and are then communicated to all contractors and sub-contractors as soon as is practicable prior to implementation.
 - Ensure the requirements of the CMP are adhered to.
2. Where unacceptable (in the sole opinion of the Department) environmental effects are occurring or are likely to occur as a result of a failure to follow the CMP or this works approval document, the Company shall:
 - Stop the activity which is causing or likely to cause the damage, and notify all relevant parties, including the Department.
 - Undertake appropriate remedial actions in consultation with the Department as soon as is practicable.
 - As soon as is practicable notify the Department's representative and the delegated decision-maker of actual or potential damage and outline the Company's response.
 - Provide the Department's representative with a written account of the non-compliance including an explanation of how it occurred, what the consequences are in terms of possible environmental impacts and provide an outline of what, if any, actions are being taken by the company to address any damage and how systems will be changed to prevent a re-occurrence.
 3. The works shall be carried out in accordance with the details contained in the CMP, the works approval, and any supporting information and plans submitted to the Department.
 4. The Company shall notify the Department prior to commencement and at the cessation of the works.
 5. The Company shall convene regular on-site meetings and works inspections with contractors and subcontractors to ensure that the CMP and works approval documents are being adhered to and the company shall minute any action items from those meetings and forward copies to the Department's representative at least monthly. The Department's representative may attend all or part of these meetings.
 6. The Company shall nominate a representative on site to liaise with the Department who shall be responsible for:

- Ensuring that the works approval requirements for the works are adhered to.
 - Ensuring that instructions from the Department's representative are implemented.
7. Photographs are to be taken of all areas where works are to occur prior to earthworks beginning and regular photographs are to be taken throughout the period of the works, at not less than weekly intervals while work is occurring. The Company shall provide copies of them to the Department's representative on request.
8. The Department's delegated decision-maker, shall approve the colours, textures and materials of all structures, including the Return Station, the Drive Station, lift towers, visible foundations, communication cables, terminal and operator buildings.
9. Where there are opportunities to combine machinery movements, material storage, handling and the back-loading of material and refuse with other projects on the ski field the Company shall consider doing so.
10. Notwithstanding 'Conditions of Approval' Clause 7, the Department's delegated decision-maker, may determine an adequate ecological assessment was submitted with the Works Approval application and that no further ecological assessment is therefore required.
11. A monitoring and management plan shall be prepared and implemented to address the potential effects of freedom walkers who access Ski Area using the proposed gondola. The draft monitoring and management plan shall be provided to the Department for approval within six (6) months of the gondola construction commencing (or earlier). The monitoring and management plan shall include, but not be limited to:
- Locations to be monitored, including unplanned tracks and routes
 - Frequency and method of monitoring
 - Proposed signage and signage locations
 - Proposed marking of existing tracks
 - Procedure to be implemented if adverse effects are identified

12. Any excess material shall be removed within 12 months after completion of the foundation excavation works. Any excess material removed shall remain within the Tongariro National Park, as instructed by the Grantor.
13. Deflection devices and any above ground foundations shall be painted black, the same as the towers, or disguised with natural rock with particular attention being paid to the colour and weathering of the surrounding summer landscape.
14. All storm-water from the proposed building shall be collected and disposed of in a manner that does not cause erosion or scouring.
15. If any human remains, artefacts or evidence of historical human occupation are uncovered during construction, the consent holder shall cease work immediately and secure the area, advise Ngāti Hikairo, Tūwharetoa Maori Trust Board, Ruapehu District Council and the Department of Conservation, and abide by the provisions of the heritage New Zealand Pouhere Taonga Act 2014.
16. The Waterfall Express Chairlift towers shall be removed prior to the operation of the gondola.
17. Pedestrian access shall be provided between Happy Valley and the area at the gondola lower terminal at the completion of the gondola works.
18. That snowmaking and snow management continue to serve the Tennent's trail to provide for safe skier movements.
19. That signs be erected at the start of the Waterfall and Tennent's trails to advise skiers to reduce speed.
20. Access to the gondola from the base area and to and from the gondola and Knoll Ridge Café shall provide access for less abled bodied persons.

6.3 Timeframes

Timeframe for works: Construction and removal/ rehabilitation period of up to 6 years and 2 months for the works. Any physical in-ground excavation works approved under this approval must not be undertaken between 31 May and 31 October unless prior approval is granted by the Department.

For construction of the new facilities: Two (2) winters and one (1) summer plus one (1) extra summer if needed.

For the removal of redundant structures/services: Four (4) summers and four (4) winters after the date of commissioning of the new gondola facility (i.e. if work commences in 2018 then all works, including restoration, should be completely finished by 31 May 2024).

Approved period of work:

- a) Construction of Gondola drive station/storage, towers and return station work items in Schedule 1 above must be completed by 31 May 2020.
- b) Removal of Waterfall Chairlift return station, drive station apart from critical services infrastructure (in the event the construction of the Knoll Ridge Express does not occur by 31 May 2024), lift towers and ancillary infrastructure must be completed by 31 May 2024.

7.0 Summary and Conclusions

After considering the relevant matters set out in the application and supporting documents, submitted on 2 February 2018, the following conclusions have been reached:

- The works, once completed, will result in a gondola including lower and upper terminal buildings and towers. This will replace the National Downhill Chairlift (which has already been removed) and the Waterfall Express Chairlift (to be removed by 2024).
- Iwi leadership support from Ngāti Tūwharetoa and Ngāti Hikairo on the proposed project due to it enhancing the experience of manuhiri to Mt Ruapehu and being of economic benefit to the local area overall. These iwi also supported how RAL addressed the key environmental concerns by reducing infrastructure on the maunga and not encroaching on the Tuku Area.
- Whakapapa Ski Area is a key visitor facility within Tongariro National Park, representing approximately 200,000 skier days per year. RAL have argued that the redevelopment of assets and facilities, such as the proposed gondola, within the ski area to meet visitors' needs, improve safety and to enhance their experience is required to avoid a trend of declining participation.
- The proposed gondola development is supported in principle in many submissions, including all submissions using the template provided for Ruapehu Ski Club (totalling 61 submissions), subject to there being consideration of a mid-station replacing the Waterfall Express Chairlift and that infrastructure can cope adequately. Many submissions related to the

inconvenience to skiers and snowboarders from removing the Waterfall Express Chairlift.

- The Department considers that through the design process that RAL iterated the design from what was originally signalled through the Indicative Development Plan to the current proposal that continues to conform to the IDP in relation to the purpose and design of the lift. In terms of the difference in effects, the Department considers that the adverse effects of the proposed gondola will be less than the chondola proposed in the 2011 IDP.
- It is not expected that demand will exceed the design carrying capacity of the ski area of 6500 skiers per day as RAL currently have measures in place to restrict visitors to the ski area to 6000. The Whakapapa Wastewater Treatment Plant can cope with a maximum of 6500 skiers per day.
- The applicant was provided the opportunity to comment on the draft works approval report and draft works approval document. The applicant provided comments which have been assessed, and as a result, some minor changes have been made to the report.

8.0 Recommendations to Decision Maker

Pursuant to the National Parks Act 1980 instrument of delegations, it is recommended that the Director-General:

1. Deem this application <u>to be complete</u> in terms of section 4.1.16 policy 6 of the Tongariro National Park Management Plan; and	Approved / Declined
2. <u>Note</u> that an assessment of the project proposal has been completed against the Tongariro National Park Management Plan including both the treaty principles, the He Kaupapa Rangatira provisions and the Key Management Philosophies.	Yes / No
3. <u>Note</u> that an assessment of the project proposal has been completed against the Guidelines for Implementation of the World Heritage Convention.	Yes / No
4. <u>Note</u> that an assessment of the project proposal has been completed against the nomination of Tongariro National Park for World Heritage listing.	Yes / No
5. <u>Decide</u> whether you consider the application conforms to the 2011 indicative development plan	Agree / Disagree
6. <u>Approve/Decline</u> the application for a works approval and the proposed conditions for Ruapehu Alpine Lifts' major works approval	Approved / Declined

Darcy Liddell
Permissions Advisor

Date:

Allan Munn
Director Operations for the Central North Island

Date:

17th April 2018

Appendix 1

Assessment of the project proposal against the Tongariro National Park Management Plan

Tongariro National Park Management Plan Section 3.1 Key Management Philosophies		
Principles	Assessment against project proposal	Key Issues including and recommendations for special conditions and or possible mitigation
<p>1 To protect Tongariro National Park in its natural state in perpetuity</p> <p>This principle is drawn down from the National Parks Act 1980 and is at the heart of national park planning globally.</p> <p>Tongariro National Park is a place of national and international significance. Its outstanding natural and</p>	<p>The Tongariro National Park Management Plan is the primary tool to ensure protection of the park in its values at this point in time.</p>	

<p>cultural values must be protected even though protection may at times be in conflict with other community aspirations.</p> <p>Kia tiaki i te Papa Rēhia o Tongariro i tōna āhua tūturu mo ake tonu atu</p> <p>Kua puta tēnei mātāpono mai i te National Parks Act 1980, otirā, kei te puna o ngā kaupapa whakahaere mo ngā papa rēhia o te ao whānui tēnei whakaaro.</p> <p>He wāhi whakahirahira te Papa Rēhia o Tongariro i Aotearoa nei, ā, i te ao whānui tonu. Ko te mea nui, kia tiakina ngā tikanga maha o tēnei wāhi ahakoa ngā hiahia papā o ngā Iwi.</p>	<p>The project proposal is contained fully within the Whakapapa Ski Area boundary. Within the management plan, this zone allows for ski area facilities, infrastructure and other related developments.</p>
<p>2 To manage Tongariro National Park consistent with conservation legislation and General Policy</p> <p>The management of Tongariro National Park must be consistent with its overarching legislation, the National Parks Act 1980, and, where relevant, the Conservation Act 1987 and legislation identified in its schedules and the <i>General Policy for National Parks 2005</i>.</p> <p>A large number of ad hoc relevant strategies and guidelines are taken into account during the development of this plan and in day-to-day</p>	<p>The project proposal may not be consistent with the National Parks Act if it is considered that the proposal does not conform to the current Indicative Development Plan as required by the Tongariro National Park Management Plan. The project is consistent with the Conservation Act and General</p>

<p>management of the park.</p> <p>Kia whaia rawatia ngā ture me ngā take whakahaere e ngā kaiwhakahaere o te Papa Rēhia o Tongariro</p> <p>Me whaia rawatia ngā ture, te National Parks Act 1980, te Conservation Act 1987 me ona tāpiritanga, te <i>General Policy for National Parks 2005</i> me ngā take whakahaere o te tari kua whakaaetia e te Conservation Authority o Aotearoa i taua wā, i ngā wā e tika āna.</p> <p>Me whakaaro hoki ki ngā rautaki me ngā whakaritenga e hāngai āna ki tēnei kaupapa whakahaere me ngā whakahaerenga o te papa rēhia ia rā.</p>	<p>Policy for National Parks (NPGP 6 (o), 10.4 and 10.4).</p> <p>(Refer to the main report, sections 4.3 & 4.4.1)</p>
<p>3 To protect the taonga - the peaks of Tongariro National Park</p> <p>The mountain peaks are a taonga, a gift to the people of New Zealand from the Tūwharetoa people. They must be managed in a way which acknowledges and respects their mana and mauri. World Heritage status recognises the park's cultural heritage: co-operative conservation management must protect them.</p> <p>That early gift by the people of Tūwharetoa reinforces a</p>	<p>The gondola is proposed entirely within the Amenity Area of the Ski Field and does not encroach on the Tuku Area.</p> <p>(Refer to the main report, sections 1.4 & 4.2)</p>

<p>sentiment felt by many New Zealanders towards their protected places and in particular the peaks and landscape of Tongariro National Park, which are so much a part of New Zealanders' lives.</p> <p>Kia tiaki te taonga - ngā taumata o te Papa Rēhia o Tongariro</p> <p>He taonga ngā taumata o ngā Maunga i tukua mai e te Iwi o Tūwharetoa. Me manakohia te whakahaere o te papa rēhia i te mana me te mauri o ēnei taonga.</p> <p>E āhukahuka āna te tūnga o 'Ngā Taonga o te Ao' i ngā tikanga-ā-Iwi, heoi anō mā te whakahaere ohu i te taiao e tiaki. E ū an ate pūtaka o te whakaaro o te koha nei, o Tūwharetoa, ki te whakaaro atawhai o ngā tāngata ki ngā wāhi rāhui pēnei i te Papa Rēhia o Tongariro.</p> <p>Otirā nā tēnei kua kitea te hononga o ngā wāhi nei ki ngā tāngata o Aotearoa.</p>	
<p>4 To ensure World Heritage obligations are met and given effect to</p> <p>Tongariro National Park was among the first sites in the world to receive World Heritage status for both its</p>	<p>The Tongariro National Park Management Plan is the primary</p>

<p>natural and cultural heritage. With this international recognition comes an obligation to protect those values in the face of global scrutiny.</p> <p>The New Zealand Government is committed to maintaining those core values.</p> <p>Kia whakapūmau i ngā tikanga o Ngā Taonga o te Ao Ko te Papa Rēhia o Tongariro tētahi o ngā wāhi tuatahi i tohua e ngā kaiwhakahaere mo ngā taonga o te ao mo āna āhuatanga whenua, ahurea hoki.</p> <p>Kei tēnei tohu he herenga kia tiaki i ēnei āhuatanga i raro i te āta titiro o te ao whānui. E ū āna te Kāwanatanga o Aotearoa ki te whakaū i ēnei āhuatanga.</p>	<p>tool to ensure protection of the park in its values including its World Heritage status. The project proposal is consistent with the plan's policies but may not be consistent relating to conformity with an inductive development plan. There are also some inconsistencies within the plan relating to the key Management Philosophies and He Kaupapa Rangatira principles and objectives although these are not caused or exacerbated by the proposal. (Refer to the main report, section 4.4.3)</p> <p>The proposed project has been assessed against the original nomination for World Heritage Status for Tongariro National Park. (refer appendix 3)</p>
<p>5 To give effect to the principles of the Treaty of Waitangi</p>	

<p>The Crown has a statutory requirement to give effect to the principles of the Treaty of Waitangi in its management of public conservation lands. Through a process in the 1990s these principles were established for Tongariro/Taupō Conservancy. They apply particularly to Tongariro National Park and must be given force through this plan.</p> <p>The implementation of <i>He Kaupapa Rangatira</i>, a framework and protocol for giving practical expression to the partnership with Iwi, will ensure tāngata whenua have an evolving and ongoing role in the management of the park.</p> <p>There is a strong synergy between the Treaty principles and the broader conservation philosophies applied to park management.</p> <p>Kia whakamahi i ngā mātāpono o te Tiriti o Waitangi Kei ngā ture he mana whakahaere mo te Karauna kia whakamahi i ngā mātāpono o te Tiriti o Waitangi i āna mahi hāpai mo ngā whenua papa atawhai.</p> <p>Nā ētahi mahi i ngā tau i mua i te tau 1990 i whakatū ēnei mātāpono mo te wāhanga Papa Atawhai o Tongariro/Taupō. Ma te whakamahi i ngā whakaritenga o <i>He Kaupapa Rangatira</i>, he kaupapa hei whakaū i te</p>	<p>The Department will ensure its responsibilities and duties under Section 4 of the Conservation Act are fulfilled in regard to this application.</p> <p>The application has been assessed against the He Kaupapa Rangatira provisions (refer below).</p>	<p>The substantial delay in implementing He Kaupapa Rangatira has meant that discussions on cultural values have not occurred in the context of the national park. This is not related to or caused by the applicant.</p>
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<p>mahi ngātahi o ngā Iwi me te Papa Atawhai, ka hua ko te whakaurunga o te tāngata whenua i ngā take whakahaere o te papa rēhia mo ake tonu atu. Kua nui ake ngā hononga o ngā mātāpono o te Tiriti me ngā whakamātau whakahaere whānui e mahi āna i roto i ngā kaupapa whakahaere o ngā papa rēhia.</p>		
<p>6 To provide for co-operative conservation management The Department of Conservation cannot manage public conservation lands without a relationship with tāngata whenua. The relationship between the Crown and Iwi will be exercised within the park through co-operative conservation management. The implementation of <i>He Kaupapa Rangatira</i>, a framework and protocol for giving practical expression to the partnership with Iwi, will ensure that Iwi and hapū have an evolving and ongoing role in the management of the park. Be it in decision-making processes for use of cultural materials, the reintroduction of previously-present bird</p>	<p>The Department and Iwi are progressing their relationship and developing it further with working together on a range of projects and understandings. These are the Shared Values Project and He Kaupapa Rangatira. It is within this context that the relationship and a better understanding of He Kaupapa Rangatira and co-operative management will be developed. In the context of the proposed project the Department has consulted with hapu (Ngāti</p>	<p>Iwi have been involved in this application through an invitation to “seek comment” but this does not meet the Ngāti Tūwharetoa expectation of “co-operative conservation management” created via He Kaupapa Rangatira. The applicant has a relationship agreement with Ngāti Tūwharetoa, Te Pae Maunga, and has been undertaking consultation on the proposal for over one year.</p>

<p>species, the consideration of concessions which may impact on cultural values or the development of further park guidelines or strategies, Iwi will be involved.</p> <p>Kia whakatakoto tikanga mo te whakahaere ohu i te taiao Kāore e taea e te Papa Atawhai te whakahaere i ngā whenua papa Atawhai mēnā kāhore kau he whanaungatanga ki te tāngata whenua.</p> <p>Ka whakahaerengia e tēnei whanaungatanga i roto i te papa rēhia mā te whakahaere ohu i te taiao. Heoi anō, mā te whakamahi i ngā whakaritenga o <i>He Kaupapa Rangatira</i>, he kaupapa hei whakaū i te mahi ngātahi o ngā Iwi me te Papa Atawhai, ka hua ko te whakaurunga o te tāngata whenua i ngā take whakahaere o te papa rēhia mo ake tonu atu.</p> <p>Ahako te whakataunga, mēnā e hāngai āna ki ngā tikanga whakatau mo te whakamahi i ngā mea ahurea, te whakataki anō i etahi momo manu māori, te whakatau i etahi tukunga noatanga e pāngia ki etahi āhuatanga ahurea, te tupunga o etahi tikanga whakahaere hou rānei, ka mahi tahi te Papa Atawhai me ngā Iwi.</p>	<p>Hikairo) and invited comment from Iwi (Ngāti Tūwharetoa). (Refer to the main report, section 2.1).</p> <p>The decision maker is informed of the views of Iwi and that they do support this project.</p>
<p>7 To provide for public enjoyment of natural and cultural heritage</p>	

<p>This principle, also at the heart of the National Parks Act 1980, is demonstrated through the management of an extensive visitor infrastructure which caters for a range of experiences consistent with the park environment.</p> <p>The department is frequently reminded by the visitor community of the importance of protecting the park's natural values so they may be enjoyed for all time. Historically some of those values have been traded off, particularly at sites where visitors spend a short period of time, in order to provide a park experience for those unable to enjoy more remote locations.</p> <p>Managing the associated tension is a significant challenge facing park managers who have at heart the notion that the New Zealand outdoor cultural heritage should be recognised and, consistent with good conservation practice, be made available so that New Zealanders may experience these magical places.</p> <p>Kia whakatakoto tikanga mo te ngahau o ngā lwi whānui i ngā taonga ahurea, tūturu rānei kua tuku iho Kei te kiko o te National Parks Act 1980 tēnei mātāpono hoki, otirā, ka kitea i te whakamahi i ngā take manuhiri nui rawa e whāngai āna te hunga i ngā mahi e tautako āna i te taiao o te papa rēhia. Ka whakamaharatia e te</p>	<p>The project proposal is within the Whakapapa Ski Area boundary and is consistent with the plan's policies but may not be consistent with those relating to conformity with an inductive development plan (reference Tongariro National Park Management Plan 4.2.4 Amenity Areas, 5.1 and 5.1.2)</p> <p>The plan caters for such proposals as this and notes that developments such as this "should", wherever possible, be located within the Amenities Area (Tongariro National Park Management Plan 5.2.1.2). (Refer to the main report, section 4.4.3)</p>	<p>The proposed project development will be a key facility for visitors to the park all year round.</p> <p>The Whakapapa Ski Area is a key visitor facility within Tongariro National Park. There is a regional and national community of interest who visit the park for skiing and want to enjoy the park and its natural and cultural heritage.</p>
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<p>taunga manuhiri i te Papa Atawhai mo te hiranga o te āta tiaki i te papa rēhia kia taea e te hunga te ngāhau mo ake tonu atu.</p> <p>I ētahi wāhi, pēnei i ngā wāhi ka tau mai ngā manuhiri mo te wā poto, kua waimaha ētahi tikanga kia taea e ngā tāngata e kore e taea te haere ki ngā wāhi kei tawhiti atu te ngahau i te papa rēhia. Ko te whakatau i ngā tūma tētahi mahi nui o ngā kaiwhakahaere o te papa rēhia nā tō rātou tino whai i ngā āhuatanga papa atawhai mo ngā tikanga ahurea.</p> <p>Mā tēnei ka noho mai ēnei wāhi papai mo te hunga taiohi i Aotearoa nei.</p>		
<p>8 To protect the ancestral, historical, archaeological and cultural landscape of Tongariro National Park</p> <p>The cultural heritage of the park cannot be divorced from its natural values. The relationship between Māori and the land is spiritual and physical.</p> <p>Historical and cultural heritage within the park is primarily associated with Māori cultural values and usage, the establishment of the park during the late 19th century, the use of the park for tramping, hunting and skiing, railway related activities, and the early</p>	<p>The cultural values of the peaks and the Tuku Area will not be negatively impacted from the proposed development. The cultural history as it relates to recreational and economic activity will not be negatively impacted by the proposal.</p>	

<p>timber-milling industry. Historic features include archaeological sites, tracks, roads, buildings, bridges, and memorials.</p> <p>The protection of these sites is provided for in legislation.</p> <p>Kia tiaki i ngā āhuatanga tīpuna, huakanga, me ngā āhuatanga ahureaā- whenua o Te Papa Rēhia o Tongariro Kāore e tae ate wetewete i ngā āhuatanga ahurea i ngā tikanga ake o te papa rēhia. Ko te hononga o te whenua ki te lwi he mea kiko, he mea wairua hoki.</p> <p>E tino hono āna ngā tikanga tīpuna, ahurea hoki ki ngā tikanga Māori me tā rātou whakamahi; te takenga o te papa rēhia i te mutunga o te rautau tekau mā iwa; te whakamahi i te papa rēhia mo te hikoī, whakangau kai, me te retireti; ngā āhuatanga rerewhenua; me te tapatapahi ngahere.</p> <p>Ko ngā āhuatanga tīpuna ko ngā wāhi huakanga; ētahi ara hikoī, huarahi, whare, arahanga; me ētahi tohu whakamaharatanga. Kua whakatau ngā āhuatanga tiaki o ēnei mea i ngā ture maha.</p>	<p>Refer to main report section 4.2.3 Cultural Values.</p>	
<p>9 To reflect the values of the park partners in management</p>		

<p>Tongariro National Park is managed by the Department of Conservation for the people of New Zealand. At the core of park management is the interaction between communities of interest and the environment. Many of the park's partners, non-Government organisations, research institutions, and universities, along with groups set up specifically to protect the park, play an ongoing role in its management.</p> <p>The partnership with Māori is specifically reflected in principles 5 and 6. The contribution of many hundreds of people and tens of thousands of hours of volunteer time per annum reflects a deep affinity for this special place.</p>	<p>Refer to main report section 4.2.3 Cultural Values.</p> <p>As a Park Partner and representative of the wider community, the Tongariro Taupō Conservation Board is in support of the proposal.</p>	
<p>Kia whakaata i ngā tikanga whakaaro o te hunga mahi ngātahi i roto i ngā kaupapa whakahaere</p> <p>E tiaki āna te Papa Atawhai i te Papa Rēhia o Tongariro mo ngā tāngata o Aotearoa. Kei te kiko o te kaupapa whakahaere o te papa rēhia te whakawhitiwhiti whakaaro i waenganui i ngā lwi e tika āna me te taiao.</p>		
<p>Kei ngā hoa kaipakihi, pēnei i ngā Māori, ngā rōpū kei waho atu i te rāngai tumatanui, ngā rōpū rangahau, ngā wānanga, me ngā rōpū kua whakatūria hei kaitiaki mo te papa rēhia, he mahi e pā āna ki te whakahaere i te papa rēhia.</p>		

<p>E matua whakaata āna ngā mātāpono tuarima, tuaono hoki i te mahi ngātahi o ngā lwi me te Papa Atawhai.</p> <p>Heoi, ka whakaata mai te whakaaro atawhai o ngā tāngata maha ki te wāhi nei i ngā tīni mano haora kua tūao ia tau, ia tau.</p>		
<p>10 To minimise infrastructure to that essential to provide for visitors’ benefit, use and enjoyment of the park</p> <p>The park is managed for its natural and cultural values. In order to maximise benefits to the park visitor a level of infrastructure is provided, allowing for a range of experiences. From the intensity of ski areas with their associated buildings, lifts, car parks, and crowds to the natural quiet and simplicity of remote areas like Hauhungatahi, a range of infrastructure meets visitor needs.</p> <p>It has become clear, however, that a point is reached where the park experience is compromised by infrastructure. Infrastructure must be maintained at present levels and in places it must be reduced, and disturbed sites restored. Management to ensure the ongoing protection of essential park values is</p>	<p>As noted above. The project proposal is within the Whakapapa Ski Area boundary and is consistent with the plan’s policies but may not be consistent relating to conformity with an indicative development plan.</p> <p>The plan caters for such proposals as this and notes that developments such as this “should” be located within the Amenities Area.</p>	

<p>paramount.</p> <p>Kia whakaiti i ngā take whakahaere ki ērā e hira āna ki te whakatakoto tikanga mo te papa rēhia.</p> <p>E whakahaere āna te papa rēhia mo ōna tikanga ahurea, tikanga tūturu hoki.</p> <p>Kei te papa rēhia ētahi take whakahaere hei whakanui i te whānuitanga me te painga o ngā mahi o ngā manuhiri ki te papa rēhia. Mai i ngā take kua whakatakotoria mo ngā wāhi rere hukarere, tae noa ki ngā wāhi pēnei i ā Hauhungatahi, he maha ngā whakatakotoranga kua whakatūria e te Papa Atawhai mo ngā manuhiri. Engari, inaia nei kua tae ki te wā e waimeha āna ngā take whakahaere i ngā mahinga ki te papa rēhia.</p> <p>Me oti, me whakaiti hoki ngā take whakahaere i ētahi wāhi, heoi anō, me whakatika i ētahi wāhi anō.</p> <p>Ko te mea nui, ko te whakahaere i te papa rēhia hei tiaki i ngā pūtake tikanga o te papa rēhia.</p>		
<p>11 To honour existing legal agreements</p> <p>All existing legal agreements will be honoured in the</p>	<p>RAL hold an existing licence that</p>	

<p>management of Tongariro National Park. These include concessions for ski areas, club and commercial accommodation, transport, scientific research, monitoring sites, and a range of recreation and use activities.</p> <p>No change can be contemplated to these existing agreements except where conditions within the agreements permit or by the mutual consent of the parties.</p> <p>All parties to these agreements are either bound or affected by this plan.</p> <p>Kia whakatutuki i ngā kirimana e tū tonu āna</p> <p>Ka whakatutukia tonu ngā kirimana e te hunga whakahaere o te Papa Rēhia o Tongariro. Ko ngā tukunga noatanga mo ngā wāhi rere hukarere, wāhi nohoanga, me ngā whakatakotoranga ngahau whānui hoki ēnei. Kāore e kitea he rerekētanga i ēnei kirimana mēnā kāore e taea e ngā tāngata te whakaae.</p> <p>Kua herea te hunga mau kirimana ki tēnei kaupapa whakahaere.</p>	<p>provides the process for considering applications for this type of development.</p> <p>(Refer to the main report, section 1.1)</p>	
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Appendix 3

**World Heritage Convention
Operational Guidelines for the Implementation of the World Heritage Convention 2012**

II.A Definition of World Heritage	Assessment of project proposal
<p><u>Cultural and Natural Heritage</u></p>	
<p>1. Cultural and natural heritage are defined in Articles 1 and 2 of the <i>World Heritage Convention</i>.</p>	
<p>Article 1</p> <p>For the purposes of this Convention, the following shall be considered as "cultural heritage";</p> <ul style="list-style-type: none"> - monuments: architectural works, works of monumental sculpture and painting, elements or structures of an archaeological nature, inscriptions, cave dwellings and combinations of features, which are of Outstanding Universal Value from the point of view of history, art or science; - groups of buildings: groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of Outstanding Universal Value from the point of view of history, art or science; - sites: works of man or the combined works of nature and of man, and areas including archaeological sites which are of Outstanding Universal Value from 	<p>The ski areas within Tongariro National Park of Whakapapa and Turoa were present when the park was nominated for World Heritage listing, however raised concerns for the International Union for Conservation of Nature (IUCN) and ICAMOS about impacts on cultural values and the park's image, and</p>

<p>the historical, aesthetic, ethnological or anthropological points of view.</p> <p>Article 2</p> <p>For the purposes of this Convention, the following shall be considered as "natural heritage":</p> <ul style="list-style-type: none"> - natural features consisting of physical and biological formations or groups of such formations, which are of Outstanding Universal Value from the aesthetic or scientific point of view; geological and geographical formations and precisely delineated areas which constitute the habitat of threatened species of animals and plants of Outstanding Universal Value from the point of view of science or conservation; - natural sites or precisely delineated natural areas of Outstanding Universal Value from the point of view of science, conservation or natural beauty. 	<p>potential upwards movement of ski facilities with global warming.</p> <p>The presence of the ski areas is acknowledged by the Tongariro National Park Management Plan, and policies on their management and development are included in the plan.</p>
<p>II. NATIONAL PROTECTION AND INTERNATIONAL PROTECTION OF THE CULTURAL AND NATURAL HERITAGE</p> <p>Article 4</p> <p>Each State Party to this Convention recognizes that the duty of ensuring the identification, protection, conservation, presentation and transmission to future generations of the cultural and natural heritage referred to in Articles 1 and 2 and situated on its territory, belongs primarily to that State. It will do all it can to this end, to the utmost of its own resources and, where appropriate, with any international assistance and co-operation, in</p>	<p>The Tongariro National Park Management Plan is the key tool to protect the values of the park and mountains. A key issue is the balancing of the Key Management</p>

<p>particular, financial, artistic, scientific and technical, which it may be able to obtain.</p>	<p>Philosophies, He Kaupapa Rangatira principles and objectives with the policies of the TNPMP, and in light of the World Heritage status.</p>
<p>Article 5</p> <p>To ensure that effective and active measures are taken for the protection, conservation and presentation of the cultural and natural heritage situated on its territory, each State Party to this Convention shall endeavour, in so far as possible, and as appropriate for each country:</p> <ol style="list-style-type: none"> a) to adopt a general policy which aims to give the cultural and natural heritage a function in the life of the community and to integrate the protection of that heritage into comprehensive planning programmes; b) to set up within its territories, where such services do not exist, one or more services for the protection, conservation and presentation of the cultural and natural heritage with an appropriate staff and possessing the means to discharge their functions; c) to develop scientific and technical studies and research and to work out such operating methods as will make the State capable of counteracting the dangers that threaten its cultural or natural heritage; d) to take the appropriate legal, scientific, technical, administrative and financial measures necessary for the identification, protection, conservation, presentation and rehabilitation of this heritage; and e) to foster the establishment or development of national or regional centres for training in the protection, conservation and presentation of 	<p>The legislative framework of the National Parks and Conservation Act plus General Policy for National Parks are key tools to be used alongside the Tongariro National Park Management Plan to protect the values of the park and mountains.</p>

<p>the cultural and natural heritage and to encourage scientific research in this field.</p>	<p style="text-align: right;">This responsibility is fully understood by the Department.</p>
<p>Article 6</p> <p>1. Whilst fully respecting the sovereignty of the States on whose territory the cultural and natural heritage mentioned in Articles 1 and 2 is situated, and without prejudice to property right provided by national legislation, the States Parties to this Convention recognize that such heritage constitutes a world heritage for whose protection it is the duty of the international community as a whole to co-operate.</p> <p>2. The States Parties undertake, in accordance with the provisions of this Convention, to give their help in the identification, protection, conservation and presentation of the cultural and natural heritage referred to in paragraphs 2 and 4 of Article 11 if the States on whose territory it is situated so request.</p> <p>3. Each State Party to this Convention <i>undertakes not to take any deliberate measures which might damage directly or indirectly the cultural and natural heritage</i> referred to in Articles 1 and 2 situated on the territory of other States Parties to this Convention.</p>	
<p>Article 7</p>	

<p>For the purpose of this Convention, international protection of the world cultural and natural heritage shall be understood to mean the establishment of a system of international co-operation and assistance designed to support States Parties to the Convention in their efforts to conserve and identify that heritage.</p>	<p>This responsibility is fully understood by the Department</p>
<p><u>Mixed Cultural and Natural Heritage</u></p>	
<p>2. Properties shall be considered as "mixed cultural and natural heritage" if they satisfy a part or the whole of the definitions of both cultural and natural heritage laid out in Articles 1 and 2 of the <i>Convention</i>.</p>	
<p><u>Cultural landscapes</u></p>	
<p>i. Cultural landscapes are cultural properties and represent the "combined works of nature and of man" designated in Article 1 of the <i>Convention</i>. They are illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal.</p>	
<p>II.F Protection and management</p>	
<p>3. Protection and management of World Heritage properties should ensure that their Outstanding Universal Value, <i>including the conditions of integrity and/or authenticity at the time of inscription, are sustained or enhanced over time</i>. A regular review of the general state of conservation of properties, and</p>	<p>The Department is currently consulting with iwi on drafting the Retrospective</p>

<p>thus also their Outstanding Universal Value, shall be done within a framework of monitoring processes for World Heritage properties, as specified within the <i>Operational Guidelines</i>¹.</p>	<p>Statement of Universal Value for Tongariro.</p> <p>This will be submitted to the World Heritage Committee when completed.</p> <p>The proposal is for a net reduction of infrastructure.</p>
<p>4. All properties inscribed on the World Heritage List must have adequate long-term legislative, regulatory, institutional and/or traditional protection and management to ensure their safeguarding. This protection should include adequately delineated boundaries. Similarly States Parties should demonstrate adequate protection at the national, regional, municipal, and/or traditional level for the nominated property. They should append appropriate texts to the nomination with a clear explanation of the way this protection operates to protect the property.</p>	<p>The legislative framework of the National Parks and Conservation Act plus General Policy for National Parks are key tools to be used alongside the Tongariro National Park Management Plan to protect the values of the park and mountains.</p>
<p><u>Legislative, regulatory and contractual measures for protection</u></p>	
<p>5. Legislative and regulatory measures at national and local levels should assure the survival of the property and its protection against development and change that might negatively impact the Outstanding Universal Value, or the</p>	<p>As above</p>

¹ The processes of monitoring specified in the *Operational Guidelines* are Reactive Monitoring (see paragraphs 169-176) and Periodic Reporting (see paragraphs 199-210).

<p>integrity and/or authenticity of the property. States Parties should also assure the full and effective implementation of such measures.</p>	
<p><u>Boundaries for effective protection</u></p> <p>6. The delineation of boundaries is an essential requirement in the establishment of effective protection of nominated properties. Boundaries should be drawn to ensure the full expression of the Outstanding Universal Value and the integrity and/or authenticity of the property.</p>	<p>The Tongariro National Park boundaries and internal zones including the authorised ski field licence area are well described and mapped within the Tongariro National Park Management Plan.</p>
<p>7. For properties nominated under criteria (i) - (vi), boundaries should be drawn to include all those areas and attributes which are a direct tangible expression of the Outstanding Universal Value of the property, as well as those areas which in the light of future research possibilities offer potential to contribute to and enhance such understanding.</p>	<p>As above.</p>
<p>8. For properties nominated under criteria (vii) - (x), boundaries should reflect the spatial requirements of habitats, species, processes or phenomena that provide the basis for their inscription on the World Heritage List. The boundaries should include sufficient areas immediately adjacent to the area of Outstanding Universal Value in order to protect the property's heritage</p>	<p>As above.</p>

<p>values from direct effect of human encroachments and impacts of resource use outside of the nominated area.</p>	
<p>9. The boundaries of the nominated property may coincide with one or more existing or proposed protected areas, such as national parks or nature reserves, biosphere reserves or protected historic districts. While such established areas for protection may contain several management zones, only some of those zones may satisfy criteria for inscription.</p>	<p>As above.</p>
<p><u>Buffer zones</u></p>	
<p>10. Wherever necessary for the proper protection of the property, an adequate buffer zone should be provided.</p>	<p>This provision is allowed for within the Ruapehu District Plan.</p>
<p>11. For the purposes of effective protection of the nominated property, a buffer zone is an area surrounding the nominated property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection. The area constituting the buffer zone should be determined in each case through appropriate mechanisms. Details on the size, characteristics and authorized uses of a buffer zone, as well as a map indicating the precise boundaries of the property and its buffer zone, should be provided in the nomination.</p>	<p>As above.</p>
<p>12. A clear explanation of how the buffer zone protects the property should also be provided.</p>	<p>As per the Ruapehu District Plan provisions.</p>

<p>13. Where no buffer zone is proposed, the nomination should include a statement as to why a buffer zone is not required.</p>	
<p>14. Although buffer zones are not part of the nominated property, any modifications to or creation of buffer zones subsequent to inscription of a property on the World Heritage List should be approved by the World Heritage Committee using the procedure for a minor boundary modification (see paragraph 164 and Annex 11). The creation of buffer zones subsequent to inscription is normally considered to be a minor boundary modification.²</p>	
<p><u>Management systems</u></p>	
<p>15. Each nominated property should have an appropriate management plan or other documented management system which must specify how the Outstanding Universal Value of a property should be preserved, preferably through participatory means.</p>	<p>The Tongariro National Park Management Plan.</p>
<p>16. The purpose of a management system is to ensure the effective protection of the nominated property for present and future generations.</p>	<p>As above.</p>
<p>17. An effective management system depends on the type, characteristics and needs of the nominated property and its cultural and natural context. Management systems may vary according to different cultural perspectives, the resources available and other factors. They may incorporate traditional practices, existing urban or regional planning instruments, and other planning control mechanisms, both formal and informal. Impact assessments for</p>	<p>The national park management plan sets out the Works Approval process as the appropriate mechanism to assess</p>

² In case of transnational/transboundary properties any modification will need the agreement of all States Parties concerned.
DOCDM-1175200

proposals of this type.	proposed interventions are essential for all World Heritage properties.
<p>As above.</p>	<p>18. In recognizing the diversity mentioned above, common elements of an effective management system could include:</p> <ul style="list-style-type: none"> a) a thorough shared understanding of the property by all stakeholders; b) a cycle of planning, implementation, monitoring, evaluation and feedback; c) the monitoring and assessment of the impacts of trends, changes, and of proposed interventions; d) the involvement of partners and stakeholders; e) the allocation of necessary resources; f) capacity-building; and g) an accountable, transparent description of how the management system functions.
<p>As above.</p>	<p>19. Effective management involves a cycle of short, medium and long-term actions to protect, conserve and present the nominated property. An integrated approach to planning and management is essential to guide the evolution of properties over time and to ensure maintenance of all aspects of their Outstanding Universal Value. This approach goes beyond the property to</p>

<p>include any buffer zone(s), as well as the broader setting.</p>	
<p>20. Moreover, in the context of the implementation of the <i>Convention</i>, the World Heritage Committee has established a process of Reactive Monitoring (see Chapter IV) and a process of Periodic Reporting (see Chapter V).</p>	<p>The Department has fulfilled its periodic reporting obligations to the World Heritage Committee.</p>
<p>21. In the case of serial properties, a management system or mechanisms for ensuring the co-ordinated management of the separate components are essential and should be documented in the nomination.</p>	
<p>22. In some circumstances, a management plan or other management system may not be fully in place at the time when a property is nominated for the consideration of the World Heritage Committee. The State Party concerned should then indicate when the management plan or system will be fully in place, and how it proposes to mobilize the resources required to achieve this. The State Party should also provide documentation which will guide the management of the site until the management plan or system is finalized fully in place.</p>	
<p>23. Where the intrinsic qualities of a property nominated are threatened by action of man and yet meet the criteria and the conditions of authenticity or integrity set out in paragraphs, an action plan outlining the corrective measures required should be submitted with the nomination file. Should the corrective measures submitted by the nominating State Party not be taken within the time proposed by the State Party, the property will be considered by the Committee for delisting in accordance with the procedure adopted by</p>	

	<p>the Committee (see Chapter IV.C).</p>
	<p>24. States Parties are responsible for implementing effective management activities for a World Heritage property. State Parties should do so in close collaboration with property managers, the agency with management authority and other partners, and stakeholders in property management.</p>
	<p>25. The Committee recommends that States Parties include risk preparedness as an element in their World Heritage site management plans and training strategies.</p>
	<p><u>Sustainable use</u></p>
<p>As allowed for within the Tongariro National Park Management Plan.</p>	<p>ii. World Heritage properties may support a variety of ongoing and proposed uses that are ecologically and culturally sustainable, and which may contribute to the quality of life of communities concerned. The State Party and its partners must ensure that such sustainable use or any other change does not impact adversely on the Outstanding Universal Value of the property. For some properties, human use would not be appropriate. Legislations, policies and strategies affecting World Heritage properties should ensure the protection of the Outstanding Universal Value, support the wider conservation of natural and cultural heritage, and promote and encourage the active participation of the communities and stakeholders concerned with the property as necessary conditions to its sustainable protection, conservation, management and presentation.</p>
<p>Assessment against the proposed project</p>	<p>Attributes</p>

<p>The power of the unbroken associations of Ngāti Tūwharetoa with the mountains since the landing of the Arawa canoe; the strong association is both a physical (Pacific ring of fire) and a cultural (Ngatoroirangi) connection to their Pacific origins in the Hawaiikis.</p> <p>The cultural links are clearly demonstrated in the oral history which is still a pervasive force for Ngāti Tūwharetoa.</p> <p>The peaks are spoken of with the same reverence and feeling as tribal ancestors ensuring that the connection is one of spirituality as well as culture.</p>	<p>This has been strongly reinforced by Iwi Leadership through the consultation process and is well understood by the Department.</p> <p>This will be brought to the Decision Maker's attention.</p>
<p>The linkage of cultural identity with the mountains; Tongariro, Ngāti Tūwharetoa and Te Heuheu are inextricably linked in tribal pepeha recited at any occasion hosted by Ngāti Tūwharetoa Iwi.</p>	<p>This is well understood by the Department.</p> <p>This was reinforced through consultation.</p>
<p>The cultural significance of the Gift; Horonuku's gift in 1887 formed the nucleus of the first National Park in New Zealand, and only the fourth in the World.</p> <p>Significantly this Gift was the first from an indigenous people.</p> <p>The spirit of the Gift fostered the formation of the National Park network in</p>	<p>This is set out within the Tongariro National Park Management Plan.</p> <p>The plan notes that the philosophy of protecting the Tuku Area is reflected in the policies throughout the Plan that seek to protect this zone in its natural state as far as possible, to avoid the adverse effects of new</p>

<p>New Zealand, and thus has safeguarded some of the most outstanding landscapes in the world from development.</p>	<p>developments and use, both commercial and non-commercial, and to protect its cultural values.</p>
<p>The high recognition, thought-out New Zealand, of the rich cultural tapestry woven between Ngāti Tūwharetoa and the Park; this was clearly demonstrated in the 1987 centennial celebrations held throughout the country, the opening of the Whakapapa Visitors Centres and the prominence given to cultural values in the centre and its audio-visual presentations.</p> <p>The Visitor Centre provided a mechanism for reflection on the importance of the Gift and of continuing to preserve and protect the mountains.</p>	
<p>The outstanding universal natural values have already been recognised in the World Heritage natural listing. The associative cultural values for Ngāti Tūwharetoa and Te Atihaunui a Pāparangi are inseparable from the natural qualities.</p> <p>It is said that national parks are ‘sanctums of our culture (Edward Abbey) where encounters with wilderness affect and then return people to their daily lives at least a little changed.</p> <p>In the protection of these wild areas is also the acknowledgement and protection of their cultural values.</p>	<p>Further work is required on this. The consultative drafting of the RSOUV will be a step towards this as will progress on the Shared Values Project and He Kaupapa Rangatira. This is the responsibility of the Department and Tangata Whenua. The applicant is not involved in this process.</p>
<p>Conclusion</p> <p>Further work is required to be progressed in regards to the RSOUV, Shared Values Project and He Kaupapa Rangatira to give a better understanding of the cultural values and significance of the mountains of Tongariro National Park to all parties and how the</p>	

relationship should be progressed for the management of the Park as a whole. Without this being in place it is difficult to fully assess the proposed project and its possible impacts on the cultural values however it is noted that Tangata Whenua support the proposal.

Appendix 6

Summary of submissions

Submitter	Position	Request to be Heard	Main Points Raised
Forest and Bird	Oppose	Yes	<ul style="list-style-type: none"> • The expected increase in visitors would significantly increase pressure on infrastructure at Whakapapa, particularly on the access road and car park facilities, and on the Whakapapa Wastewater Treatment Plant. • The National Parks Act, Tongariro National Park Management Plan, and the World Heritage status all make a point that national parks will be administered and maintained to preserve the scenery, ecological systems and natural features of national parks as far as possible in their natural state. • The granting of a Works Approval would result in further pressure on the Whakapapa Wastewater Treatment Plant and deterioration of the water quality.
Shane Clements	Support	No	<ul style="list-style-type: none"> • Support is conditional on the installation of a mid-station addition at Hut Flat • Concerns with the removal of removing the Waterfall Express without a mid-station, such as congestion through the lower mountain causing safety issues .
Marty Staines	Oppose	No	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • The application submitted by RAL was filed with a letter of support

			<p>from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter.</p> <ul style="list-style-type: none"> • Seeks a mid-station • Premature to determine this application in advance of the outcome of the RAL resource consent application
Maggie McCaughan	Oppose	No	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter. • Premature to determine this application in advance of the outcome of the RAL resource consent application
Matthew Fulton	Support	No	<ul style="list-style-type: none"> • Support is conditional on an uphill mid-station addition • Congestion through the lower mountain • Safety of skiers and boarders on the lower mountain, with beginner and experienced skiers and boarders in the same area • Loss of access to mid-field only skiing
Andrew Hart	Support	No	<ul style="list-style-type: none"> • Support is conditional on an uphill mid-station addition • Congestion through the lower mountain • Safety of skiers and boarders on the lower mountain, with beginner and experienced skiers and boarders in the same area • Loss of access to mid-field only skiing
Richard Horton	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects

		<ul style="list-style-type: none"> ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter. ● Premature to determine this application in advance of the outcome of the RAL resource consent application 	<ul style="list-style-type: none"> ● Support is conditional on an uphill mid-station addition ● Congestion through the lower mountain ● Safety of skiers and boarders on the lower mountain, with beginner and experienced skiers and boarders in the same area ● Loss of access to mid-field only skiing
R. Fisk	Support	No	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field
Diane Rice	Oppose	Yes	<ul style="list-style-type: none"> ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
Deane Tetley	Oppose	Yes	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field

			<ul style="list-style-type: none"> • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application • Support is conditional on direct access being retained from Hut Flat to Knoll Ridge and Te Heuheu Valley/Delta Corner ski area. If this is not retained, there would be no way to reach the café from Hut Flat if the Rockgarden is unskiable due to lack of snow. • The lack of a mid-station also means that skiers wishing to only ski the upper mountain would have to take the Rangatira chairlift to the lower gondola terminal to return to the top of the mountain
Peter Otway	Support	No	
Allan Bulte	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • Premature to determine this application in advance of the outcome of the RAL resource consent application • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter
Yvonne Joass	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field

			<ul style="list-style-type: none"> • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Onno Janssen	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Colin De Freyne	Oppose	No	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Rodney	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing

Featherstone			<ul style="list-style-type: none"> ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
Liza Fitsimmons	Oppose	Yes	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
Jeff Davies	Oppose	Yes	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter

			<ul style="list-style-type: none"> ● Premature to determine this application in advance of the outcome of the RAL resource consent application
John Knowles	Oppose	Yes	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
Michael Taylor	Support	No	<ul style="list-style-type: none"> ● World-class facilities ● Attract domestic and international tourists ● Faster evacuation of the mountain if necessary ● Neutral, or better, physical impacts on the park
Stuart Ewington	Oppose	No	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
Fiona Willison	Oppose	Yes	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing

			<ul style="list-style-type: none"> ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
<p>Tony Russell</p>	<p>Oppose</p>	<p>Yes</p>	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
<p>Damon Forsyth</p>	<p>Oppose</p>	<p>Yes</p>	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter

			<ul style="list-style-type: none"> ● Premature to determine this application in advance of the outcome of the RAL resource consent application
Tracey Jones	Support	Yes	<ul style="list-style-type: none"> ● Support is conditional on the addition of a mid-station ● Enables access to Knoll Ridge for all levels of physical ability ● No mid-station will force skiers to ski through the Rockgarden on each run ● Upper mountain and the West runs are often closed in the mornings, if not all day, meaning everyone will end up on the Turtle Run, which is already busy
Heather Chao	Oppose	Yes	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
Tony Scott	Oppose	Yes	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter

Anna Scott	Oppose	Yes	<ul style="list-style-type: none"> Premature to determine this application in advance of the outcome of the RAL resource consent application
			<ul style="list-style-type: none"> Loss of access to mid-field only skiing Adverse landscape and visual amenity effects Adverse health and safety effects as a result of altered use patterns on the ski field Seeks a mid-station The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter Premature to determine this application in advance of the outcome of the RAL resource consent application
Catherine Gafa	Oppose	No	<ul style="list-style-type: none"> Loss of access to mid-field only skiing Adverse landscape and visual amenity effects Adverse health and safety effects as a result of altered use patterns on the ski field Seeks a mid-station The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter Premature to determine this application in advance of the outcome of the RAL resource consent application
James Frankham	Oppose	Yes	<ul style="list-style-type: none"> Loss of access to mid-field only skiing Adverse landscape and visual amenity effects Adverse health and safety effects as a result of altered use patterns on the ski field Seeks a mid-station

			<ul style="list-style-type: none"> • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Alfred Frankham	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter <p>Premature to determine this application in advance of the outcome of the RAL resource consent application</p>
Beverley Frankham	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter <p>Premature to determine this application in advance of the outcome of the RAL resource consent application</p>
Garth & Anna-Fay Hinton	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects

			<ul style="list-style-type: none"> ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
<p>Daniel Thomas</p>	<p>Oppose</p>	<p>Yes</p>	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
<p>Tim Sharp</p>	<p>Oppose</p>	<p>Yes</p>	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application

	of the RAL resource consent application			
Bryn Harrison	Oppose	No	<ul style="list-style-type: none"> ● Reluctant opposition ● Concerned with negative impact on skiers and snowboarders as a result of the loss of uphill access to the upper mountain with the removal of the Waterfall Express ● Safety concerns with beginner and experienced skiers and snowboarders skiing the lower mountain ● Seeks a mid-station 	
John & Jennifer Rutledge	Oppose	Yes	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application 	
Margaret Harrison	Neutral	No	<ul style="list-style-type: none"> ● Initial submission in reluctant opposition, but after contact with RAL, withdrew opposition submission and replaced with this neutral submission. ● No further comment provided 	
Pinnacle Ski Club	Oppose	No	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station 	

			<ul style="list-style-type: none"> • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
<p>Anne-Marie Bouchier</p>	<p>Support</p>	<p>No</p>	<ul style="list-style-type: none"> • Allows for safe transport up the mountain in all weather conditions • New infrastructure has greater reliability • Brand new structures designed with the terrain and maunga in mind would be far preferable to a structure which had no such considerations in its planning and design • Cannot comprehend how privacy may be invaded by the gondola on the ski clubs • Safety concerns where there may be large numbers of skiers and boarders is mitigated by the signage and rules which are already in place • The removal of a mid-station will give a longer run to all which may be seen as enhancing the experience of users • Construction of the gondola is likely to enhance the safety and foreseeable recreational needs of all users in the area
<p>D.J. Harrison</p>	<p>Oppose</p>	<p>No</p>	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter

			<ul style="list-style-type: none"> • Premature to determine this application in advance of the outcome of the RAL resource consent application
G & V Bennett	Oppose	No	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Adrian Adriaansen	Oppose	No	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Gregory Fournier	Oppose	No	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station

			<ul style="list-style-type: none"> • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Marion Fournier	Oppose	No	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Eileen Hollands	Oppose	No	<ul style="list-style-type: none"> • Rūnanga (Ngāti Hikairo ki Tongariro) supported the RAL application without consultation
Vivian Oskam & Bram Stevens	Oppose	No	<ul style="list-style-type: none"> • Skiing and snowboarding will become restricted and/or congested • Ski field users forced to continue to the bottom with the additional safety risks of mixing beginner and experienced skiers • When snow conditions are bad on the lower mountain, the mid-field area are of the Waterfall Express will become unusable
Michael Cook	Oppose	No	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station

			<ul style="list-style-type: none"> • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Susanne Germann	Oppose	No	<ul style="list-style-type: none"> • Support in principle, but oppose the current application as it will adversely affect the recreational value of Whakapapa ski field as it will result in the loss of uphill access to the middle-third of the ski area with the removal of the Waterfall Express • Congestion through the Rockgarden, and safety concerns when beginner and experienced skiers and boarders are moving through a narrow space • Seeks a mid-station
Hannah Cook	Oppose	No	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Kylie Cook	Oppose	No	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field

			<ul style="list-style-type: none"> • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Ute Lorch	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Anthony Church	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Georgia Cook	Oppose	No	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing

			<ul style="list-style-type: none"> ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
<p>Natasha Cook</p>	<p>Oppose</p>	<p>No</p>	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
<p>Tongariro Taupō Conservation Board</p>	<p>Support</p>	<p>Yes</p>	<ul style="list-style-type: none"> ● Reduction of infrastructure on the ski field ● The base station and upper station are adjacent to existing facilities and form a cluster, which is consistent with the Tongariro National Park Management Plan 5.2.5 ● Allows for those less able to visit Knoll Ridge ● Gondola is able to operate in less clement weather ● Increase the use of the ski area in the summer months ● Requests that foot access to Mead’s Wall and into Happy Valley are

David Carter	Oppose	Yes	easily accessed and close to the Top of the Bruce area
			<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
Angus Winstone	Oppose	Yes	<ul style="list-style-type: none"> ● Loss of access to mid-field only skiing ● Adverse landscape and visual amenity effects ● Adverse health and safety effects as a result of altered use patterns on the ski field ● Seeks a mid-station ● The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter ● Premature to determine this application in advance of the outcome of the RAL resource consent application
Michael Ure	Oppose		<ul style="list-style-type: none"> ● Removal of Waterfall Express limits accessibility to more advanced ski runs ● Advanced skiers will have to negotiate narrow beginner trails through the Rockgarden to access advanced ski runs ● Replacement of the Waterfall Express should take precedence over the installation of the gondola

James Mackenzie	Support	No	<ul style="list-style-type: none"> • Operation of the ski field and ski clubs are barely economic at present, with the community also facing a \$10M+ Asset Management Programme over the next few years for infrastructure upgrades • The gondola will increase visitor numbers during non-snow days, also increasing revenue which help to fund further developments • Against a mid-station
Amanda Burling	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Tony Scott	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application

<p>Anna Scott</p>	<p>Oppose</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
<p>Robert Scelly</p>	<p>Oppose</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
<p>Barbara Scelly</p>	<p>Oppose</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did

			<p>not undertake consultation with its members on this matter</p> <ul style="list-style-type: none"> • Premature to determine this application in advance of the outcome of the RAL resource consent application
Rebecca Churton	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Murray Fowke	Support – with conditions	No	<ul style="list-style-type: none"> • Concerned that the lower terminal will impede walking access to Mead’s Wall
Jacqueline Ure	Oppose	No	<ul style="list-style-type: none"> • Safety concerns of beginner and experienced skiers skiing the same slopes • Safety concerns of beginner skiers being encouraged to ski outside their abilities on the upper mountain • Seeks a mid-station at Hut Flat
Carroll Muir	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did

			<p>not undertake consultation with its members on this matter</p> <ul style="list-style-type: none"> • Premature to determine this application in advance of the outcome of the RAL resource consent application
Melanie Adriaansen	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Pamela Millward	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Athol Birchenough	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field

			<ul style="list-style-type: none"> • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Mark Leuschke	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Ava Leuschke	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Lindsay Churton	Oppose	Yes	<ul style="list-style-type: none"> • Loss of access to mid-field only skiing

		<ul style="list-style-type: none"> • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Christopher Turney	Oppose	<p>Yes</p> <ul style="list-style-type: none"> • Loss of access to mid-field only skiing • Adverse landscape and visual amenity effects • Adverse health and safety effects as a result of altered use patterns on the ski field • Seeks a mid-station • The application submitted by RAL was filed with a letter of support from Ruapehu Mountain Clubs Association (RMCA), but RMCA did not undertake consultation with its members on this matter • Premature to determine this application in advance of the outcome of the RAL resource consent application
Vicki Ketu & Whanau	Oppose	<p>Yes</p> <ul style="list-style-type: none"> • Letter written by Tūnanganui o Ngāti Hikairo ki Tongariro in support of the application was not mandated by whanau or hapu members • Letter referenced above had signature fraudulently inserted • At the time that Tongariro was nominated for both natural and cultural World Heritage status, the criteria for cultural World Heritage sites stipulated that there be some tangible evidence of cultural use of the site • The understanding of tupuna passed was that the granting of

			National Park and World Heritage statuses meant that the maunga would be protected from future development
Lisa (and Murray) Denyer	Oppose	No	<ul style="list-style-type: none"> • Significant negative impact on the usability of the ski field • Safety concerns of all skiers and boarders through the lower mountain • Seeks a mid-station
Roland Alderton & Jorinde Alderton	Oppose	No	<ul style="list-style-type: none"> • Increased congestion through the Rockgarden leading to safety concerns • Decreased use of the mid-mountain section in late season • Seeks a mid-station, or the Waterfall Express to be retained and maintained
Ngāti Rangī	Oppose	Yes	<ul style="list-style-type: none"> • Ngāti Rangī have never supported development on Ruapehu, and would prefer it was untouched and left in a pristine state • Ngāti Rangī wish to recognise their ancestral maunga Ruapehu • Ngāti Rangī signed Rukutia Te Mana, 2018, the Treaty of Waitangi Deed of Settlement between the Crown and Ngāti Rangī on 10 March 2018 • A Kāhui Maunga Management Plan needs to be developed and resourced by DOC and RAL to allow for consistent iwi-based responses in relation to all activities that occur within the Tongariro National Park • Increased potential risk to towers in the lahar pathway • The Ngāti Rangī Taiao Management Plan (2014) states that <i>Ruapehu Maunga will not be altered or tampered with in any way as part of any management strategy as a means to divert or withhold the flow of a lahar, and no new buildings will be erected in known lahar paths</i> • Serious concerns about the level of earthworks required

			<ul style="list-style-type: none">● Ngāti Rangi was not formally consulted on this application● Seeks current infrastructure to be maintained and enhanced● No expansion of infrastructure where further soil and original mountain material is disturbed● Pleased that redundant structures will be removed from the maunga
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Appendix 7 – Hearing Information

MEMO

Date: 3 April 2018

To: Allan Munn, Director Operations, Central North Island

Prepared By: Helen Neale, (hearing panel chair), Bronwyn Barnard, Apanui Skipper (panel members)

Subject: Major Works Approval - RAL Gondola

The hearing for the above Major Works approval was held at the DOC office in Turangi on 26 March 2018. Several submitters appeared by Skype.

Panel members would like it noted that given the limited timeframe it was asked to report within, it has been unable to look into issues in depth. It advises that it would be preferable to allow more time for this and if there are natural justice issues to be considered.

The panel considers that there are two outstanding main issues that need to be resolved prior to a decision being made on this works approval.

1. The ability of the Wastewater Treatment plant to cope with any extra demand that is placed on it as a result of the gondola numbers should be confirmed. Addressing this matter will also ensure consistency with the Tongariro National Park Management plan (TNPMP) and in particular polices under 4.1.4 relating to water values and 4.1.16 relating to Works Approval considerations. RAL referred to other users of the waste water system and the relative impacts of them and day users of the proposed gondola. RAL stated that they are not expecting the peak numbers to increase as a result of the proposal, and that they were the largest single contributor to the most recent upgrade to allow for 6000 RAL visitors to be catered for in the design and construction of the WWTP.

However, the panel did not have adequate information to be able to respond to this matter at the hearing and RAL and Forest and Bird did not produce expert evidence at the hearing to support its statements.

2. The status of the Indicative Development Plan (also referred to as the Facility Management Plan) needs to be clarified. The panel heard that a new plan has been in development since mid-2017 and into 2018 to replace the 2011 plan. The panel notes that in considering the consistency of this works approval with the TNPMP confirming the status of this plan as being either in draft or current is critical.

The panel notes that Ngāti Hikairo have expressed their support for the 10-year indicative plan presented to them at their hui on 24 November 2017 formally via letters of support. It is not clear which version this was. The Applicant also included a letter from the Paramount Chief of Ngāti Tūwharetoa dated 25 August 2017 in response to a proposal for the development of an Alpine Aerial Tram on Whakapapa ski field.

The panel is not able to comment on the adequacy of any proposed conditions as these have not been provided to the panel.

A summary of submissions and responses to them is appended.

Hearing Report

A hearing was held for submitters wishing to be heard at the Turangi office of the Department of Conservation on Monday 26 March 2018. The hearing panel consisted of Helen Neale, CNI Statutory Manager (panel chair), Bronwyn Barnard, Wellington office legal team (Panel member) and Apanui Skipper, Pou Tairangahau Hauraki –Waikato-Taranaki (panel member).

The following is a summary of the issues raised by those submitters and spoken to at the hearing, RAL’s response to some of these and the Panel’s response.

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel’s response
Forest and Bird – oppose	Undue speed of process/haste of decision/inability to address other submitter concerns	To be noted that time frames reduced ability to prepare for hearing, in particular to be able to respond to other submissions.		Noted in hearing report - process will not be reduced or limited due to these time frames. Works approval process differs from RMA in that there is no opportunity for submitters to comments on other submissions. The hearing date was advertised with the application notification on 20 and 21 February 2018.
Ability of infrastructure to cope with any potential increase in visitor numbers including roads, carparks and Waste Water Treatment Plant (WWTP)	Consider infrastructure not adequate and no increases in visitors should be allowed until impact of pressures on National Park values can be avoided. In particular they seek a	A more even and consistent distribution of waste entering system due to spreading of visitors will be beneficial to the operation of the WWTP as will ensure more effective processing. Peak	Current WWTP is being upgraded and a new consent being applied for to address	

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel's response
	<p>Ability of upgraded WWTP to be ready for 2019 season</p> <p>Deterioration of water quality in tributaries to Wairere Stream feeding into the Whakapanui Stream before flowing into the Wanganui River.</p> <p>References 2015 McArthur Report on compliance with One Plan targets and notes levels are being exceeded.</p> <p>Submits inconsistency with RMA, DOC's statutory planning documents and One Plan.</p> <p>Notes that it opposes</p>	<p>long term sustainable option that would be consistent with national park values for the WWTP.</p>	<p>visitation in summer estimated to be less than a third of that of the winter.</p> <p>Reduction in water entering system also in progress to assist with effectiveness of WWTP.</p> <p>Confirm that system is designed to cater for peak levels of visitors as detailed.</p> <p>Roads and carparks are designed to cater for peak days.</p>	<p>long standing issues.</p> <p>Panel members are concerned about degradation of water quality in streams and understand that this will be addressed by the WWTP Resource Consent process and with expert advice.</p> <p>Clarification in relation to</p>

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel's response
	DOC's application to renew Resource Consent for the WWTP.			consistency with Department's planning documents is needed.
RSC (Ruapehu Ski Club Incorporated) - opposed	<p>Loss of uphill access due to removal of Waterfall Express</p> <p>Adverse landscape/visual amenity and health and safety effects for RSC members</p> <p>Adverse health and safety due to altered use patterns on ski field</p>	<p>Measure to address adverse effects due to loss of uphill access at Hut Flat</p> <p>Provision of a mid station</p> <p>Address other concerns</p>	<p>Mid station option has been considered by RAL - additional towers, removal of water tanks and significant earthworks would be required. This is inconsistent with minimising earthworks and the reduction in infrastructure desired by iwi – this analysis has only recently been completed and should be made available to RSC and other clubs</p> <p>An independent risk assessment was undertaken by engineers on behalf of RAL which</p>	<p>The info provided to the panel from the Department's Landscape officer indicates that towers 6 and 9 are on small ridges being approx. 10.5m and tower 7 approx. 11.5m from ground level. The panel notes his view that there will not be significant visual intrusion into the interior of the lodges. The deck of the upper building will be visible to patrons.</p> <p>Heard RAL's explanation on advice from their Italian experts. This information</p>

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel's response
	<p>IDP inconsistency (5.2.2 policies 4 & 5). 2001 IDP didn't</p>		<p>indicated that there is no risk of tower failure that would impact on the RSC huts.</p> <p>Pre-development (i.e with National Downhill/Rockgarden and Centennial) chairs operating) there were 3300 skiers per hour.</p> <p>Post development with Rangatira and Gondola in place these are predicted to be 3920 person/hour.</p> <p>This suggests an increase of 785 persons per hour and more likely to be in the vicinity of 500 so not considered to be a significant increase. In addition, a number of safety improvements are being addressed through the provision of improved facilities for</p>	<p>should be made available to stakeholders.</p> <p>Indicative Development Plan</p>

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel's response
	provide for a gondola as a matter of priority.		<p>beginner skiers in Happy Valley and improved snow making in the Rock Garden.</p> <p>IDP – The previous IDP provided to the Department, stakeholders and iwi was dated 2011. RAL informed us that a new IDP was drafted in June 2017 and presented to iwi and other stakeholders during the latter part of 2017 including Te Pae Maunga.</p> <p>A letter from Ngāti Hikairo ki Tongariro was received from RAL dated 1 December 2017 endorsing this IDP.</p>	<p>status needs clarification - Section 5.2.2 Policies 4 & 5 of the Tongariro National Park Management Plan require that any major works will conform to a current indicative development plan (IDP). The previous IDP provided to the Department and iwi was dated 2011. A new IDP was drafted in June 2017 and presented to iwi and other stakeholders during the latter part of 2017 including Te Pae Maunga.</p> <p>The Department was formally presented with a copy of this document by RAL in February 2018 with an offer of presenting this to the Conservation Board. This is yet to occur. An updated IDP dated March 2018 was presented at the hearing.</p>
	RMA decision should			

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel's response
	<p>be determined prior</p> <p>RSC not consulted</p>			<p>Clarification of the status of this IDP is needed to ensure that this meets the policies specified in the TNPMP.</p> <p>RMA process is separate to Works Approval – include a works approval condition that addresses any RMA condition that may be added by council.</p> <p>There are differing views as to the level of consultation with RSC in relation to this works approval – a public process has been available for RSC to express their views as they have done.</p> <p>It is important to ensure that key stakeholders are well informed and kept up to date with key developments. This should be ongoing and include the more recent material from RAL.</p>

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel's response
Tongariro Taupō Conservation Board - support overall	<p>Noted speed of process</p> <p>Noted that although TNPMP is "out of date" but not outdated.</p> <p>Support overall reduction in infrastructure and clustering of buildings/positive safety aspects.</p> <p>Concern re lack of access to Meads Wall.</p> <p>Supportive of new WWTP scheme and staying within the National Park rather than moving to a new site.</p>	Request for walking access be to Meads Wall provided		RAL committed to providing walking access to Meads Wall area as requested
Vicki Ketu -	Ngāti Hikairo - do not	Transparent and		Ensure consultation includes

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel's response
for Ketu Whanau Trust oppose	<p>accept letter of Ngāti Hikairo dated Dec 2017.</p> <p>Concerns re protection of maunga Papakai Marae on 17 March 2018. Vicki Ketu did not attend this hui.</p> <p>Better consultation and acknowledgement.</p>	<p>collaborative process with Ngāti Hikairo hapu/whanau.</p>		<p>all hapu/whanau with interest in maunga.</p> <p>RAL noted that they had attended a hui a hapu at Papakai Marae on 17 March 2018. Vicki Ketu did not attend this hui.</p> <p>Bubs Smith of Ngāti Hikairo spoke at the hearing and confirmed that the letter of support from Ngāti Hikairo dated November 2017 still stands.</p>
Angus Winstone – for Garth and Anna-Fay Hinton – oppose	<p>Loss of uphill access due to removal of Waterfall Express</p> <p>Adverse landscape and visual amenity effects</p> <p>Adverse effects on skier experience/social and recreational values</p>	<p>Measure to address adverse effects due to loss of uphill access at Hut Flat</p> <p>Provision of a mid station</p> <p>Address other concerns</p>	See RSC response	<p>Heard RAL's explanation on advice from their Italian experts. This information should be made available to stakeholders.</p>

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel's response
	<p>Health and Safety due to due to altered use patterns</p> <p>TNPMP - IDP inconsistency (5.2.2 policies 4 & 5).</p>			<p>Indicative Development Plan status needs clarification - Section 5.2.2 Policies 4 & 5 of the Tongariro National Park Management Plan require that any major works will conform to a current indicative development plan (IDP). The previous IDP provided to the Department and iwi was dated 2011. A new IDP was drafted in June 2017 and presented to iwi and other stakeholders during the latter part of 2017 including Te Pae Maunga.</p> <p>The Department was formally presented with a copy of this document by RAL in February 2018 with an offer of</p>

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel's response
	RMA process not completed			<p>presenting this to the Conservation Board. This is yet to occur. An updated IDP dated March 2018 was presented at the hearing.</p> <p>Clarification of the status of this IDP is needed to ensure that this meets the policies specified in the TNPMP.</p> <p>RMA process is separate to Works Approval – include a works approval condition that addresses any RMA condition that may be added by council.</p>
Tracey Jones – support overall	<p>Support gondola</p> <p>Off/on loading safety</p> <p>Signage for hazards</p> <p>Safety issues at Rock Garden end</p>	<p>Mid station requested</p> <p>Improved off/on loading</p> <p>Hazard signage</p> <p>Widening of lower mountain ski areas</p>	<p>Mid station option has been considered by RAL - additional towers, removal of water tanks and significant earthworks would be required. This is inconsistent with minimising earthworks</p>	<p>Heard RAL's explanation on advice from their Italian experts. This information should be made available to stakeholders.</p>

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel's response
	Lack of recording of incidents	Recording of all accidents	and the reduction in infrastructure desired by iwi – this analysis has only recently been completed and should be made available to RSC and other clubs. RAL advised that injuries were reduced from 2.7/1000 in 2016 to 2/1000 in 2017 which they attribute to improved facilities in Happy Valley and improved snowmaking.	Other issues are operational matters that should be addressed by RAL and in consultation with the Department.
Damon Forsyth	Loss of uphill access due to removal of Waterfall Express Adverse landscape and visual amenity effects for RSC members/loss of privacy Adverse health and	Measure to address adverse effects due to loss of uphill access at Hut Flat Provision of a mid station Address other concerns	See RSC response	As per RSC response

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel's response
Ngāti Rangī - David Milner	<p>safety due to altered use patterns on ski field</p> <p>TNPMP - IDP inconsistency (5.2.2 policies 4 & 5)</p> <p>RMA decision should be determined prior</p>	<p>Iwi led Kahui Maunga Management Plan be developed by DOC/RAL</p> <p>Long term strategy for whole maunga needed on refuse management/ alcohol and smoking needed on these issues</p> <p>Further clarification on new tower earthworks, current infrastructure maintained and enhanced, no</p>	<p>Bubs Smith for Ngāti Hikairo ki Tongariro spoke in support of RALs' proposal and in response to the Ngāti Rangī submission.</p> <p>He voiced concern about a precedent being set where Ngāti Rangī want a voice and in this context was stepping on another iwi's concern/rohe.</p>	<p>Treaty Settlement negotiations for the Tongariro National Park will provide opportunity for this conversation to happen collectively. The negotiation is to start prior to July 2018.</p> <p>The Department requested RAL to undertake a review of</p>

Submitter	Summary of Issues raised	REQUESTED RELIEF	RAL submission	Panel's response
	<p>Expansion/removal of infrastructure and associated earthwork/disturbance opposed</p> <p>Visitor growth strategies involvement</p>	<p>expansion where further soil and original mountain material disturbed, appropriate source for backfill and rehabilitation of disturbed areas.</p> <p>Clear process for removal of redundant structures by RAL</p> <p>Erosion mitigation plan prior to earthworks</p> <p>Backfill sourced from an appropriate area in consultation with iwi</p> <p>Disturbed areas returned to natural state</p> <p>Thorough assessment of RAL's petrochemicals stores and risks to go to iwi</p> <p>Involvement in future discussion and decision making re Whakapapa Ski area.</p>	<p>Information to be provided to the Department as part of construction plans and resource consent detail</p>	<p>Fuel storage and the spill response plan in the last 5 years and was satisfied with the outcomes of this process. This information should be shared with Ngāti Rangī.</p>

The panel would like it noted that this summary has been prepared within the timeframes provided. This has limited the thoroughness of its analysis.

