

02 August 2018

Department of Conservation  
1 Arthurs Point Road  
Queenstown  
9371

Dear Sir/Madam;

**NZSKI LIMITED – PROPOSED PASSENGER LIFT SYSTEM, ASSOCIATED EARTHWORKS AND  
CLEARANCE OF INDIGENOUS VEGETATION, REMARKABLES SKI AREA, QUEENSTOWN**

Southern Planning Group act for NZSki Limited who seeks a Concession for an Easement for the establishment of a replacement passenger lift system within the Sugar Basin locality of The Remarkables Ski Area, Queenstown.

The proposal involves earthworks and indigenous vegetation clearance within an alpine environment to build new ski trails, install infrastructure services and to establish the passenger lift system.

Full details of the proposal are contained within the attached Concession application and assessment of environmental effects prepared on behalf of NZSki Limited by Southern Planning Group.

I trust that the information attached to this correspondence provides a comprehensive understanding of the proposal. Should you have any questions, please do not hesitate to contact the writer directly.

Yours faithfully



Sean Dent  
DIRECTOR  
**SOUTHERN PLANNING GROUP**  
18105 – NZSKI LIMITED



We recommend that you contact your usual permissions advisor, or the [appropriate Department of Conservation Office](#) to discuss the application prior to completing the application forms - see appendix for contact details.

Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form must be completed for all longer term applications (ie not one-off applications), then please fill in and attach the form(s) for the activities you wish to undertake. If extra space is required for answering please attach and label according to the relevant section.

Once you have filled in your application form, please complete this checklist to ensure that all components of your application form are complete. This will help prevent any possible delays in the processing of your application:

- Legal status registration number (if not an individual)
- Written testimonials (if required)
- Written consultations (if applicable)
- All appropriate activity application forms - for concessions we require the applicant information form **and** relevant activity form(s)
- Supporting evidence for Environmental Impact Assessment (if required)
- Supporting information and detail including maps, site plans, building plans as required in activity forms. **\*\*Note some applications require GPS Co-ordinates\*\***
- Supporting evidence for details of activity forms
- Have you read the section regarding the liability of the applicant for payment of fees?
- Have you signed your application?**

**All efforts in putting together a detailed application are greatly appreciated and will allow the Department to effectively and efficiently process your application.**

## A. Applicant Details

<b>Applicant Name</b> (full name of registered company or individual)	NZSki Limited			
<b>Legal Status of applicant (tick)</b>	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Registered Company	<input type="checkbox"/> Trust	<input type="checkbox"/> Incorporated Society
<b>Other (please specify full details)</b>				
Please supply the company, trust or incorporated society registration number: 1207016				
If an individual please supply your date of birth (this is a unique identifier for you):				
<b>Trading Name</b> (if different from Applicant name)				
<b>Postal Address</b>	PO Box 359 Queenstown 9300			
<b>Street Address (if different from Postal Address)</b>				
<b>Registered Office of Company or Incorporated Society (if applicable)</b>	Level 2, The Station, 44 Camp Street, Queenstown, 9305 , New Zealand			
<b>Phone</b>	03 442 4615	<b>Website</b>	<a href="https://www.nzski.com/">https://www.nzski.com/</a>	
<b>Contact Person and role</b>	Louise McQuillan - General Manager Technical Operations			
<b>Phone</b>		<b>Cell Phone</b>	027 3733177	
<b>Email</b>	<a href="mailto:Louise.McQuillan@nzski.com">Louise.McQuillan@nzski.com</a>			
<b>Contact Person and role</b>	Sean Dent – Resource Management Consultant, Southern Planning Group			
<b>Phone</b>	03 409 0140	<b>Cell Phone</b>	021 946 955	
<b>Email</b>	<a href="mailto:sean@southernplanning.co.nz">sean@southernplanning.co.nz</a>			

## B. Activities applied for

Please fill in all the forms that are applicable in order to cover all the activities the applicant wishes to undertake on public conservation land. Please tick below the forms that have been completed, and attach.

ACTIVITY	FORM	✓
Grazing	2a	
Land use:		
A. Tenanted and/or using existing DOC facility/structure	3a	
B. Use of public conservation land for private/commercial facility/structure	3b	
C. Easements across public conservation land including right of way, stock access, convey electricity, drain sewerage, waterpipes etc	3c	<input checked="" type="checkbox"/>
Guiding/Tourism/Recreation:		
A. Walking/Hiking/Tramping/Hunting/Fishing/Horses/4WD activities etc	4a	
B. Watercraft activities	4b	
C. Aircraft activities	4c	
Filming	5a	
Sporting Events	6a	
Other (activities that may not be sufficiently covered in the above forms)	7a	

## C. Background Experience of Applicant

Please provide relevant information relating to the applicant's ability to carry out the proposed activity (e.g. details of previous concessions, membership of professional organisations and relevant qualifications). Attach details and label Attachment 1a:C.

The applicant is the existing operator of The Remarkables Ski Area and has extensive experience in the development of Ski Area Activities at the subject site. Notable examples of significant projects at The Remarkables Ski Area in recent years include the construction of the Curvey Basin passenger lift System, associated earthworks and vegetation clearance (Concession OT-34109-SKI), the base Building construction project and the Lake Alta water take, associated earthworks and pump house Construction (Concession 49957-SKI). All proposals have involved rehabilitation of indigenous Vegetation communities similar to that proposed in this application.

Has the Applicant or any of the company directors, trustees, partners, or anyone involved with the Application been convicted of any offence? Does the Applicant or any of the company directors, trustees, partners, or anyone involved with the Application have any current criminal charges pending before the court? If yes, please supply details.

No.

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## **D. Testimonials**

Please attach two written testimonials, together with the names, occupations, addresses and phone numbers of two people who will vouch for the proficiency of the applicant in the proposed activity. At least one testimonial should contain information in relation to the financial viability and standing of the applicant. These testimonials are to be labelled Attachment 1a:D.

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## **E. Consultation Undertaken**

Most applications require consultation with whanau/hapu/iwi (local Maori), and other interested parties. Please read the information on the DOC website and contact the nearest Department of Conservation office to discuss what is required. Written expert views, advice or opinions concerning your proposal may also be attached to support the application. Attach any proof of consultation to the application and label Attachment 1a:E.

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## **F. Insurance**

Concessionaires are required to indemnify the Minister against any claims or liabilities arising from their actions. If this application is approved, the applicant will be required to hold Public Liability, Forest and Rural Fire Act Extension Insurance, and possibly Statutory Liability and/or vehicle insurance. The level of cover will depend on the nature of the activity. Please contact the nearest Department of Conservation office to discuss what is required.

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## **G. Public Notification**

Some activities and/or types of concession applications require public notification if the Department forms an intent to grant the concession. This increases the time and cost of processing the concession. The usual circumstances when public notification is required are thus:

- The Application is for exclusive use of public conservation land (ie a lease);
- The Application is for a licence for a term longer than 10 years;
- Other concessions do not require public notification unless the adverse effects of the activity are such that it is required.

A permissions advisor can advise you as to the type of concession your activity requires and whether or not it needs notification.

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## H. Fees and costs

### Processing Fees:

Section 60B of the Conservation Act contains the statutory provisions regarding processing fees.

The Department recovers all direct and indirect costs to process a concession application from Applicants regardless of whether the application is approved or declined. The cost of processing a concession depends on whether the application needs to be notified or not (see Public Notification section above), and/or whether the application is a standard application or is complicated/complex.

The estimated cost of processing a standard non-notified concession is **\$1540 + GST**. If the application meets the criteria for notification or the application is particularly complex or complicated then further costs will be incurred. In this situation the Applicant will be sent an estimate of costs. Applicants are also entitled to request an estimate of costs at any point but the Department may impose a charge for preparing such an estimate. Estimates are not binding.

The Department will ordinarily invoice the Applicant for processing fees after a decision has been made on the application but in some cases interim invoices will be issued. If at any stage an application is withdrawn the Department shall invoice the Applicant for the costs incurred by the Department up to that point. Applicants are required to pay the processing fees within 28 days of receiving an invoice. The Director-General is entitled to recover any unpaid fees as a debt.

The Director-General of Conservation has discretion to reduce or waive processing fees. If your application is for landing aircraft for personal recreational use you may be eligible for a reduction of 50% of the processing fee.

The Department may obtain further information either from the applicant or from any other relevant source in order to process the application. The applicant will be advised of any information obtained from other sources. The cost of obtaining such information will be charged to and recovered from the applicant. The applicant will be informed as soon as practicable from receipt of the application if further information is required before this application form can be fully processed by the Department.

### Reduction in Processing Fees for exceeding processing timeframe:

If the Department fails to meet its processing timeframes the fees will be reduced at a rate of 1% per day late, up to a maximum of 50% of the total processing fee. The reduction will not apply if the Applicant's actions have delayed the process.

### Ongoing Fees:

If your application is approved, you will also be required to pay annual fees throughout your concession. These are:

- Annual management fee to cover administration time; and/or
- Monitoring fee (if required) to cover the cost of monitoring the effects of your activity; and/or
- Activity fee per head (if a recreation concession), or a minimum fee per year; and/or
- Annual rental (if a land use concession eg lease)

Please contact the nearest Department of Conservation office to discuss the applicable fee and processing timeframe for the application.

### Terms and Conditions for an Account with the Department of Conservation:

Have you held an account with the Department before? (Please tick)

Yes



No

If yes, under what name: NZSki Limited

1. I/We agree that the Department of Conservation can provide my details to the Department's Credit Checking Agency to enable it to conduct a full credit check.
2. I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.
3. I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.
4. I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.
5. I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.
6. I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions of the credit account are not met.
7. I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.

## Declaration

I certify that the information provided on this application form and all attached additional forms and information is to the best of my knowledge true and correct.

**Note: The Minister can vary any concession granted if the information given in this application contains inaccuracies.**

<b>Signature (Applicant)</b>	 on behalf of NZSki Limited	<b>Date</b>	02.08.18
<b>Signature (Witness)</b>		<b>Date</b>	02.08.18
<b>Witness Name</b>	Scott Freeman		
<b>Witness Address</b>	62 McBride Street, Queenstown		

This application is made pursuant to Sections 17R and 17S of the Conservation Act 1987 [and (where applicable) Section 49 of the National Parks Act 1980/Section 59A of the Reserves Act 1977].

Applicants should familiarise themselves with the relevant provisions of the Conservation Act 1987, the Reserves Act 1977 and the National Parks Act 1980 relating to concessions.

Once the application is complete, the Minister has 20 days within which to advise the applicant whether the application is declined on the grounds that the application does not comply with or is inconsistent with the provisions of the Act or any relevant Conservation Management Strategy or Conservation Management Plan. If the Minister does not so advise the applicant the application will be processed in accordance with Section 17T of the Conservation Act 1987.

The purpose of collecting this information is to enable the Department to process your application. The Department will not use this information for any reason not related to that purpose.

Applicants should be aware that provisions of the Official Information Act might require that some or all information in this application be publicly released.

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**For Departmental use**

<b>Credit check undertaken</b>			
<b>Comments :</b>			
<b>Signed</b>		<b>Name</b>	
<b>Approved (Tier 4 manager or above)</b>		<b>Name</b>	





## Appendix 1: Who to contact?

**If you have a query relating to a permit or concession the offices below specialise in the following topics. For queries relating to topics not listed below contact the office closest to where you are based.**

### Hamilton

Contact our Hamilton office for:

- agriculture, beehive, vehicle, ski field and grazing concessions

Permissions Team

Private Bag 3072

Hamilton 3240

Ph +64 27 200 9648

Email: [permissionshamilton@doc.govt.nz](mailto:permissionshamilton@doc.govt.nz)

### Christchurch

Contact our Christchurch office for:

- Retail, ski field, access/easements, Wild Animal Recovery Operations (WARO) and helihunting concessions
- Sounds Foreshore authorisations and all permits relating to Marine Mammals

Permissions Advisor (Support)

Private Bag 4715

Christchurch Mail Centre

Christchurch 8140

Ph +64 3 371 3700

Email: [permissionschristchurch@doc.govt.nz](mailto:permissionschristchurch@doc.govt.nz)

### Hokitika

Contact our Hokitika office for:

- Events, vehicle, boating, access/easements, grazing and extraction of materials concessions
- Mining and access arrangements.

Permissions Advisor (Support)

Private Bag 701

Hokitika 7842

Ph +64 3 756 9117

Email: [permissionshokitika@doc.govt.nz](mailto:permissionshokitika@doc.govt.nz)

### Dunedin

Contact our Dunedin office for:

- Aircraft (other than helihunting and WARO), boating, ski field, access/easement and grazing concessions.

Permissions Advisor (Support)

PO Box 5244

Dunedin 9058

Ph +64 3 477 0677

Email: [permissionsdunedin@doc.govt.nz](mailto:permissionsdunedin@doc.govt.nz)



The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity involves any access across public conservation land, and is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate. Examples of this type of activity are:

- a right to convey water:
- a right to drain water:
- a right to drain sewage:
- a right of way (access):
- a right to convey electricity:
- a right to convey telecommunications and computer media:
- a right to convey gas.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to [permissions@doc.govt.nz](mailto:permissions@doc.govt.nz). The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

If you require extra space for answering please attach and label according to the relevant section.

## A. Description of Activity

Please describe in detail the proposed activity, eg an accessway, cable or pipeline. Please include any details of construction eg location, building dimensions, materials, purpose, number of people and vehicles involved etc

Please include the name and status of the public conservation land, the size of the area you are applying for and why this area has been chosen.

Provide information about when and how the easement area will be used.

Please attach a map of the site, a detailed site plan and drawings of proposal (as necessary). If possible include photographs of the site. Any attachments should be labelled Attachment 3c:A.

The proposal is the establishment of a replacement passenger lift system in Sugar Basin, The Remarkables Ski Area. Earthworks and indigenous vegetation clearance is necessary for construction, installation of services and Development of ski trails to compliment the replacement passenger lift system.

Full details are provided in the enclosed application prepared on behalf of NZSki Limited by Southern Planning Group.

[Blank response area]

If you wish to build, extend or add to any **permanent or temporary structures** on public conservation land (eg pumpsheds, toilets, fences, storage facilities). Please provide the following details:

- Could this structure or facility be reasonably located outside public conservation land? Provide details of other sites/areas considered.
- Could any potential adverse effects be significantly less (and/or different) in another conservation area or another part of the conservation area to which the application relates? Give details/reasons

Yes a passenger lift system and associated lower terminals and operators huts are permanent proposed Structures.

The enclosed application details why there are not areas outside of The Rastus Burn Recreation or elsewhere Within the Rastus Burn Recreation Reserve the proposed development could occur.

[Blank response area]

**B. Term**

Please detail the length of the term sought (i.e. number of years or months) and why.

*Note: An application for an easement will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.*

A term of 40 years is proposed to ensure that the Easement covers the reasonably expected life frame of the Passenger lift system (noting the existing Sugar Lift is 30 years old).

[Blank response area]

## C. Environmental Impact Assessment

This section is one of the most important factors that will determine the Department's decision on the application. Please answer in detail.

In column 1 please list all the locations of your proposal. In column 2 list any special features of the environment or the recreation values of that area. Then in column 3 list any effects (positive or adverse) that your activity may have on the values or features in column 2. In column 4 list the ways you intend to mitigate, remedy or avoid any adverse effects noted in column 3. Please add extra information or supporting evidence as necessary and label Attachment 3a:C.

Refer to Steps 1 and 2 in your Guide to Environmental Impact Assessment to help you fill in this section.

Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
<i>EG: Tararua Forest Park</i>	<i>Northern rata - threatened species</i>	<i>Damage to the plants by construction</i>	<i>Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage</i>
Ratus Burn Recreation Reserve	<p>The area supports high invertebrate diversity, including endemic and threatened species, such as several species of giant weevil, two black cicadas, a flightless stonefly and a rock-bluff moth. Avifauna values are high with the site being the eastern limit for Kea and habitat for the NZ Falcon.</p> <p>The site has outstanding natural landscape values and very high recreational values for ski activities as well as access to the Remarkables/Hector</p>	See attached application.	See attached application.

	mountains for walking,hiking/climbing.		

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**D. Other**

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Form 3c:D

See attached application.

# CONCESSION APPLICATION

NZSKI LIMITED

**PROPOSED PASSENGER LIFT SYSTEM, SNOW MAKING  
INFRASTRUCTURE AND EARTHWORKS FOR TRAIL  
FORMATION, THE REMARKABLES SKI AREA–  
QUEENSTOWN**

**August 2018**



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RESOURCE MANAGEMENT CONSULTANTS

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## 1.0 THE APPLICANT AND PROPERTY DETAILS

<b>Site Address:</b>	Remarkables Ski Area Access Road, State Highway 6, Queenstown
<b>Applicants Name:</b>	NZSki Limited
<b>Full Name/Address of each owner or occupier of the site</b>	Department of Conservation & NZSki Limited
<b>Address for Service</b>	NZSki Limited C/- Southern Planning Group PO BOX 1081 QUEENSTOWN 9348  <b>Attention:</b> Sean Dent
<b>Site Legal Description:</b>	The site subject to this application is legally described as:  Section 1 SO 22561 as held in Certificate of Title OT8D/636 and  Pt Section 1 Blk X Shotover SD s held in Certificate of Title OT8D/636.
<b>Site Area:</b>	The total site area is 700 Hectares.
<b>District Plan Zoning:</b>	Operative - Rural General Zone (Ski Area Sub-Zone)  Proposed – Rural (Ski Area Sub-Zone)
<b>Brief Description of Proposal:</b>	Replacement of the existing Sugar Basin passenger lift system and associated trail works and indigenous vegetation clearance. Snow making infrastructure will be installed along the new trails.

**List of Information Attached:**

- Appendix [A]            Site Location Plan
- Appendix [B]            Certificate of Title
- Appendix [C]            Plans of Passenger Lift System & Associated Buildings
- Appendix [D]            CFMA Proposed Earthworks Plans
- Appendix [E]            Development and Revegetation Protocols
- Appendix [F]            E3Scientific Ecological Report
- Appendix [G]            Natural Hazards and Geotech Report



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**Sean Dent – 02/08/18**

## **2.0 SITE DESCRIPTION AND RECEIVING ENVIRONMENT**

### **2.1 Site Description**

The subject site is commonly referred to as The Remarkables Ski Area and is contained within the Department of Conservation administered Rastus Burn Recreation Reserve on the northern end of the Remarkables Mountain Range.

The Remarkables Ski Area is utilised by NZSki Limited pursuant to a lease agreement with the Department of Conservation and associated Concessions.

The Remarkables Ski Area is located in the head waters of the Rastus Burn Stream. The ski area commences at approximately 1600 metres above sea level and access to the site is obtained from the Queenstown-Kingston Highway via a 13km long access road which is now largely sealed. A site plan indicating the location of The Remarkables Ski Area is contained within **Attachment [A]**.

The site is characteristic of the Queenstown Lakes District Council's Ski Area Sub-Zone with developed ski runs, operational chairlifts and other important infrastructure including The Remarkables Ski Area base building, car park areas and snow making equipment.

However, the locality retains a highly natural character due to the surrounds of this mountain cirque. Double Cone over shadows The Remarkables Ski Area from the south at 2319 metres above sea level.

Lake Alta, a 13.9 hectare alpine lake at 1800 metres above sea level in part feeds the Rastus Burn Stream which flows through the Rastus Burn Recreation Reserve.

Vegetation cover throughout the Rastus Burn headwaters changes significantly due to altitudinal succession. At the lower altitudes the vegetation cover largely comprises tall tussock grassland interspersed with alpine wetlands and cushion fields ascending into areas of rock field.

At the lowest part of The Remarkables Ski Area at approximately 1600masl lays the existing car parking, maintenance building, medical building and base building.

### **2.2 Legal Encumbrances**

The subject site is contained within Certificate of Title OT8D/636. There are no legal encumbrances registered against this Certificate of Title which are of relevance to this proposal.

A copy of the Certificate of Title is contained within **Attachment [B]**.

### **2.3 Receiving Environment**

The receiving environment includes the remaining 700 hectares of the Rastus Burn Recreation Reserve which includes a large proportion of The Remarkables Ski Area access road, the effluent disposal ponds and Ski Area car parking. The Rastus Burn Recreation Reserve covers the Rastus Burn

catchment from approximately 1000masl to the ridgeline separating the Rastus Burn and Doolans catchments at approximately 2000masl.

The area contains a mixture of unmodified alpine vegetation, rock bluffs and the incised Rastus Burn Stream which is fed from a number of smaller tributaries and alpine wetlands within the upper Rastus Burn.

The Remarkables Conservation Area adjoins the south west boundary of The Remarkables Ski Area and includes Lake Alta and Double Cone summit and extends south to south west into Wye Creek and further south towards the Hector Mountains and Nevis Valley.

The Remarkables Conservation Area is almost entirely free of physical development and less widely used for commercial recreation purposes.

## **2.4 Written Approvals**

The proposed development sits within an area administered by the Department of Conservation on behalf of the Crown and hence this Concession application is made to the Department of Conservation.

As will be discussed below, the applicant is pursuing other statutory approvals under the Resource Management Act for the proposed development from both the Otago Regional Council and Queenstown Lakes District Council. These processes are occurring concurrently with the Concession application.

As part of the RMA approval process the applicant is consulting with Fish and Game Otago, Te Ao Marama Incorporated and Au Kaha. Copies of any written approvals received from these bodies in respect of the proposed development can also be provided to the Department of Conservation during the processing of this Concession.

No other parties have been consulted with or approvals sought by the applicant.

## 3.0 RESOURCE MANAGEMENT BACKGROUND

### 3.1 Relevant Resource Consents

The proposal to replace the existing Sugar Basin passenger lift system, undertake associated trail works and vegetation clearance and establish snow making infrastructure requires various approvals under the Resource Management Act as well as a Concession from the Department of Conservation.

The applicant is seeking these statutory approvals under the RMA concurrently with the lodgement of this Concession application. Specifically, the following resource consents are being sought from the Otago Regional Council and the Queenstown Lakes District Council

#### **Otago Regional Council**

In terms of the relevant provisions of the Operative Otago Regional Plan: Water, the proposal requires resource consent for the following matters:

Land Use on Lake or River Beds or Regionally Significant Wetlands:

#### **Alteration of the Bed of a Lake or River, or of a Regionally Significant Wetland**

- A **Discretionary Activity Consent** pursuant to Rule 13.5.3.1 whereby the reclamation/disturbance of the bed of the un-named water course and wetland outflow in the development area is not associated with the construction of any other lawful structure.
- A **Discretionary Activity Consent** pursuant to Rule 13.5.3.2 whereby the reclamation/disturbance of the wetland in the development area is not associated with the construction of any other lawful structure and the disturbance/removal will damage flora and fauna found within the Regionally Significant Wetland.

Overall, the proposal is considered to be a **Discretionary Activity**.

#### **Queenstown Lakes District Council**

##### **Operative District Plan**

Based on the analysis undertaken in relation to the provisions of the Rural General Zone (Ski Area Sub-Zone) in the Operative District Plan, the proposed activity requires the following resource consents:

- A **Controlled Activity Consent** pursuant to Rule 5.3.3.2(iii)(c) whereby the construction of any new building in the Ski Area Sub-Zone requires resource consent with control exercised in respect of location, external appearance and size, associated earthworks, access and landscaping, provision of water supply, sewage treatment and disposal electricity and

communication services (where necessary). The proposed operator huts are considered to fall within the scope of this Rule;

- A **Controlled Activity Consent** pursuant to Rule 5.3.3.2(iii)(a) whereby the construction of ski tows and lifts within the Ski Area Sub-Zones as shown on the District Plan Maps are controlled activities with Council's control exercised in respect of their location, external appearance, alignment and methods of construction;
- A **Restricted Discretionary Activity Consent** pursuant to Site Standard 5.3.5.1(xii) for the clearance of indigenous vegetation within an alpine environment (greater than 1070masl);

### ***Proposed Queenstown Lakes District Plan (Stage 1)***

The Council released its decisions on Stage 1 of the Proposed District Plan on 7<sup>th</sup> May 2018. Stage 1 includes new provisions for development and activities within the Ski Area Sub-Zones within the Rural Chapter and a new Indigenous Vegetation and Biodiversity Chapter.

A number of these provisions are understood to be under appeal at the time of drafting this application but weight must be given to the relevant provisions.

Accordingly, it is considered that resource consent is required pursuant to the following provisions:

- A **Controlled Activity Consent** pursuant to Rule 21.12.2 whereby the construction of any new building in the Ski Area Sub-Zone requires resource consent with control exercised in respect of location, external appearance and size, associated earthworks, access and landscaping, provision of water supply, sewage treatment and disposal electricity and communication services (where necessary) and lighting. The proposed operator huts are considered to fall within the scope of this Rule;
- A **Controlled Activity Consent** pursuant to Rule 21.12.3 whereby the construction of a passenger lift system in the Ski Area Sub-Zone requires consent with control exercised in respect of the extent to which the passenger lift system breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes, whether the materials and colour to be used are consistent with the rural landscape of which passenger lift system will form a part, the extent of any earthworks required to construct the passenger lift system, in terms of the limitations set out in Chapter 25 Earthworks and balancing environmental considerations with operational characteristics.

### ***Proposed District Plan Stage 2***

The Council notified Stage 2 of the Proposed District Plan in November 2017. Submissions have closed and Council hearings are now commencing.

Of the Chapters contained in Stage 2 of the Proposed District Plan only Chapter 25 – Earthworks is considered to be relevant to this proposal. This Chapter contains an exemption for earthworks in the Ski Area Sub-Zones (similar to the Operative District Plan Earthworks Chapter (Chapter 22)) however, Rules 25.5.12 to 25.5.14 that control erosion and sediment, deposition of material on roads and dust; Rule 25.5.20 setbacks from waterbodies; and Rule 21.5.21 exposing groundwater all still apply. Rule 25.5.12 and 25.5.20 have immediate legal effect.

The proposal is considered to require resource consent pursuant to the following provisions:

- A **Restricted Discretionary Activity** Consent pursuant to Rule 25.5.20 as the proposed earthworks will not be setback a minimum distance of 10 metres from the bed of any water body. Specifically, the applicant proposes to place clean fill within the bed of a water course.

The resource consent applications that are required to be submitted to each of the respective Councils will be submitted once the written approvals from Fish and Game, Te Ao Marama Incorporated and Au Kaha have been received.

Based on the expert supporting information provided with these applications it is currently expected that they will be able to be issued on a non-notified basis within twenty working days of lodgement (provided no requests for further information are made).

## 4.0 DESCRIPTION OF THE PROPOSED ACTIVITY

### 4.1 Overview

An Easement is sought from the Department of Conservation to replace the existing Sugar Basin passenger lift system. The replacement passenger lift system will be on a different alignment, have the same capacity and will extend slightly farther into the basin than the existing passenger lift system.

The proposal involves substantial earthworks for new trail development. There will be indigenous vegetation clearance associated with the earthworks, but the majority of this vegetation will be replanted on the site once the earthworks have been established.

The earthworks will include the removal of a 6m<sup>2</sup> seepage area which will meet the ORC's broad definition of a 'Regionally Significant Wetland'. However it should be noted that this seepage area is not identified as a wetland within any ecological surveys and assessments. It is not referred to as a wetland within the E3Scientific Lower Sugar Bowl Trails Ecological Assessment prepared for this proposed project, refer to **Appendix [F]**. This area is also not identified as a wetland within

The Remarkables Ski Area wetland mapping and assessment completed by Wildlands Consultants, where 26 wetlands were identified within the ski area, covering a total mapped area of 123,500m<sup>2</sup>. A copy of this assessment is also contained within **Appendix [F]**. NZSki will seek to replant indigenous vegetation removed from the seepage area to suitable alternative habitats within the ski area, in consultation with E3Scientific.

It is also proposed to create three new stream crossings through the deposition of clean fill material into existing water courses as part of the proposed trail works.

NZSki has made extensive modifications to its original earthworks plans to minimise their impact on the indigenous biodiversity and ensure that the earthworks avoid all Regionally Significant Wetland areas as identified by E3Scientific.

The proposal is described in detail below:

### 4.2 Proposed Built Form

As identified above, The Remarkables Ski Area contains a passenger lift system which provides access into the Sugar Basin.

It is proposed to establish a replacement passenger lift system which will maintain the passenger carrying capacity into Sugar Basin and increase the efficiency of ski area utilisation by ski area patrons.

The proposed passenger lift system is a six seat detachable chair lift and is being supplied by Doppelmayr Lifts NZ Limited.



The passenger lift system is approximately 1.05 km long and rises approximately 264m in elevation. The base terminal is to be located in the existing car park drop off area adjacent to the base building at an altitude of approximately 1,606m.

Specifically, the existing gabion basket retaining wall will be extended northwards into the car park area to enable a platform on which the lower terminal will be constructed. This platform will be level with the ground level at the rear of the base building therefore enhancing the efficiency of access for patrons.

The base terminal will be located within the applicants lease area Section 1 Survey Office Plan 22561.

The base terminal will be 6.921m in height above the finished ground level and the canopy structure over the passenger lift system will measure 9.890m wide and 21.990m long.

The outside colours of the base terminal include:

- Polycarbonate windows which are grey in colour;
- The windows will be held in frames coloured Anthracite Grey (Similar to Resene Mirage cc which has an LRV of 10%);
- The primary outside colour is Anthracite Grey (Similar to Resene Mirage cc which has an LRV of 10%);
- The strip on top and the trumpets at one end of the terminal will be Pure Green (Similar to Resene Vida Loca which has an LRV of 29%);
- And the underbelly will be coloured Traffic White
- All colours are in matte finish.

In addition, a separate control and LV room is proposed on the southern side of the base terminal. This proposed building will measure 3.279m in height above finished ground level, 4m wide and 6m long.

This building will be coloured Basalt – a Kingspan product.

The top terminal is located within the 'Sugar Bowl' cirque, below the cirque headwall. This area is part of the Rastus Burn Recreation Reserve and sits within Pt Section I BLK X Kawarau SD. The ground level at the top station is at an altitude of 1,870m.

The top terminal has a maximum height of 6.921m above finished ground level. The canopy over the passenger lift system components is the same size as the lower terminal being 9.890m wide and 21.990m long.

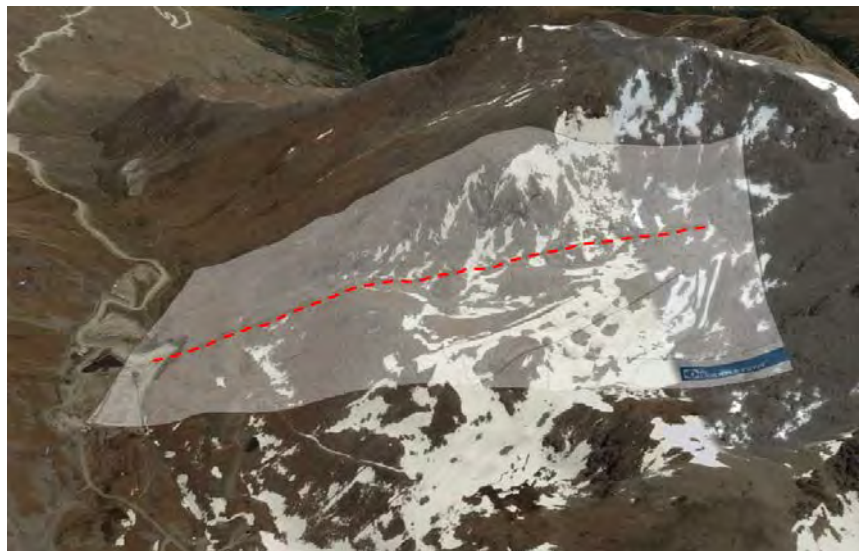
The outside colours of the top terminal include:

- Polycarbonate windows which are grey in colour;
- The windows will be held in frames coloured Anthracite Grey (Similar to Resene Mirage cc which has an LRV of 10%);
- The primary outside colour is Anthracite Grey (Similar to Resene Mirage cc which has an LRV of 10%);
- The strip on top and the trumpets at one end of the terminal will be Pure Green (Similar to Resene Vida Loca which has an LRV of 29%);
- And the underbelly will be coloured Traffic White;
- All colours are in matte finish.

In addition, the top terminal has an integrated lift operator building with storage space. This proposed building will measure 3.704m in height above finished ground level, 8.09m wide and 6.09m long.

The lift has ten towers independent of the top and bottom station structures which are located within Pt Section I BLK X Kawarau SD. The highest towers are towers 6 and 7 which have been designed at 19.3m to enable sufficient span over an area of debris fan hazard. The existing Sugar basin passenger lift has 12 towers which will be removed.

The alignment of the passenger lift system is illustrated in Figure 1. below:



**Figure 1.** Proposed Passenger Lift System Alignment. Source – Stantec Natural Hazards Report

Each tower will be painted dark grey similar to 'Ironsand' which has an LRV of 9% with the exception of the 'head gear' which will be galvanised. An example of the tower structures complete with crash pads at the base is illustrated below.



**Figure 2.** Example of Passenger Lift System Tower. Source – NZSki Limited

Plans of the proposed passenger lift system top and bottom terminals and the details of the alignment are contained within **Appendix [C]**.

#### **4.3 Proposed Earthworks and Alteration to Stream Beds & Seepage Area**

The proposal involves a substantial volume of earthworks. The earthworks are not all in direct association with the construction of the passenger lift system itself but rather associated with the ski trails that will complement the new passenger lift system and increase utilisation of the available terrain within the existing ski area.

Clarke Fortune McDonald Associates (“CFMA”) have prepared earthworks plans to illustrate the location of the proposed ski trails and the associated volumes, cut heights and fill volumes of earthworks necessary for the proposal.

The CFMA plans illustrate the creation of three new trails referred to as ‘Sugar Trail’, ‘Sugar Stash’ and ‘Sugar Link’.

##### **Sugar Trail**

Sugar Trail is proposed to be a 50m wide trail connecting with the already established ‘Casterway’ trail that is part of the existing Sugar Basin trail network.

The proposed trail works will commence at an elevation of approximately 1800masl and will have a length of 770m and will culminate near the Rastus Burn Streams true right bank. It is noted that the ‘crossing’ over the Rastus Burn Stream to the Curvey Basin and proposed Sugar Basin lower lift terminals will occur by way of a ‘snow bridge’ i.e. snow fall in the Rastus Burn will provide for skier access during the ski season.

The Sugar Trail will necessitate 77,000m<sup>3</sup> of cut and 67,000m<sup>3</sup> of fill to construct. The maximum cut heights and fill depths will be 11.5m (chainage 35) and 9.5m (chainage 460) respectively.

At the bottom of the Sugar Trail above the true right bank of the Rastus Burn the proposed trail will pass through a seepage area of approximately 6m<sup>2</sup> in area.

The indigenous vegetation supported by this seepage is proposed to be removed as this area will be subject to cut earthworks. NZSki will seek to replant the At Risk – Naturally Uncommon *Carex berggrenii* vegetation removed from the seepage area to suitable alternative habitats within the ski area, in consultation with E3Scientific.

This seepage will meet the ORC's broad definition of a Regionally Significant Wetland. However it should be noted that this seepage area is not identified as a wetland within any ecological assessments completed to date. It is not referred to as a wetland within the E3 Scientific Lower Sugar Bowl Trails Ecological Assessment prepared for this proposed project, refer to **Appendix [F]**. This area is also not identified as a wetland within The Remarkables Ski Area wetland mapping and assessment completed by Wildlands Consultants, where 26 wetlands were identified within the ski area, covering a total mapped area of 123,500m<sup>2</sup>. A copy of this report is also contained within **Appendix [F]**.

### Sugar Stash

Sugar Stash is proposed to be a 30m wide trail. It will encompass a loop around the top terminal to enable skiers to depart the terminal area in a left or right hand direction and minimise congestion during unloading.

The proposed trail commences at approximately 1860masl and will comprise a total length of approximately 1,440m inclusive of the upper loop. The proposed trail will culminate on the true right bank of the Rastus Burn Stream slightly further north than the Sugar Trail.

Similarly to the Sugar Trail it is noted that the 'crossing' over the Rastus Burn Stream to the Curvey Basin and proposed Sugar Basin lower lift terminals will occur by way of a 'snow bridge' i.e. snow fall in the Rastus Burn will provide for skier access during the ski season.

The Sugar Stash Trail will necessitate 93,000m<sup>3</sup> of cut and 98,000m<sup>3</sup> of fill to construct. The maximum cut heights and fill depths will be 11.4m (Chainage 771) and 12.6m (Chainage 135) respectively.

The unnamed watercourse that flows adjacent to the northern edge of The Stash to the Rastus Burn Stream will be crossed twice by the proposed trail works. These crossings are below the Stash Hut and at the last corner on the Sugar Stash Trail.

At the crossing near the Stash Hut the water is flowing below the surface through scree. Very little earthworks and modification of this area is required but the scree surface beneath which this watercourse flows will be modified to meet the trail requirements.

The existing drainage will remain and placed along the length of the drainage bed affected will be large rock boulders no smaller than 80cm diameter. They will be placed in a rip rap fashion along the bed of the drainage to a height of 1.5m. Laid above this will be rock boulders no smaller than 50cm in diameter for a depth of 50cm and a width of 10m straddling the drainage course. Above this will

be a bidim cloth laid the width of the rock bed and finer material track packed to the depth of the finished trail level.

No modification to the flow path or flow direction will occur.



**Figure 3.** Crossing Location of Unnamed Stream Below Stash Hut. Stream Flowing Beneath The Scree. Source, M. Jager E3Scientific 23.07.18

The crossing at the last corner on the Sugar Stash Trail will require fill material to be placed over the watercourse in order to allow the trail to be created. The length of the stream affected by this work is 69 metres and will require fill of approximately 12m at its deepest point.

Clean rock material will be layered over the watercourse to provide a platform for the trail using the same methodology for the other crossing described above. No modification to the flow path or flow direction will occur.



**Figure 4.** Crossing Location of Unnamed Stream on Last Corner of Sugar Stash Trail. Source – M. Jager E3Scientific 23.07.18

A small watercourse which is the outflow from a wetland is also proposed to be crossed by the Sugar Stash Trail. As with the other crossings, no disturbance to the flow of the watercourse is proposed.

Additional clean rock will be located over the existing path to maintain flow paths and direction, whilst providing a platform for the trail. The watercourse will be covered and flow under an artificial scree slope. No disturbance to the wetland is to occur and no modification to the flow path or flow direction will occur. The outflow will be affected over a total length of 58 metres with fill of approximately 7.9m in depth deposited at this location.



**Figure 5.** The Location of Two Crossings Over the Unnamed Stream + Crossing Over Wetland Overflow. Source – M. Jager E3Scientific 23.07.18



**Figure 6.** The Wetland Outflow Visible Just To The Right Of The Orange Marker Peg. Source – M. Jager E3Scientific 23.07.18

### Sugar Link

The Sugar Link is proposed to be a 10m wide trail providing a 'link' between the Sugar Stash and Sugar Trail.

The Sugar Link will commence at approximately 1700masl on the Sugar Stash and descend towards the Sugar Trail at approximately 1680masl over a length of 180m.

The Sugar Link will necessitate 3,000m<sup>3</sup> of cut and 7,000m<sup>3</sup> of fill to construct. The maximum cut heights and fill depths will be 4.7m (chainage 135) and 7.7m (chainage 98) respectively.

### Temporary Access Track

A temporary access track is proposed to allow for machinery to install the lower lift tower platform. All other lift tower platforms can be accessed from the proposed trails.

The proposed route will be through tussock grassland and cushion field. The tussock grassland is already proposed to be disturbed as part of the Sugar Trail. Access over the mixed tussock grassland is relatively flat, with only one side of the track requiring a small shelf to be excavated for a level access route. Platforms will be placed to spread the load of the machinery on the cushion plants as no excavation is required.

### Total Earthworks

In total the entire proposal necessitates earthworks of 173,000m<sup>3</sup> of cut and 172,000m<sup>3</sup> of fill being a total combined volume of 345,000m<sup>3</sup> of earthworks over an area of 122,000m<sup>2</sup>.

The proposed earthworks plans prepared by Clark Fortune McDonald Associates Limited are attached in **Appendix [D]**.

### Proposed Earthworks Mitigation

As with previously implemented development proposals at The Remarkables Ski Area the applicant proposes adherence to a document entitled "*Protocol for the Rehabilitation of Natural Alpine Environments Following Ski Area Development Between Department of Conservation and NZSki Limited.*"

This protocol sets out practical means of achieving a high standard of environmental rehabilitation during and following development works at either Coronet Peak or The Remarkables Ski Areas. NZSki requires its staff and contractors to act in accordance with this protocol.

The scope of the document includes any work that results in any environmental disturbance including (not limited to) the indigenous vegetation, native fauna, soil, wetlands, streams, lakes and natural landforms of the ski area.



The document sets out protocols to minimise the erosion and sedimentation of exposed soils (and soil among transplanted vegetation), optimising the longer term regeneration of indigenous vegetation through natural dispersal, to otherwise replicate a high standard of natural appearance to any ground not occupied by permanent structures or required to regularly bear mechanised traffic; and to establish a clear understanding between the staff and contractors of both the Department of Conservation (DOC) and NZSki on the required standards for:

- Work site control measures;
- Removal and replacement of vegetation and top soil;
- Management of soil erosion and sediment control;
- Ongoing monitoring and maintenance of rehabilitated areas;
- Contracted monitoring; and
- DOC's ability to suspend works.

The applicant proposes to undertake all earthworks in accordance with the relevant protocols for site works contained in this document. A full copy of the protocols is contained within **Appendix [E]**.

#### **4.4 Proposed Clearance of Indigenous Vegetation**

The proposed development has been assessed from an ecological perspective by E3Scientific. The development area covers a variety of geographical features and vegetative habitats including steep scree slopes, fellfield as well as snow tussock grassland, faces and plateaus, cushion field, the Rastus Burn and tributaries of the Rastus Burn.

As a result of the earthworks that will be undertaken as detailed in Section 4.3 above the proposal will remove approximately 77,678m<sup>2</sup><sup>1</sup> of indigenous vegetation from the development area during the construction period. Indigenous vegetation communities in the study area proposed to be modified include snow tussock grassland, cushion field, watercourses, fellfield, a seepage and scree slopes.

The majority of this vegetation will be temporarily stored until it can be relocated back to the side batters of the earthworks once the trails have been established, in accordance with the DOC rehabilitation protocols.

All tall tussock grassland vegetation will be excavated, stored upright and relocated back onto the exposed cut and fill batters once the trails have been completed.

The excavated material, cushion field and tussocks that will be removed for the temporary access route will also be reinstated.

Threatened plant species identified by E3Scientific during their assessment will be relocated prior to the start of the earthworks. These species include "the At Risk – Naturally Uncommon *Anisotome lanuginosa*, *Aciphylla lecomtei* and *Carex berggrenii* and the Not Evaluated – Data Deficient *Brachyscome "montana"*.

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<sup>1</sup> E3Scientific Ecological Report, page 7, Section 2.2

The seepage area at the bottom of the Sugar Trail contains *Schoenus pauciflorus*, *Carex gaudichaudiana*, *Abrotanella caespitosa*, *Carex petriei*, *Anaphalioides bellidioides* and *Raoulia subsericea*. A small number of the At Risk – Naturally uncommon *Carex berggrenii* was identified as being present by E3Scientific. The listed plant species within the identified seepage area will be removed as a result of the earthworks, but NZSki will seek to replant the *Carex berggrenii* from the seepage area to suitable alternative habitats within the ski area, in consultation with e3s.

In order to mitigate the effects of the proposed indigenous vegetation clearance E3Scientific have recommended the following conditions of consent:

1. All *Anisotome lanuginosa* and *Aciphylla lecomtei* plants located within the area of disturbance are to be identified by a suitably qualified ecologist and relocated to an appropriate habitat nearby prior to earthworks commencing on site.
2. The snow tussock grassland (which contains the data deficient *Brachyscome "montana"* species) is to be uplifted, stored upright and reinstated onto the batters of the trails, as soon as possible after the earthworks are complete.
3. The relocated and reinstated areas of native plants, in particular the *Anisotome lanuginosa* and *Aciphylla lecomtei* is to be monitored for at least five years, to determine successful reinstatement and growth. Further mitigation measures are to be implemented if the cover and survival achieved is not sufficient.
4. The proposed temporary access trail for the installation of the lift pole is to be reinstated as soon as possible after works are complete. Platforms are to be placed over the cushion field along the access route to help minimise the damage in this area.
5. If lizards are observed within the study area at any time prior to, or during earthworks, a suitably qualified herpetologist must be immediately contacted to determine a management plan that NZ Ski will adhere to.
6. Prior to any vegetation clearance occurring, if relevant based on the time of the year earthworks are to occur, the site is to be checked for any avifaunal nesting or breeding activity (undertaken by a suitably qualified ecologist or ornithologist). Any subsequent requirements of this survey are to be adhered to by NZ Ski.
7. Prior to any machinery or equipment entering the ski field area it must be cleaned and checked for soil that could potentially contain seeds or exotic plants that could further contaminate the site.
8. No imported soil is to be brought onto the site. Where NZ Ski plan to deposit soil over the surface of the newly contoured trails or batters to enable faster recovery and growth of plants, this soil must be from the immediate site area to prevent further introduction of weed species.
9. To prevent further spread of weed species, no soil is to be moved upslope from the lower portions of the proposed trails.

10. All earthworks are to be managed to mitigate the risk of runoff and sedimentation into any wetlands or streams.
11. No alteration to the existing flow path, flow direction and the hydrological connection of any watercourse is to occur. The only permitted works around the watercourses is the layering of large clean rocks over the sections of the watercourses that are to be crossed.
12. No disturbance to any regionally significant wetlands is to occur.

The applicant accepts and subsequently volunteers all of the above conditions with the exception of condition 12 as it be contradictory to this application. Specifically, the E3Scientific reference/interpretation to Regionally Significant Wetlands is different to the very broad brush definition in the Regional Water Plan. The Regional Water Plan definition will in the writer's view include the seepage area described above.

E3Scientific acknowledge and have assessed the removal of this seepage within the scope of their ecological report. This seepage area is not identified as a wetland within any ecological assessments completed to date for The Remarkables. It is not referred to as a wetland within the E3 Scientific Lower Sugar Bowl Trails Ecological Assessment prepared for this proposed project, refer to **Appendix [F]**. This area is also not identified as a wetland within The Remarkables Ski Area wetland mapping and assessment completed by Wildlands Consultants, where 26 wetlands were identified within the ski area, covering a total mapped area of 123,500m<sup>2</sup>. A copy of this report is also contained in **Appendix [F]**.

In addition to the above it is noted that NZSki Limited has a successful history of vegetation re-instatement within its proposed development programmes.

As with previously implemented development proposals at The Remarkables Ski Area the applicant proposes and detailed above in Section 4.3, the applicant proposes adherence to a document entitled "*Protocol for the Rehabilitation of Natural Alpine Environments Following Ski Area Development Between Department of Conservation and NZSki Limited.*"

This protocol sets out practical means of achieving a high standard of environmental rehabilitation during and following development works at either Coronet Peak or The Remarkables Ski Areas. NZSki requires its staff and contractors to act in accordance with this protocol.

The scope of the document includes any work that results in any environmental disturbance including (not limited to) the indigenous vegetation, native fauna, soil, wetlands, streams, lakes and natural landforms of the ski area and includes specific controls for the removal, transportation, storage and re-instatement of disturbed vegetation as well as monitoring and enhancement of the re-instated areas with seed.

A copy of the rehabilitation protocols is contained within **Appendix [E]**.

#### **4.5 Proposed Infrastructure and Servicing**

The subject site is already connected to a reticulated power supply and The Remarkables Ski Area contains a backup diesel generator on site.

The proposed passenger lift system will be connected to the existing reticulated power source and trenching within the earthworks areas will provide for these services to be installed 0.6m below ground on a bed of AP20 metal.

Snowmaking infrastructure will be run along the new trails and within the proposed earthworks extents. This infrastructure will be trenched at 1.5m below ground level and installed on a bed of AP20 metal.

Snow making water is already provided within The Remarkables Ski Area via existing DOC Concessions<sup>2</sup> and ORC Water Permits<sup>3</sup> that authorise abstraction of water from Lake Alta via a submersible pump to a pump house above the Alta passenger lift system. This pump house distributes the snow making water supply throughout The Remarkables Ski Area.

The proposed snow making does not require any further water than what is provided for within these existing approvals.

#### **4.6 Natural Hazards and Geotechnical Investigations**

The proposed passenger lift system is to be constructed in an alpine environment where several natural hazards exist. Stantec were engaged to undertake a natural hazard and geotechnical report covering the following matters:

- Foundation stability and bearing capacity for the lift base station, tower foundations and top station.
- Rock fall potential hazard
- Snow avalanche hazard
- Wind
- Flood risk, erosion or debris flow

The investigations by Stantec confirms that no evidence of risks from erosion, debris flow and flooding to the lift structure was detected.

The avalanche paths in the area are mapped and well understood. The applicant operates a robust avalanche control programme and the avalanche risks are managed. The avalanche risk is not allowed

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<sup>2</sup> DOC Concession Ref 49957-SKI issued 25<sup>th</sup> October 2016

<sup>3</sup> RM16.115.01 Water Permit issued by ORC

to build up sufficiently to cause damage to structures and avalanches are triggered by bombing to reduce their presence and risk to The Remarkables Ski Area.

The lift structure has been designed appropriately for loads calculated in accordance with the relevant New Zealand Standards. In particular wind and snow loads have been assessed using the relevant standard from the 1170 suite of loading standards.

The foundation ground materials are considered to be ideal for the passenger lift system. Foundations conditions are anticipated to be either over consolidated glacial till or rock. High allowable bearing capacity is anticipated from these materials

No signs of instability at the foundation locations has been identified. One area of instability was detected in the Sugar Basin cirque, but this is not in the lift line. The lift line crosses two areas of existing rock fall debris fans which are below potentially unstable features from which further rock fall may originate.

Stantec identified that it is practical to move the towers in the lower (smaller) debris fan area to mitigate the risk of rock fall damage to the towers. There remains a risk of further rock fall from the source area. This change was made to the design and the towers have been moved out of the existing debris fans. The passenger lift system alignment shown in **Appendix [C]** illustrates this change.

The upper rock fall debris fan covers a significant area. A potentially unstable rock tower remains in the source area. The return period of rock fall from this area appears to be in the order of hundreds of years and the return period for such an event is consistent with the design return period for other natural phenomena such as wind and earthquake loading given in the loadings standard NZS 1170.0.

A copy of the Stantec report that addresses the abovementioned geotechnical and natural hazard issues is contained in **Appendix [G]**.

## 5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The matters that must be addressed pursuant to Clauses 6 and 7 of the Schedule 4 of the Resource Management Act 1991 are detailed below.

The proposed development is considered to raise the following actual or potential effects on the environment:

- Positive Effects;
- Effects on Landscape, Visual Amenity and Human Use Values;
- Effects on Ecology and Indigenous Vegetation;
- Temporary Nuisance & Environmental Effects of Earthworks;
- Effects on Infrastructure and Servicing; and  
Cumulative Effects

In assessing the actual or potential effects on the environment from the categories listed above, reliance has been placed on the various supporting reports and assessments as outlined throughout the application.

### **Positive Effects**

The proposal is considered to result in positive effects. Specifically, the proposal will provide for a modern passenger lift system with high safety standards that will increase the efficiency of Ski Area patron movements within The Remarkables Ski Area, and increase the utilization of the available terrain within the Ski Area Sub-Zone.

The proposed new lift alignment will mean that only one passenger lift system is needed to be utilized to access Sugar Basin as opposed to two with the current operating scenario.

The proposed new alignment also means that a slight increase in additional skiable terrain is made more accessible from the top terminal station than is presently the case therefore enhancing the offerings and overall quality, efficiency and safety, of the recreational experience for patrons of The Remarkables Ski Area.

### **Effects on Landscape, Visual Amenity and Human Use Values**

While the Ski Area Sub-Zone is a District Plan Zoning regime it is considered to be a relevant matter when considering the effects of the proposal on landscape, visual amenity and human use values.

Specifically, a handful of areas have been identified in the Operative and Proposed Queenstown Lakes District Plans as Ski Area Sub-Zones to enable the consolidation and development of Ski Area Activities and their associated infrastructure within an environment that has capacity to absorb these features.

Notwithstanding the above, or that the Ski Area Sub-Zone is anticipated to contain various buildings, passenger lift systems and other infrastructure to facilitate Ski Area Activities, the District Council still

retains control over the location, external appearance and size of buildings within this Zone and the location, external appearance, alignment and methods of construction for passenger lift systems. Accordingly, Patch landscape architects were engaged by the applicant to undertake a landscape visual assessment of the proposed development with regards to the District Council's matters of control. A copy of the landscape visual assessment is attached as **Appendix [G]**.

Assessment Matter 5.4.2.3(vi) *Controlled Activity - Commercial Recreation Activities and buildings in Ski Area* of the Operative Queenstown Lakes District Plan is considered to provide an appropriate framework for consideration of the effects of the proposal on landscape and visual amenity and are considered to be relevant to the consideration of the impact of the proposal on the landscape, visual amenity and overall human use values of the environment in this assessment of the proposed activities under the Conservation Act.

This assessment is outlined below:

- (a) *Whether the ski tow or lift or building breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.*

Mr Skelton of Patch landscape architects has created a visual representation to demonstrate what part of the proposed new chairlift will be visible from the Wakatipu Basin.

Mr Skelton notes that from the road junction of Hunter Road and Malaghan's Road, approximately 12.4km in distance from the proposed passenger lift system, it may be possible to see the bottom station and lift towers 1-5. Proposed lift towers 3 -5 will potentially break a ridgeline as viewed from this distant location.

While these components of the passenger lift system may be possible to view from this location Mr. Skelton confirms that it is currently possible to see the base building, the Curvey Basin chairlift and the Alta chairlift, but at this distance the existing ski area infrastructure is barely legible to the untrained eye.

While the proposal will result in an increased level of visible ski area infrastructure and a potential ridgeline breach of the lift system towers, Mr. Skelton advises that the distance of views and the breadth of the wider landscape will allow the ski area infrastructure to be well absorbed visually. It is his opinion that the proposal will result in a very low adverse effect on visual amenity as experienced from the outside of the subject site at locations such as Wakatipu Basin, Coronet Peak or the public places associated with Coronet Peak and Brow Peak.

Mr. Skelton's expert opinion on this matter is accepted.

Mr Skelton notes that the lift tower number 5 will be located at a transition point between the ridge to the north, the upper Sugar Bowl Basin and the lower mountain. There is potential that this lift tower may be viewed on the ridge, and potentially the skyline when viewed from short parts of The Remarkables Ski Area Access Road as one nears The Remarkables Ski Area.

This view will be seen from within the Rastus Burn catchment, in the context of the other Ski Area Sub-Zone activities. Lift tower 5 will increase the visual presence of ski area infrastructure from the northern portion of the Ski Area Sub-Zone and The Remarkables Ski Area Access Road but will not decrease the visual amenity beyond what is anticipated as part of the overall modified environment enabled by the District Plan's Ski Area Sub-Zone. In Mr Skelton's opinion it will not adversely affect the more outstanding views held from The Remarkables Ski Area Access Road, which are available on the northern and western slopes of the Remarkables where, from the access road much of the Wakatipu Basin is visible.

Mr Skelton's expert opinion on this matter is accepted.

Overall, it is accepted that the proposed passenger lift system will breach a ridgeline and a skyline. However, these infringements are limited to the passenger lift system towers as opposed to the more bulky upper and lower terminal buildings.

Further, the effects on landscape and visual amenity are mitigated by the significant distance and lack of legibility from within the Wakatipu Basin and other public places. Additionally, the small skyline breach of tower 5 from The Remarkables Ski Area Access Road will not detract from the appreciation of the wider and more prominent landscape vistas.

Accordingly, based on the above and the expert opinions of Mr. Skelton, it is considered that the potential adverse effects of the proposal on landscape and visual amenity will be less than minor.

*(b) Whether the materials and colour to be used are consistent with the rural landscape of which the tow or lift or building will form a part.*

The proposed colours and materials of the passenger lift system and associated operators building are consistent with the existing ski field buildings and infrastructure.

The proposed colours of the passenger lift system terminal canopies, towers and operators buildings are dark colours with low light reflectance values.

The colours and materials therefore will not dominate nor detract from the wider natural landscape.

*(c) Balancing environmental considerations with operational characteristics.*

The proposal has given significant thought to balancing environmental considerations against the operational considerations of the applicant. Specifically, as noted above the applicant has worked closely with E3Scientific to modify the locations of the lift towers and the location/dimensions of the proposed new ski trails.

These modifications have been made to ensure that the proposed development works do not physically impact on any wetlands (as defined by E3Scientific) within the Sugar Basin due to the high ecological values that such areas hold.

Modifications have been made to the proposal during the course of its design to ensure that none of the Regionally Significant Wetland areas mapped by E3Scientific and Wildland Consultants are



affected by cut and fill earthworks and that the batter slopes from such works are setback appropriate distances from the identified wetlands to avoid potential adverse effects such as sedimentation.

The applicant has had to physically modify the trail plans to meet the recommendations of E3Scientific and subsequently ensure the least amount of modification to important ecological habitat occurs.

Notwithstanding this, a small seepage area of approximately 6m<sup>2</sup> will be subject to cut earthworks proposed for the Sugar Trail. This is because to avoid the large Regionally Significant wetlands to the east, whilst aligning the trail levels to merge with the Sugar Stash Trail, the lower terminal queuing area and the existing ground level, in a manner that minimizes terrain hazards necessitates the trail passing through this seepage area.

It is not possible to relocate the trail further south west as it will conflict with the existing access to Curvey Chair and the Rastus Burn.

The seepage area will meet the Otago Regional Council's broad definition of a Regionally Significant Wetland because, although very small, it is a permanently wet area that supports a natural ecosystem of plants and animals that are adapted to wet conditions and is located at an altitude exceeding 800masl. E3Scientific acknowledge and have assessed the removal of this seepage within the scope of their ecological report. This seepage area is not identified as a wetland within any ecological assessments completed to date for The Remarkables Ski Area, in either the E3 Scientific Lower Sugar Bowl Trails Ecological Assessment, refer to **Appendix [F]** or in The Remarkables Ski Area wetland mapping and assessment completed by Wildlands Consultants, where 26 wetlands were identified within the ski area, covering a total mapped area of 123,500m<sup>2</sup>.

It is also noted that the applicant proposes to form the proposed trails over a small watercourse which is an outflow from a wetland and to cross an unnamed stream twice. It has not been possible to develop the ski trails whilst avoiding all water courses. However, the applicant has put forward an earthworks design proposal which ensures the hydrological functions of these water courses will be maintained.

Specifically, clean rock will be used to form the trail surface over these 'crossings' to ensure that the water flow is not impeded and the downstream hydrological effects are avoided.

In addition to the above, the proposals operational requirements have also been assessed against the potential adverse environmental effects of natural hazards. The natural hazards/geotech report prepared by Stantec identified an area of debris fan that had the potential for additional material to fall and impact the lift towers.

The passenger lift system design was altered to ensure that no towers were established in this area and that the lift could safely the span area. Specifically towers 6 and 7 were altered in their location to be removed out of the rock fall risk zone.

Overall, it is considered that the applicant has balanced the operational requirements against the relevant environmental considerations and has reduced the potential adverse effects on ecological values and minimized the risk from natural hazards.

*(d) Potential effect on surrounding environment.*

The proposal will not have a significant effect on the surrounding environment. The proposed passenger lift system and associated operators buildings, trail works and associated vegetation clearance are all located within an area that is characterized by The Remarkables Ski Area base facilities, car parking and existing ski infrastructure comprising, lifts, snow making lances, operational buildings and extensive trail works.

The proposal represents the replacement of a passenger lift system as opposed to introduction of additional infrastructure. The implementation of this infrastructure is not uncharacteristic within the Queenstown Lakes District's Ski Area Sub-Zones which anticipate the consolidation of such works within the Sub-Zone boundaries.

Similarly, while the proposal will disturb a large area and involve several hundred thousand cubic meters of earthworks to develop new trails it is important to note that the scale of these works is also not uncharacteristic of the Ski Area Sub-Zone and has been undertaken for the development of the Curvey Basin lift and trail works in recent years<sup>4</sup>.

There will be adverse effects on the indigenous vegetation and associated ecological values but these effects can be appropriately mitigated through adherence to the DOC and NZSki developed protocols for vegetation clearance and terrain development at Coronet Peak and The Remarkables Ski Area.

In addition, a number of conditions have been recommended by E3Scientific and subsequently volunteered by the applicant to ensure appropriate rehabilitation of indigenous vegetation and protection of the fauna that exists within the vegetative communities and importantly the Regionally Significant Wetlands in the vicinity of the development area with the exception of the 6m<sup>2</sup> seepage area.

The rehabilitation of the landscape with vegetation will assist in minimizing the visual effects of the proposed trail works and built form such that the overall effect on the natural landscape character, visual amenity and human use values when viewed from the surrounding landscape will be less than minor.

*(e) Impact of lighting on the enjoyment of an adjoining property.*

The proposed passenger lift system will not be significantly lit. There will be low level lighting within the operator's huts but no lighting on the passenger lift system towers themselves. The lighting of the operator's huts will be so far away from adjacent property and inconsequential in the scale of the other Remarkables Ski Area facilities so as not to spoil the enjoyment of the adjacent land.

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<sup>4</sup> Resource consent RM130754 and Concession OT-34109-SKI

In terms of human use values, the proposal is considered to enhance the quality of the recreation experience had at The Remarkables Ski Area. The landform modification and impacts on the vegetative cover will be noticeable but it will also be in close proximity to the existing learner's area, base buildings and car parking, trail works and passenger lift system within Sugar Basin therefore the effects of the modification can be readily absorbed into the character of the existing environment.

Further, the disturbed area will be subject to re-vegetation and this will partly mitigate the proposed changes to the natural environment.

The proposal will not impact on any existing water takes. It is acknowledged that Regionally Significant Wetlands play an important hydrological function and that water quality and quantity is an important cultural consideration as outlined in the Kai Tahu Ki Otago Natural Resource Management Plan.

It is noted that consultation is occurring with Kai Tahu Ki Otago Limited and Te Ao Marama Incorporated as part of the resource consent applications ensuring their involvement and consideration of the proposal.

Specific attention has been made to ensuring that crossings of existing water courses and wetland outflows do not diminish their hydrological functions by utilizing clean fill to establish crossings and maintain the existing flow characteristics of these features.

Accordingly, the potential adverse effects on human use values are considered to be less than minor.

### **Temporary Nuisance and Environmental Effects of Earthworks**

Nuisance effects of earthworks are typically related to noise, vibration and the emission of dust and discharge of sediment.

In the case of The Remarkables Ski Area the subject site is removed from sensitive receivers in respect of noise and dust. Specifically, there are no residential neighbor's or other commercial interests on adjoining land that would be affected by noise, vibration and dust due to significant separation distances.

The key environmental concern of temporary earthworks in this environment is the containment and controlled discharge of sediment to ensure that it does not enter water ways and specifically wetland ecosystems.

In this case, the applicant has a set of developed protocols for development at The Remarkables Ski Area which specifically addresses earthworks and the associated environmental effects including erosion and sediment management requirements.

This document contained in **Appendix [E]** which the applicant volunteers (by way of Concession condition) to abide by specifies the following in respect of erosion and sediment control during earthworks and for the completed design standards of trails to avoid long term sediment run-off:

#### ***“5. Management of soil erosion and sediment control***

- a. *The surface of vehicle tracks, formed ski trails and any other disturbed ground without a cover of indigenous vegetation will be managed to improve water infiltration, minimise rilling and sheet erosion, reduce suspension of sediment and provide micro sites for wind borne seed to settle. Control measures include;*
- *shaping / crowning the surface;*
  - *applying an appropriate gravel surface in problem areas;*
  - *forming of earth, rock or vegetation bunds;*
  - *Ripping or roughening soils perpendicular to the slope angle; and*
  - *Constructing water tables/swale drains to intercept and divert surface flows.*
- b. *Where the slope angle exceeds 30 degrees natural features such as rocks could be incorporated into the slope where this lends to the stability of the site; this would require prior approval from DOC and potentially the support of geotechnical experts. This solution would be considered on a site by site basis.*
- c. *Water tables/swales must have a catchment area no greater than 2,000m<sup>2</sup>. Ski trails must have functioning swales no less than 60m apart. All water tables/swales must be clear of sediment and able to convey water.*
- d. *Water tables and swales must lead to an appropriately designed and armoured settlement pond to capture sediment so only clear water disperses into the surrounding landscape.*

*These ponds must be large enough to ‘settle’ the flow and allow sediment to be deposited, particularly from heavy rainfall events. Precise dimensions will depend on the area and erosion potential of catchment above, however, these may be graduated areas 1m wide x 2m long x 1m deep. They should be armoured with rocks or surrounded by soil mounds and tussocks or geotextile materials.*

*Sediment captured by settlement ponds are to be redistributed to assist re-vegetation of disturbed areas, whether previous or planned earthworks e.g. used to fill gaps between transplanted tussocks or to improve the mineral soil content when planting nursery tussocks.*

*Settlement ponds must be maintained such that they provide a means of monitoring the effectiveness of control measures thereby assist adjusting management approaches to reduce the potential for recurrent erosion.*

- e. *To protect wetlands and wetland vegetation from sediment no surface water carrying sediment must be allowed to run into wetland areas. Settlement ponds must not exit onto wetland areas. Water tables and swales must be designed to maintain the hydrological integrity of adjacent seepages and wetlands.*
- f. *Areas requiring erosion control measures are to be prioritised based on the following criteria:*
- *Vulnerability to erosion (e.g. slopes > 20 degrees, unconsolidated soils, disturbed ground adjacent to compacted soils)*
  - *Saturated soils on cut faces where seepages have been intercepted,*

- Remediation of slips or slumped land and stabilisation of land to prevent further or repeated slope failures.
  - Settlement areas that require armouring or treatment in order to filter water,
  - Stabilisation works required to facilitate revegetation.
- g. Areas identified for erosion control and soil conservation work may vary from year to year as revegetation occurs and slope and soil stability is achieved.*
- h. Significant developments will have a soil conservation and erosion control plan in place prior to the commencement of works. This plan will demonstrate how the objectives of this protocol will be achieved.*

**6. Ongoing monitoring and maintenance of the rehabilitated area**

- a. The purpose of the monitoring is to assess the progress of rehabilitation and advise NZSki how to prevent or minimise risks to re-growth becoming self-sustaining;*
- b. All development and rehabilitation works will be monitored at least once prior to the commencement of work and again at completion of works. Interim monitoring may be required, depending on the nature of work. Following completion, regular monitoring will continue until DOC resolves, at its sole discretion, that the rehabilitation of the natural environment can progress unaided;*
- c. Additional monitoring of erosion and sediment control measures will be made during or following significant periods of rainfall.*
- d. Where monitoring establishes significant risks to rehabilitation, DOC will require NZSki to take any reasonable steps to rectify the situation and return the area to its desired condition. Any additional work required will be carried out at the cost of NZSki;*
- e. In the event that an area is not rehabilitated following works, monitoring will continue until rehabilitation works have begun. Attention will be paid to preventing erosion during any lay period;*
- f. DOC should reserve the right to recover the actual and reasonable costs of monitoring work.”*

It is considered that the management techniques for control of these effects and the on-going monitoring regime to ensure their suitability is comprehensive. It is volunteered that all works be undertaken in accordance with this document.

Provided that such a condition is implemented on any Concession issued by the Department of Conservation it is considered the temporary nuisance and environmental effects of the earthworks will be less than minor.

**Effects on Ecology and Indigenous Vegetation**

As identified above, the main vegetation types that are proposed to be cleared include indigenous snow tussock grassland, cushion field, scree slope and a seepage area.

It is noted that four At Risk plant species have been identified within the vegetation types identified above. Specifically:

- At Risk – Naturally Uncommon *Aciphylla lecomtei* was identified in the snow tussock grassland;
- Not Evaluated – Data Deficient *Brachyscome "montana"* was identified in the snow tussock grassland;
- At Risk – Naturally Uncommon *Anisotome lanuginosa* was present in the cushion field on the ridge in the lower portion of the proposed Sugar Trail, the temporary access route and near the middle lift pole; and
- At Risk – Naturally uncommon *Carex berggrenii* was identified in the small seepage area at the bottom of the Sugar Trail.

Significant numbers of invertebrate species are known to inhabit the area as identified on other surveys in The Remarkables Ski Area by E3Scientific staff.

E3Scientific note that lizard habitat is present on site, within the exposed rock, scree and snow tussock grasslands. However, based on multiple previous lizard surveys within the surrounding Rastus Burn Recreation Reserve, it is unlikely that lizard species are present within the study area. The only lizard species that might be present within the study area is the non-threatened McCann's skink (*Oligosoma maccanni*).

E3Scientific note that no birds were observed during the site visit. Species that have been recorded within the Remarkables Conservation area and could be found within or surrounding the study area include the New Zealand pipit (*Anthus novaeseelandiae*), kea (*Nestor notabilis*), eastern falcon (*Falco novaeseelandiae novaeseelandiae*), paradise shelduck (*Tadorna variegata*), harrier hawk (*Circus approximans*) and southern black-backed gull (*Larus dominicanus dominicanus*).

The Eastern Falcon, and New Zealand Pipit are both 'At Risk' species with the falcon recovering and the Pipit in decline. Kea are also noted as being nationally endangered.

E3Scientific summarise the ecological values of the development area as:

*"The ecological values within the footprint of the proposed trails have been determined using the criteria outlined in the 2015 EIANZ Guidelines. The overall ecological value of the vegetation that is proposed to be disturbed is High. The ecological value of the threatened avifauna ranges from Very High to Moderate- High. All other Not Threatened plant and bird species are considered to have Low ecological value."*

The removal of the vegetation proposed within this application will result in permanent habitat loss for threatened native bird species that utilise the alpine environment. The kea, falcon and NZ Pipit have a Very High, High and Moderate-High ecological value, respectively, however E3Scientific note that there is abundant habitat that these species can use within the Remarkables area.

The removal of the habitat will have a Low magnitude of effect, as there will only be a minor shift away from the base line conditions, in relation to habitat that these birds utilise. The ecological effect on the permanent removal of habitat will be Moderate for the kea and Low for the falcon and NZ Pipit.

No alteration to the flow path or flow direction of any water courses will occur despite the deposition of clean fill materials within the identified water courses. The ecological impact of these works is described by E3Scientific as being Low, as the existing flow path, flow direction and surface water connection will be maintained. The magnitude of these works will be Low as there is only a minor shift away from the baseline conditions.

Without mitigation E3Scientific advise that the high ecological values and removal of habitat (vegetation) within the trails and lift tower platform areas could result in a very high adverse ecological effect.

In E3Scientific's opinion the presence of very high and high ecological effects represents an effect on ecological or conservation values that would typically warrant the avoidance and/or extremely high intensity mitigation and remedial actions.

E3Scientific note that in a wider context, the effect of the indigenous vegetation disturbance is considered minor given the extent of similar snow tussock grassland, seepages, cushion field, scree and fellfield communities within the Rastus Burn and Remarkables Ski Area, and that the vegetation that is proposed to be cleared is not distinctive nor has any special ecological character, when compared to the nearby habitats in the Remarkables Basin.

The proposed works are all within the District Council's Ski Area Sub-Zone which seeks to consolidate such activities into a designated area. Given the proximity of the proposed vegetation clearance to the current ski field activities the works cannot be completely avoided. Mitigation and remedial actions will be put in place as described within this application.

Additionally, E3Scientific acknowledge the restoration programme of work that the applicant has developed in conjunction with the Department of Conservation which can help to ensure the ecological effects of the proposal are mitigated effectively, and the applicant's proven track record of relocating threatened plants as well as snow tussock grassland.

E3Scientific acknowledge that the applicant proposes to relocate all the individuals of two Naturally Uncommon plant species as well as the existing snow tussock grassland habitat which will include the Data Deficient *Brachyscome* species. E3Scientific notes that the applicant has a track record of successfully restoring vegetation in similar development projects across The Remarkables Ski Area.

Further to the above, and as identified in Section 4.4 of this application, the applicant has volunteered that all of E3Scientific's proposed conditions outlined in 6.3.1 (excluding condition 12) of their report be included as conditions on any resource consent granted by the Council.

Overall, the loss of habitat for native and threatened species does require mitigation and E3Scientific advice that the recommended Concession conditions referred to above and in Section 4.4 of this application be implemented for the impact from the proposal to be considered no more than minor<sup>5</sup>.

The expert advice of E3Scientific is accepted and as such, the potential adverse effects on indigenous vegetation and biodiversity are considered to be no more than minor.

### **Effects on Infrastructure and Servicing**

The proposal will not have any significant adverse effects on infrastructure and servicing. As noted above the proposed passenger lift system can be connected to The Remarkables Ski Area's existing reticulated power supply and there is a backup generator contained on site for emergencies.

There is a slightly greater demand on electricity for the implementation of the snow making infrastructure however, this is expected to be within the capacity of the existing reticulated power supply.

The passenger lift system itself will not increase the patron capacity of The Remarkables Ski Area and therefore will not generate additional demand on potable water and waste water supplies both of which are provided on site by way of existing Permits issued by the Otago Regional Council<sup>67</sup>.

Storm water from the roof of the proposed buildings will be minimal and simply discharged direct to ground where it will infiltrate the soil structure and end up in the Rastus Burn Stream.

Snow making will be provided for along the proposed new trails and the snow making services will be installed in trenches beneath the earth worked area. The applicant holds existing Water Permits from ORC<sup>8</sup> and Concessions from DOC<sup>9</sup> to abstract water from Lake Alta for snow making.

No changes are needed to the existing permits and volumes of abstraction provided for therein to service the proposed development and additional snow making infrastructure as sufficient capacity exists within the limits set in these documents.

Given the above the effects on servicing and infrastructure are considered to be less than minor.

### **Effects of Natural Hazards**

As identified above in Section 4.6 of this application the subject site and the proposed passenger lift system are subject to a range of natural hazards and complications with construction in an alpine environment.

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<sup>5</sup> E3Scientific Ecological Report, Section 7 – Conclusions and Recommendations, page 30, paragraph 14.

<sup>6</sup> RM14.336.01 – 02 Waste Water Discharge Permit and Monitoring Bore Permit issued by ORC 16<sup>th</sup> April 2015

<sup>7</sup> RM16.115.01 Water Permit issued by ORC

<sup>8</sup> RM11.368.01 to RM11.368.04 issued by the ORC on 23<sup>rd</sup> January 2013

<sup>9</sup> DOC Concession Ref 49957-SKI issued 25<sup>th</sup> October 2016



In regards to the risk from natural hazards it is important to understand that the risks associated with development and recreational activities in The Remarkables Ski Area can never be entirely eliminated. Further, there is no specified statistical threshold of acceptable risk tolerability in this area.

As there is an absence of any such pre-determined risk tolerability threshold determined through public consultation and implemented by the Department of Conservation in their planning documents or alternatively by the Otago Regional Council or Queenstown Lakes District Council guidance is taken from the relevant resource management planning instruments<sup>10</sup>.

These relevant documents simply direct that the effects of natural hazards in respect of any land use proposal are to be minimized as far as is reasonably practicable.

Stantec have comprehensively reported on the relevant hazard issues within The Remarkables Ski Area.

They have confirmed that the ground on which the foundations for the passenger lift system structures will be established is ideal being glacial till or rock and that a high allowable bearing capacity is anticipated from these materials, Further, Stantec advice that no signs of instability at the foundation locations has been identified.

Accordingly, in terms of geotechnical risk to the physical components of the passenger lift system from land instability the risk is considered very low and minimised as much as practicable by the expert assessment of the building and tower locations.

The passenger lift system structure has been designed appropriately for loads calculated in accordance with the relevant New Zealand Standards. In particular wind and snow loads have been assessed using the relevant standard from the 1170 suite of loading standards.

Based on the expert assessment of Stantec it is considered that the hazard risks from snow and wind loading in this environment have been adequately minimised.

The avalanche paths in the area are mapped and well understood by the applicant. The applicant operates a robust avalanche control programme and the avalanche risks are managed by suitably qualified personnel employed by the applicant. The avalanche risk is assessed daily and not allowed to build up sufficiently to cause damage to structures or significant risks to patrons. Manmade avalanches are triggered by bombing to reduce the natural risk of avalanche as far as is reasonably practicable.

Stantec have assessed and subsequently confirmed that there is no evidence of risks of erosion, debris flow and flooding to the passenger lift system structure.

The one remaining area of natural hazard risk that does exist is with regards to rock fall. This hazard exists throughout The Remarkables Ski Area. Stantec have noted that the alignment of the passenger lift system crosses two areas of existing rock fall debris fans which are below potentially unstable features where further rock fall may originate.

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<sup>10</sup> QLDC Proposed District Plan Stage 1, Natural Hazards Chapter, Operative Regional Policy Statement and Proposed Regional Policy Statement

It was identified early on in the design process that it would be practical to move the towers in the lower (smaller) debris fan area to mitigate the risk of rock fall damage to the towers as there remains a risk of further rock fall from the source area.

This change was subsequently made to the design and the affected towers were moved out of the existing debris fan.

The upper rock fall debris fan covers a significant area. A potentially unstable rock tower remains in the source area. The return period of rock fall from this area appears to be in the order of hundreds of years and its return period is consistent with the design return period for other natural phenomena such as wind and earthquake loading given in the loadings standard NZS 1170.0. The most likely conditions for rock fall are earthquake, seasonal freeze/thaw or heavy rainfall. It is impractical to move the towers out of the potential rock fall zone and thus this is a risk that will remain with the proposed alignment.

It is noted that in regards to natural hazard risk it is not necessary to remove every potential source of risk i.e. eliminate the risk entirely for it to be acceptable. As identified above, it is a matter of minimising the risk as far as is practicable.

In this case, the applicant has amended the alignment to minimise/remove the risk from the smaller rock fall area. It is not practical to move the top towers out of the larger rock fall zone and therefore there is a level of risk of damage to structures that will be accepted by the applicant.

Overall, based on the expert assessment of these hazards by Stantec and the measures taken to minimise the effects of natural hazards as far as is reasonably practicable, it is considered that the potential adverse effects of such matters are no more than minor.

### **Cumulative Effects**

A cumulative effect is a gradual build-up of consequences over a period of time and includes a combination of effects from other activities to create an overall effect on the environment that will occur through the implementation of a proposed development.

The granting of consent to the proposed passenger lift system, the associated earthworks and removal of indigenous vegetation will result in cumulative effects of change to the landscape and potential loss of biodiversity.

Of particular note is the removal of a small seepage area of some 6m<sup>2</sup> in area. While the loss of this habitat is a cumulative loss when considered in conjunction with the wetlands that have been disturbed/removed by the applicant under previous statutory approvals, the proposed loss is of very small scale (less than 0.005% of total mapped wetland areas).

It is acknowledged that wetlands provide an important function in the hydrology of the Rastus Burn Recreation Reserve. NZSki has modified the proposed works so that all Regionally Significant wetlands mapped in ecological studies in the vicinity of the works have been avoided. The seepage

area that will be removed as a result of this application is very small in scale and is not considered to 'feed' any other downstream wetlands due to its location in close proximity to the Rastus Burn. E3Scientific have concluded that the habitat and affected species are relatively common and widespread in the Remarkables Ecological District therefore there is not likely to be a significant loss of ecological diversity resulting from the proposal subject to the implementation of their recommended conditions.

The development itself will be characteristic of and complementary to the existing ski area infrastructure in the vicinity and will provide some mitigation of the areas of indigenous vegetation that will be disturbed through the recommendations of E3Scientific and the DOC/NZSki development protocols.

The applicant has proposed to create crossings over the unnamed stream and wetland outflow with large clean rocks to ensure that the hydrological patterns of these water courses are not diminished by the proposed works.

Given the above and that the development is proposed within an environment that anticipates these types of commercial recreation facilities and the consolidated growth and development of ski area activities I consider the environment is not at its saturation or breaking point in terms of either landscape or ecological biodiversity and accordingly the environment is considered to be capable of absorbing the effects of the proposed development subject to the implementation of the conditions proposed within this application.

## 6.0 STATUTORY ASSESSMENT

### **Conservation Act 1987**

This application is made under Part 3B of the Conservation Act 1987. The relevant parts of the Conservation Act relating to the assessment of this proposal are considered to be Sections 17T, 17U, 17W, 17X, 17Y, 17S and 17Z.

Each of these Sections is addressed below:

#### Section 17T

Section 17T(1) requires that the Minister must consider an application for a Concession if the application—

- (a) complies with [section 17R\(2\)](#); and
- (b) is not returned under [section 17SA](#); and
- (c) is not declined under [section 17SB](#); and
- (d) is not returned under [section 17SD\(4\)](#).

Section 17R(2) is not applicable in this instance. The application is considered to be comprehensive and contains all necessary information to enable assessment and does not need to be returned as being deficient in such information under Section 17S.

The proposal is not considered to be in non-compliance with, or obviously inconsistent with, the provisions of this Act or any relevant Conservation Management Strategy or Conservation Management Plan that would require the application being immediately declined under Section 17SB.

At this stage the Department has not requested further information but if such information is requested the applicant will provide it within the specified time and therefore the proposal will not need to be returned in accordance with Section 17SD(4).

Section 17T(2) enables public notification of the proposal in accordance with Section 17SC(3) whereby the Minister may publicly notify any application for a permit or an Easement if, having regard to the effects of the permit or easement, he or she considers it appropriate to do so.

In this case, the proposed Easement and associated works will occur within the Rastus Burn Recreation Reserve and within the existing extent of The Remarkables Ski Area operational area. The proposal is a replacement of an existing passenger lift system rather than a significant expansion of ski area activities. Accordingly, it is considered that it can be processed without public notification.

#### Section 17U

Section 17U outlines the matters that the Minister must have regard to when considering an application. Section 17U(2) provides for the application to be declined if the information available in

the application is insufficient or inadequate to enable assessment of the effects (including the effects of any proposed methods to avoid, remedy, or mitigate the adverse effects) of any activity, structure, or facility or if there are no adequate methods or no reasonable methods for remedying, avoiding, or mitigating the adverse effects of the activity, structure, or facility.

In this case, the application is considered to comprehensively cover the proposal and associated effects and mitigation methods. The proposal is clearly understandable.

Based on the expert landscape, ecological and hazards reporting provided with the application it is considered that the proposal demonstrates adequate and reasonable methods to mitigate the effects of the proposal such that the proposal does not need to be declined.

Section 17U(3) specifies that the Minister cannot grant an application for a Concession if the proposed activity is contrary to the provisions of this Act or the purposes for which the land concerned is held. The proposal is considered to be consistent with the provisions of the Conservation Act 1987 and as will be detailed below in the assessment of the Otago Conservation Management Strategy, the proposal is consistent with the purposes for which the land is held.

Section 17U(4) requires that the Minister shall not grant any application for a concession to build a structure or facility, or to extend or add to an existing structure or facility, where they are satisfied that the activity—

- (a) could reasonably be undertaken in another location that—
  - (i) is outside the conservation area to which the application relates; or
  - (ii) is in another conservation area or in another part of the conservation area to which the application relates, where the potential adverse effects would be significantly less;or
- (b) could reasonably use an existing structure or facility or the existing structure or facility without the addition.

It is considered that there is no other location outside the Rastus Burn Recreation Reserve the proposal could be undertaken. It is part of the operation of the established Remarkables Ski Area and cannot feasibly be implemented outside of this area.

It is not possible to locate the passenger lift system and associated works elsewhere within the Rastus Burn Recreation Reserve as the proposal is specifically for providing access and enhanced recreational areas within the Sugar Basin. For operational reasons the proposed location is the best for the efficient operation of The Remarkables Ski Area and as described in the AEE, the location and alignment has balanced the environmental (ecological and hazard) requirements against the operational needs of the The Remarkables Ski Area.

In regards to part (b), the existing Sugar Basin lift is approximately thirty years old. The applicant advises that the new lift system has advanced operating requirements and health and safety features due to the advancement in lift technology over the last three decades. Accordingly, it is not

considered viable to continue to utilise the existing passenger lift system and associated trails into the future.

### Section 17W

Section 17W(1) specifies that where a Conservation Management Strategy or Conservation Management Plan has been established for a conservation area and the strategy or plan provides for the issue of a Concession, a Concession shall not be granted in that case unless the Concession and its granting is consistent with the strategy or plan.

A detailed assessment of the Otago Conservation Management Strategy is outlined below this assessment of the Conservation Act 1987. This assessment confirms that the proposal is consistent with the Conservation Management Strategy and the expected use of the Rastus Burn Recreation Reserve.

Section 17W(3) specifies that the Minister may decline any application, whether or not it is in accordance with any relevant Conservation Management Strategy or Conservation Management Plan, if he or she considers that the effects of the activity are such that a review of the strategy or plan, or the preparation of a strategy or plan, is more appropriate.

It is considered that the proposal is consistent with the Conservation Management Strategy and further, that the effects of the proposal as assessed by experts in landscape, ecology and hazards are of a scale that it would be inappropriate and unnecessary to initiate a review of the Conservation Management Strategy.

### Section 17X

This section of the Act enables the Minister to enforce conditions that they consider appropriate for the activity, structure, or facility, including (but not limited to) conditions relating to or providing for:

- The activity itself, the carrying out of the activity, and the places where it may be carried out;
- The payment of fees/rent/bonds;
- The restoration of the site,
- Periodic review of the terms and conditions of a Concession;

The applicant has volunteered a number of conditions that have been recommended in the expert ecological advice of E3Scientific and it is expected that these will be included on any Concession granted by the Department.

It is also expected that conditions of the Concession will be imposed regarding the adherence to the development protocols in **Appendix [E]** to ensure that collectively with E3's recommendations there is appropriate mitigation of the earthworks and vegetation clearance activities associated with the passenger lift system.

In terms of conditions regarding fees and reviews it is anticipated that no additional fees and reviews are required in respect of this proposal as such fees are considered to be appropriately provided for

within the Deed of Lease for the operation of The Remarkables Ski Area between the Department of Conservation and the applicant.

#### Section 17Y

Section 17Y specifies that a condition of the Minister's granting a concession shall be that the applicant pay any specified rents, fees, and royalties to the Minister; and shall pay any other levy or charge made on an occupier or owner of land, as a result of the grant of a lease, licence, or easement, either to the Minister or as directed by the Minister.

Further it specifies that the rent, fee, or royalty may be fixed at the market value, having regard to—

- (a) any circumstances relating to the nature of the activity; and
- (b) the effects of the activity on the purposes of the area affected; and
- (c) any contractual conditions, covenants, or other encumbrances placed upon intrinsic resources, natural resources, or historic resources by the concession.

In addition, it specifies that rent, fees, and royalties for a concession shall be reviewed at intervals not exceeding 3 years.

Similar to the discussion above for Section 17X no additional fees and reviews are required in respect of this proposal as such fees are considered to be appropriately provided for within the Deed of Lease for the operation of The Remarkables Ski Area between the Department of Conservation and the applicant.

#### Section 17S

The main components of Section 17 of the Act have already been discussed under the discussion of Section 17T above.

#### Section 17Z

This section of the Act specifies the timeframes for which approvals under the Conservation Act may be granted.

With respect to Easements it is specified that these may be granted for a term not exceeding 30 years, but in exceptional circumstances, the Minister may grant a term not exceeding 60 years.

Given that the existing Sugar Basin passenger lift system has been in place for approximately 30 years it is considered appropriate to apply a term of 40 years for this proposal.

This will provide certainty that the Easement will exist for the anticipated lifetime of the passenger lift system with some flexibility in case of expanded duration of the longevity over and above that of the existing system.

The overall duration of the Easement will also be appropriate given the expense of the infrastructure and associated works which will be in the millions of dollars.

no additional fees and reviews are required in respect of this proposal as such fees are considered to be appropriately provided for within the Deed of Lease for the operation of The Remarkables Ski Area between the Department of Conservation and the applicant.

### **Otago Conservation Management Strategy 2016**

The Remarkables Ski Area sits within the Department of Conservations Western Lakes and Mountains/Ngā Puna Wai Karikari a Rākaihautū Place in the Conservation Management Strategy 2016 (CMS).

This Place has outstanding landscape, ecological, cultural and recreational values. Outdoor recreation and tourism activities are highly valued with outdoor activities such as tramping, mountain climbing, hunting, kayaking and angling largely occurring on or from public conservation lands and waters.

Queenstown and Wanaka are recognised focal places for a large number of visitors and the areas around these settlements are important nationally for commercial tourism and three commercial ski fields (Coronet Peak, The Remarkables and Treble Cone), are specifically acknowledged and noted as being on public conservation lands and waters.

Within this place pest plants and animals, habitat modification, and fire are noted as the most immediate threats to conservation values.

With specific regard to The Remarkables and Tāpuae-o-Uenuku/Hector Mountains the CMS notes that this geographic area contains high ecological values due in part to the area's location in a transition zone between the wetter west and the drier Central Otago mountains and valleys.

Tussock grasslands are extensive and largely unmodified. The alpine and subalpine vegetation includes the eastern extent of several species including mountain snow tussock, cut-leaved alpine buttercup and Birleys hebejeebie. The area has a wide range of habitats—rock bluffs, boulderfields, cushionfields, tussockland, wetlands, lakes, forest and shrubland—extending from 350 m to 2320 m.

The CMS goes further to state that Lake Alta (1807 m) is notable for its spectacular cirque setting below Double Cone, and for the absence of aquatic plants and fish, although plankton and invertebrates are seasonally abundant. Kea are present on The Remarkables, at their eastern limit. The area supports high invertebrate diversity, including endemic and threatened species, such as several species of giant weevil, two black cicadas, a flightless stonefly and a rock-bluff moth.

The CMS details that The Remarkables, with its close proximity to Queenstown, and outstanding landscape and recreational values, is subject to many development proposals. Providing recreational and tourism opportunities for a growing number of visitors to some parts of The Remarkables, while ensuring protection of outstanding landscapes, indigenous ecosystems and natural character, is noted as an ongoing challenge for the Department of Conservation.



Within the outcome statement for the Western Lakes and Mountains/Ngā Puna Wai Karikari a Rākaihautū Place The Remarkables Ski Area is afforded specific recognition were it is noted that it provides for intensive use and are highly valued recreation and tourism opportunities enabling access to high-altitude areas.

Recognition of the ski fields' location on public conservation lands and waters, and conservation interpretation, are readily apparent to visitors. The CMS outcome statement requires that ski fields are managed in a precautionary approach in terms of new and additional structures and terrain modification. Further development of existing ski fields may occur, in preference to any new ski fields and that disturbed areas are restored to an agreed standard comparable with that which was present prior to any development.

It is considered that this proposal is aligned with the values of the Western Lakes and Mountains/Ngā Puna Wai Karikari a Rākaihautū Place. Specifically, a high level of expert advice and reporting has been provided with this application to ensure that a precautionary and comprehensive approach is taken to understanding and avoiding remedying or mitigating the potential adverse effects of the proposal on landscape, visual amenity, ecological and human use values.

The proposal represents development of and within an existing ski area rather than expansion beyond the current ski area boundaries or development of entirely new ski areas.

Conditions have been volunteered to restore the disturbed areas and their vegetative communities as much as is practicably possible. Conditions of consent recommended by E3Scientific have been volunteered by the applicant and the applicant also volunteers to abide by the protocols for development works established by DOC and NZSki Limited. The applicant has an established and successful history of restoration of areas of disturbed vegetation.

Having regard to all of the above it is considered that the Department of Conservation has a high level of information from which to make a decision on this Concession application. The applicant has also demonstrated that they have a willingness to adhere to the environmental recommendations for the development works to ensure that the conservation values of The Remarkables Ski Area are not significantly adversely affected.

The following Policies of relevance are found below the outcome statement for this place:

2.3.21 *When considering, applications for new utilities, structures or facilities throughout this Place (with the exception of the upper Wye Creek valley), should have particular regard to the potential adverse effects on:*

- a) *natural ecosystems, landscapes and natural character, particularly in areas where structures and facilities are currently absent;*
- b) *catchment water quality and quantity, including in Lake Alta;*
- c) *priority ecosystem units and threatened species;*
- d) *natural quiet;*
- e) *current recreational uses; and*

- f) *opportunities available for such structures or developments off public conservation lands and waters.*

2.3.22 *May allow further development and/or expansion of The Remarkables ski field (with the exception of the upper Wye Creek valley) in accordance with Policies 3.25.1– 3.25.6 in Part Three, provided that adverse effects (including cumulative effects) are avoided, remedied or mitigated on the following values:*

- a) *the outstanding natural landscapes and ecological values of The Remarkables and the Tāpuae-o-Uenuku/Hector Mountains; Commonly referred to as 'Skippers roadend'.*
- b) *the landscape and ecological (including water quantity and quality) values of the priority ecosystem unit at Lake Alta;*
- c) *the recreational experiences of other users; and*
- d) *the ability of users to access the area year round.*

It is considered that the proposal and AEE has considered the potential effects on natural landscapes, ecosystems and character, catchment water quality and quantity, ecosystem units and threatened species and current recreational uses.

Comprehensive expert advice and reporting has been obtained on landscape and ecological issues. Threatened species have been identified and in most cases, relocation is proposed. The receiving environment of the wider Rastus Burn Recreation Reserve and District Plan's Ski Area Sub-Zone has been given consideration in the assessment of recreational uses.

The possibility of developing such facilities on land other than Public Conservation Land has also been discussed and in recognition of the existing ski area facilities and the Council's Ski Area Sub-Zone there are no other viable locations.

The proposal is therefore considered to be in accordance with Policy 2.3.21.

In regards to Policy 2.3.22 it is considered that the effects on outstanding natural landscapes and ecological values will be appropriately avoided remedied or mitigated in accordance with the expert landscape and ecological advice received from Patch and E3Scientific.

No impacts on the landscape and ecological values of Lake Alta will occur as a result of this application.

The proposed passenger lift system will occur within a basin that is already modified by ski field terrain and landform modification. The proposal will result in a more efficient access to the Sugar Basin and provide more ski trails for and enhance recreational offering.

The proposal will not affect access to the Rastus Burn Conservation Area. Accordingly, the proposal is considered to be consistent with this Policy.

The specific policies for ski field development are contained in Section 3.2.5 of the CMS and state:

Policies

- 3.25.1 *May allow further development of existing authorised ski fields, where their natural values are already modified, in preference to the development of new ski fields.*
- 3.25.2 *Should in considering the development of new and existing authorised ski fields apply a precautionary approach to the approval of new structures, accommodation facilities and terrain modification and consider both the likely effects of water use (for snow-making), the likely longevity of the field in the face of climate change, and any appropriate land remediation and facility removal costs should the ski field cease to operate.*
- 3.25.3 *Process all applications for renewals of existing authorisations for ski fields as concessions.*
- 3.25.4 *Where practicable, encourage non-skier and/or non-ski season visitor use, and visitor use beyond the ski field consistent with the outcomes at Place.*
- 3.25.5 *Should provide opportunities for conservation education and interpretation.*
- 3.25.6 *Should allow over-snow vehicle use for the purpose of ski field management within ski field lease/licence areas subject to the provisions of the lease/licence and in accordance with Policy 3.2.12.*

The proposal meets Policy 3.25.1 in that the proposed development will occur within The Remarkables Ski Area and not result in development of new ski fields. Of importance is that even the specific basin subject to the development proposal is already modified for ski area activities and infrastructure.

In regards to Policy 3.25.2 a precautionary approach to consideration of the application is being undertaken. The development proposal has been a collaborative approach with the application, their surveyors, E3Scientific, and Patch landscape architects to achieve a proposal that balances environmental considerations with the operational requirements of the applicant.

As noted in the AEE there is additional capacity in the applicant's water permits and concessions for snow making water supply to facilitate the snow making requirements needed for the new trails. Land remediation is a big component of the mitigation works volunteered in this application.

In regards to Policy 3.25.4 the proposal will not have a negative effect on the ability of the Department of Conservation to encourage and provide for non-skier and non-ski season visitor use as there will be no impediments to public access arising from the proposal.

In regards to Policy 3.25.5 the proposal itself does not include conservation education and interpretation however it is noted that The Remarkables Ski Area has in recent years, hosted an educational walk around including local Council staff to demonstrate the areas of previous terrain modification and the positive results of vegetation transportation techniques.

With NZSki's history of successful vegetation re-instatement and that expected in future works such as this proposal, it can be an educational experience for other land managers to see how protocols can be developed and successfully implemented and which can potentially be transferrable to other ski areas and sensitive environments in Otago.

Over snow vehicle use will be required in the proposed development area to enable grooming of the trails to be created. This will be undertaken in accordance with the conditions of NZSki's Deed of Lease.

Overall, the proposal is considered to be generally consistent with the relevant Outcomes and Policies of the Otago Conservation Management Strategy.

## **7.0 CONCLUSION**

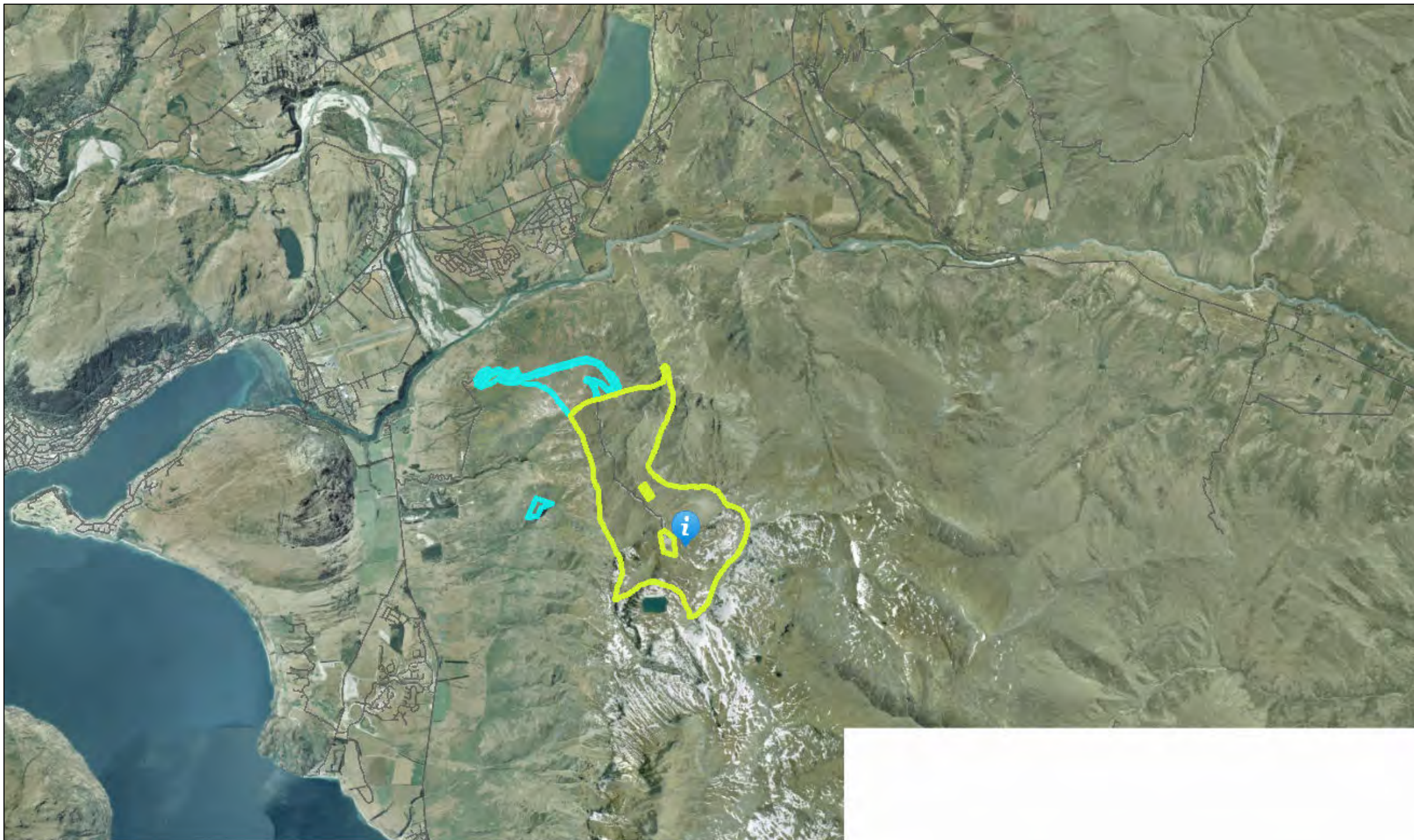
An Easement is sought from the Department of Conservation to replace the existing Sugar Basin passenger lift system. The replacement passenger lift system will be on a different alignment, have a greater capacity and will extend farther into the basin than the existing passenger lift system.

The proposal involves substantial earthworks for new trail development associated with the new passenger lift system. There will be indigenous vegetation clearance associated with the earthworks including the reclamation of a 6m<sup>2</sup> seepage area.

It is also proposed to create three new stream crossings through the deposition of clean fill material into existing water courses.

The proposed development is considered to be in accordance with the Conservation Act 1977 and consistent with the relevant Outcomes and Policies of the Otago Conservation Management Strategy 2016.

Overall, and in accordance with the assessment contained in this report, it is considered that the proposal may be granted as proposed subject to suitable conditions being imposed on the Concession.



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



**Guaranteed Search Copy issued under Section 172A  
of the Land Transfer Act 1952**

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** OT8D/636  
**Land Registration District** Otago  
**Date Issued** 11 September 1981

## Prior References

GN 561477

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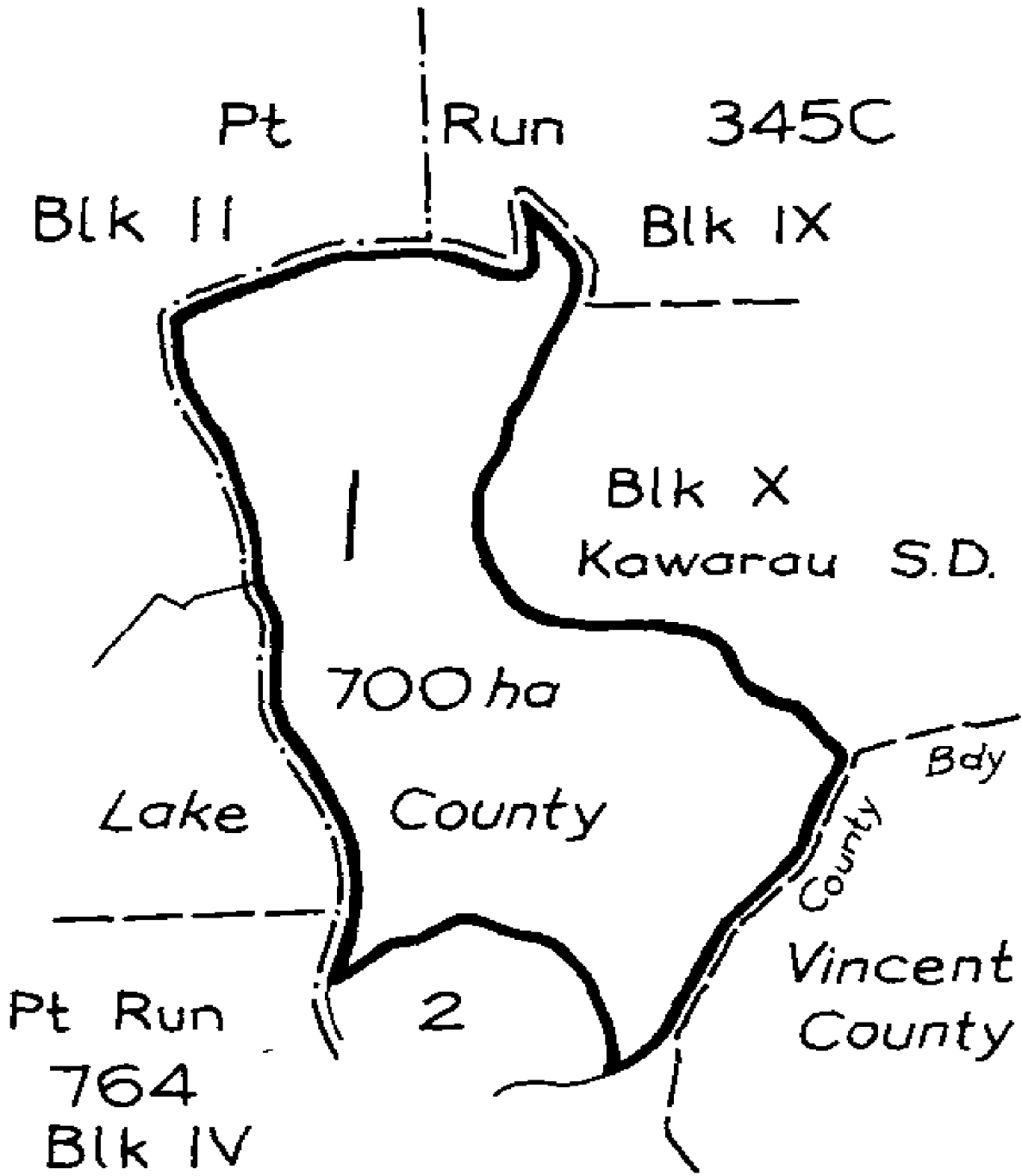
<b>Estate</b>	Fee Simple
<b>Area</b>	700.0000 hectares more or less
<b>Legal Description</b>	Section 1-2 Survey Office Plan 22561 and Section 1 Block X Kawarau Survey District
<b>Purpose</b>	Recreation Reserve

## Proprietors

Her Majesty The Queen

## Interests

Pursuant ot Section 116 (3) of the Reserves Act 1977 this is the only copy of the Title  
960280.1 SUBJECT TO PART 9 OF THE NGAI TAHU CLAIMS SETTLEMENT ACT 1998 (WHICH PROVIDES  
FOR CERTAIN DISPOSALS RELATING TO LAND TO WHICH THIS CERTIFICATE OF TITLE RELATES TO  
BE OFFERED FOR PURCHASE OR LEASE TO TE RUNANGA O NGAI TAHU IN CERTAIN  
CIRCUMSTANCES) - 11.1.1999 AT 9.03 AM



Scale 1:63 360



# Profile 6-CLD Sugar Bowl II

Customer: NZSki Ltd.  
Location: The Remarkables Ski Area

### Technical Data:

Uphill Side	Left	∅ Haul Rope	43 mm
Drive Station	Bottom	Minimum Breaking Strength	1343 kN
Return Station	Bottom	∅ Drive Bullwheel	6.35 m
	Top	∅ Return Bullwheel	6.35 m

Horizontal Length	1025.00 m	Rope Gauge on Line	6.40 m
Vertical Rise	257.50 m	Drive Output Continuous	354 kW
Average Grade	25.12 %	Drive Output Starting (0.15 m/s <sup>2</sup> )	441 kW
Max. Rope Inclination	66.22 %	Elevation of Drive Station	1615 m
Inclined Length	1066.18 m	Uphill Transportation	100 %
Spliced Rope Length	2193.10 m	Downhill Transportation	30 %

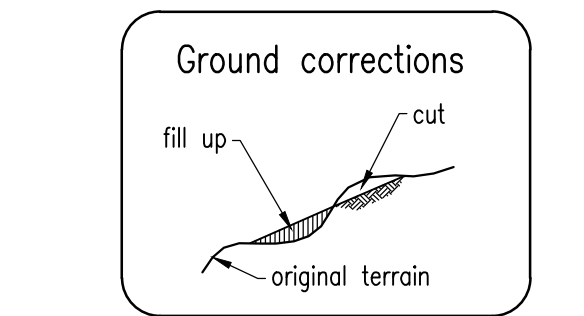
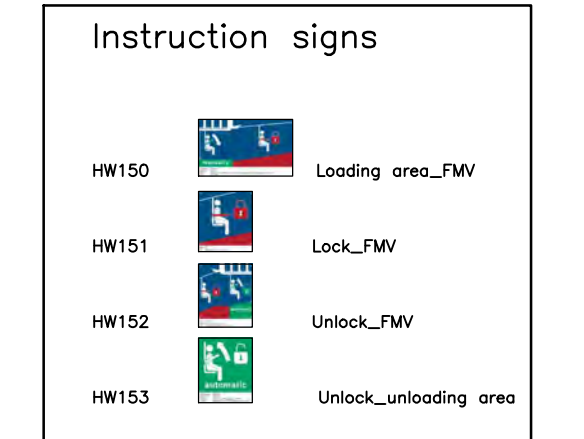
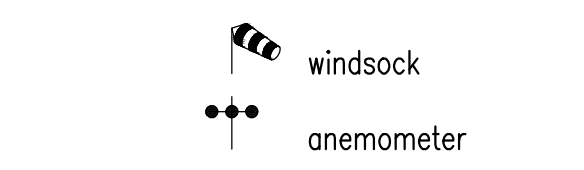
Drive Speed	Initial 5.00 m/s	Final 5.00 m/s
Capacity	2400 pph	3000 pph
Number of Carriers	53	66
Carrier Spacing	45.00 m	36.00 m
Carrier Interval	9.00 s	7.20 s
Trip Time	4.00 min	4.00 min

a	Inclination T2 changed to 5°	2018-07-05	FN
Index	Revision	Date	Name
		2018-07-05	FN

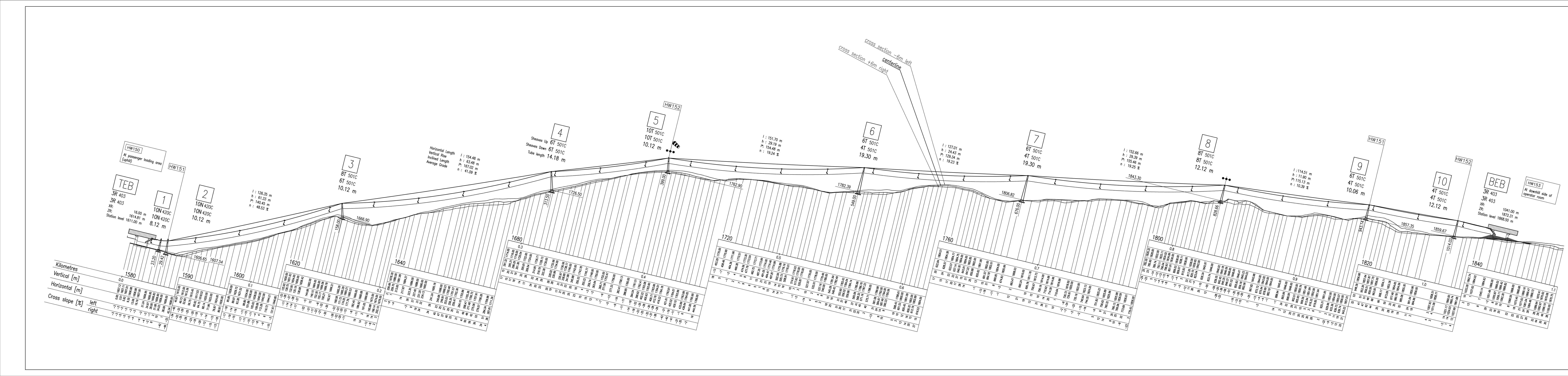
Innova Patent GmbH  
Konrad-Doppelmayr-Str. 1  
A-6960 WOLFFURT / AUSTRIA

Scale: 1:1000  
Project No: WAA0005003  
Drawing No: 20007560P500100

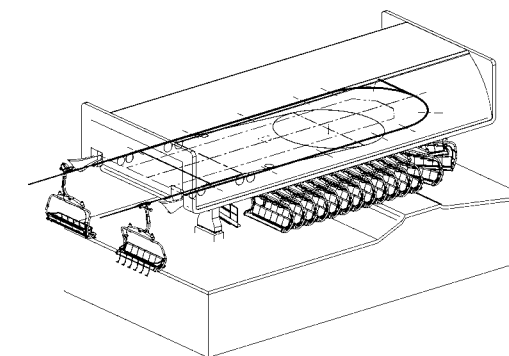
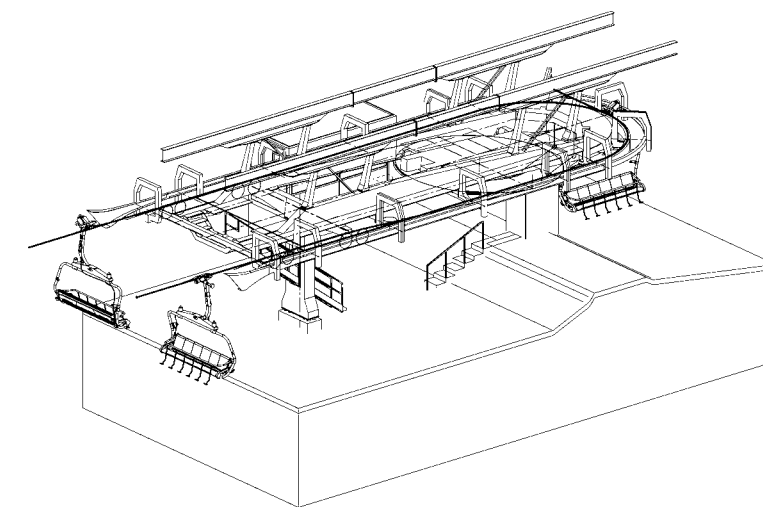
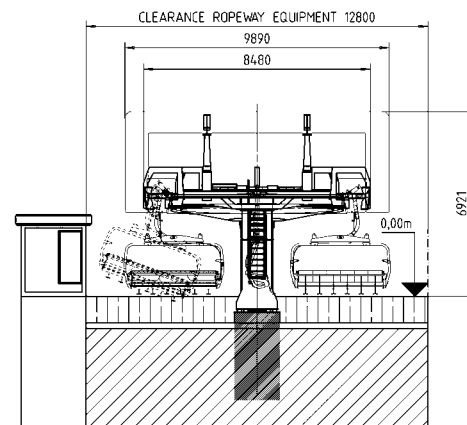
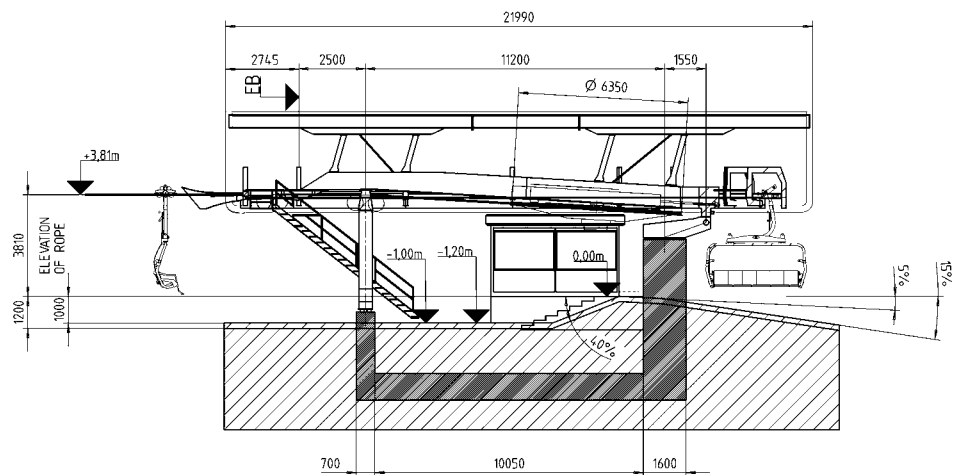
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Ropeway file: Sugarbowl\_DCD6-L\_DDD\_3000\_180702.cld  
Program: CIN:1530617863

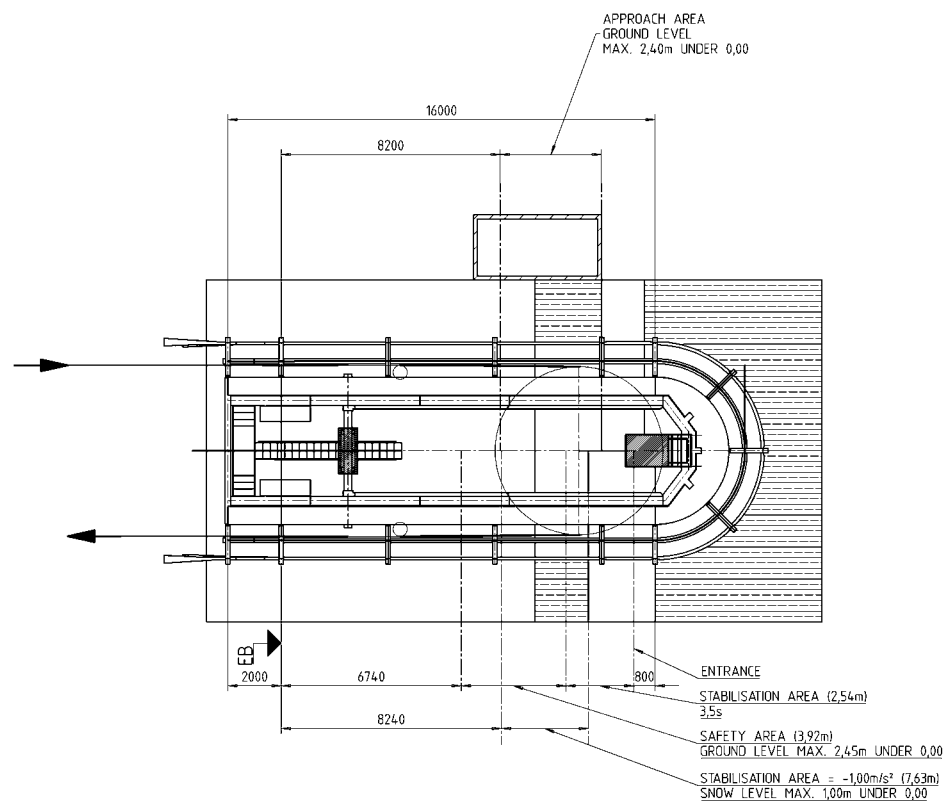
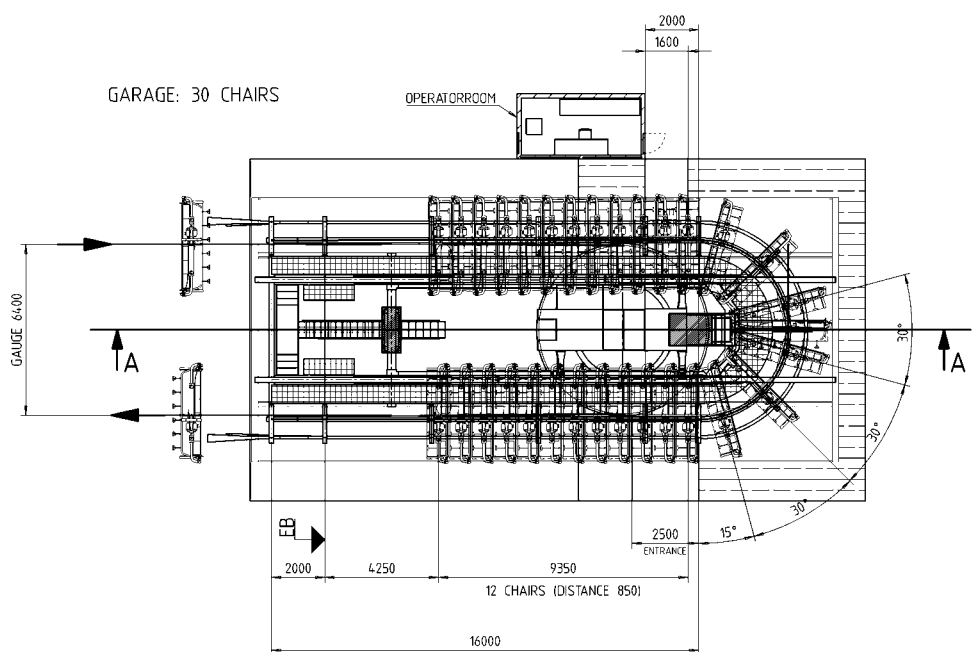


SECTION A-A  
M= 1:100



GARAGE: 30 CHAIRS

OPERATOR ROOM

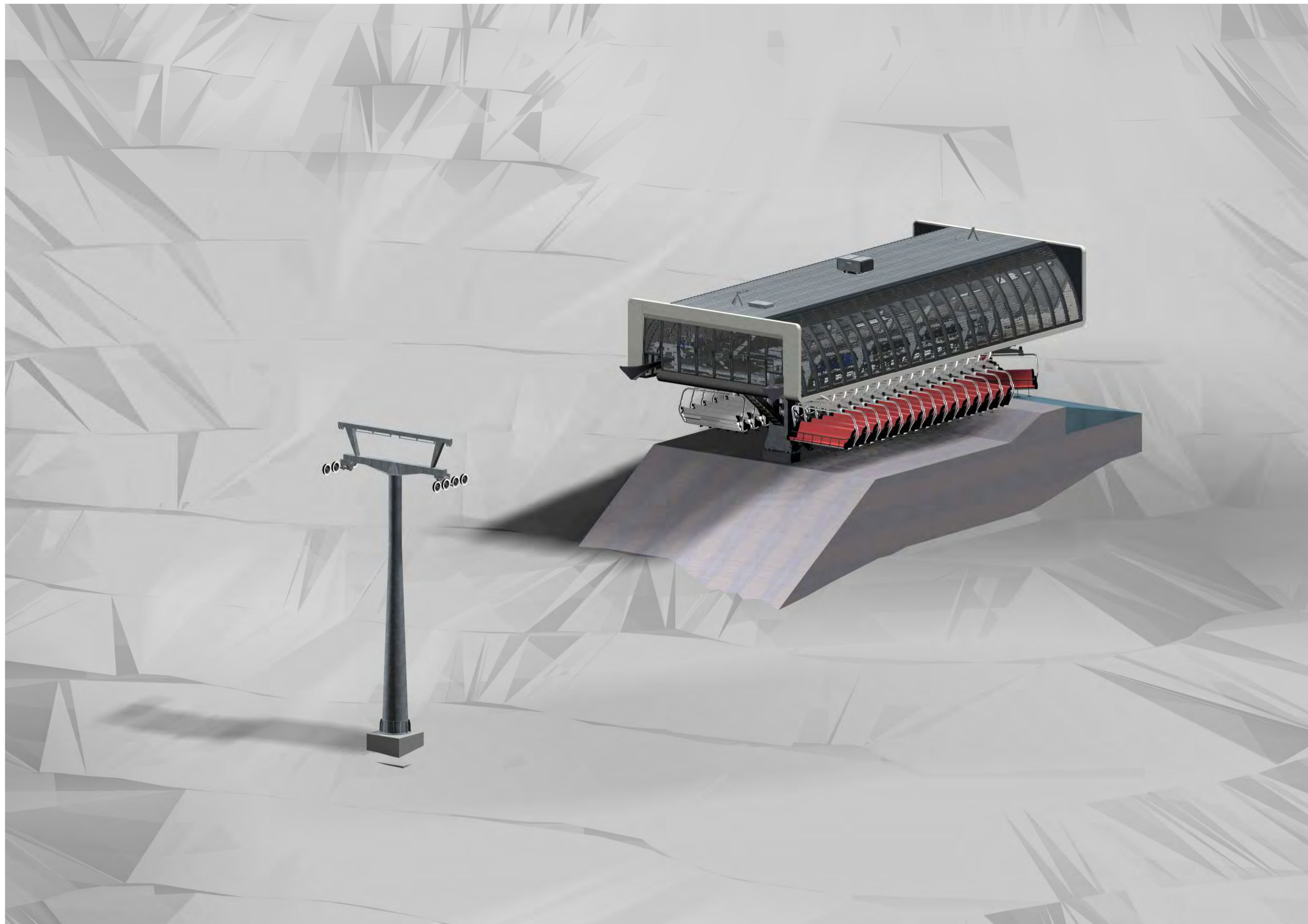


**IMPORTANT:**  
PRELIM. DRAWING  
DETAIL PLANNING  
ONLY UPON CONSULTATION  
AN APPROVAL OF ENGINEERING DEPT.

Standard	
safety area	EN12929-1:2015
stabilisation area	EN12929-1:2015
approach area	EN12929-1:2015
Performance data	
Capacity	2400 pph
Interval	9 s
Speed	5,0 m/s
Rope diameter	45 mm
Cycle time	29 s
Unloading speed	0,80 m/s
Rope tension SmaxR	325 kN
Rope tension 2Smax	642 kN

Index	Revision	Date	Name	Description	Scale	Sheet	Total
0					1/100	1	1

**Doppelmayr**  
 Order: WAA0095003  
 Project: SUGARBOWL II  
 Drawing: TOP RETURN FIXED  
 Scale: 1/100  
 Date: 20200630  
 Sheet: 1 of 1  
 Total: 1



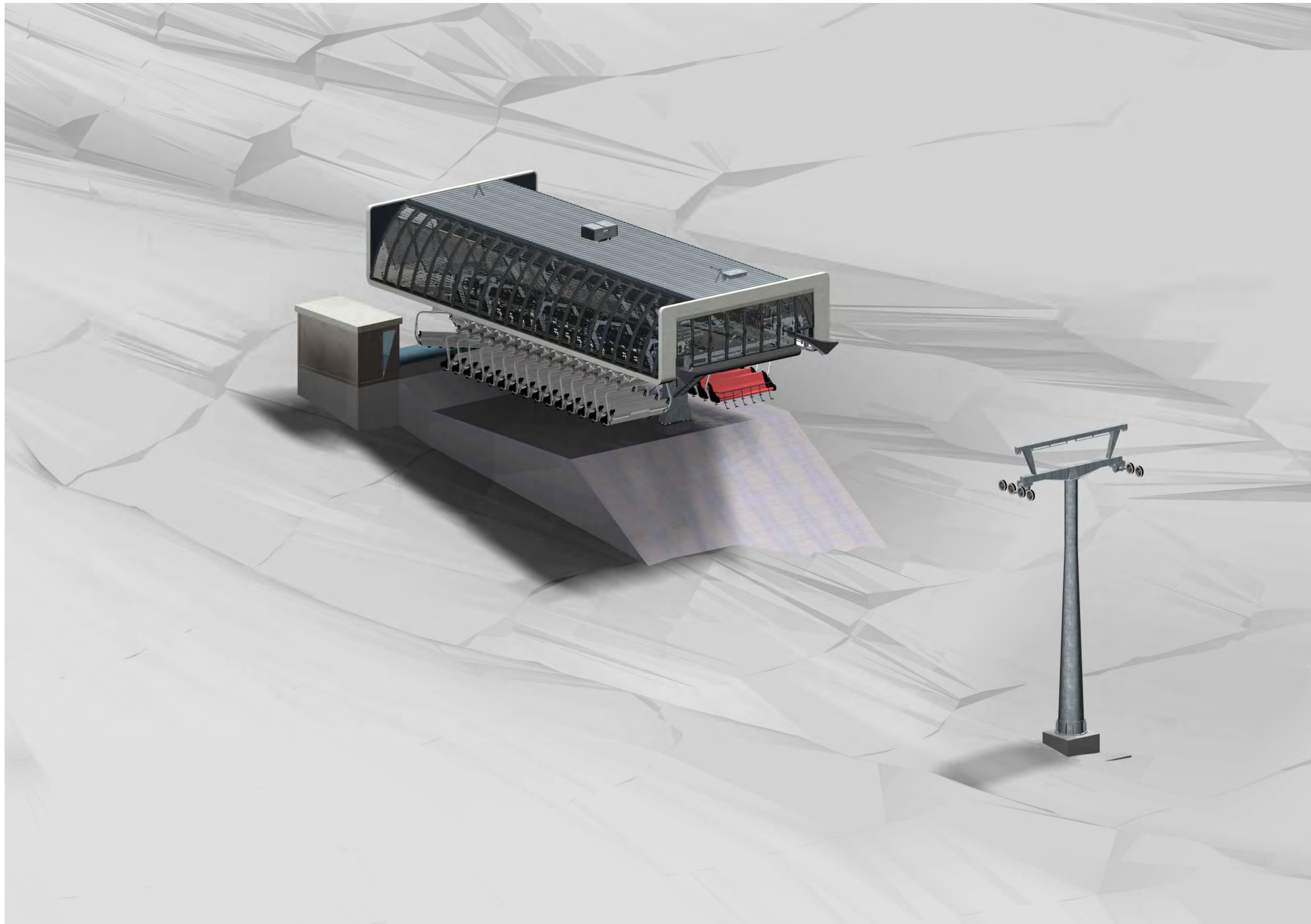
Tender Issue  
 WAA0005003 Sugarbowl  
 Doppelmayr Lifts NZ Ltd  
 2018-05-14



**Top Station Rendering 1**  
 6-CLD Sugar Bowl / New Zealand

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Auftragsnummer WAA0005003	gezeichnet 2018-05-09 LRJ	Maßstab 1:100	Zeichnungsnummer 20007590P500400

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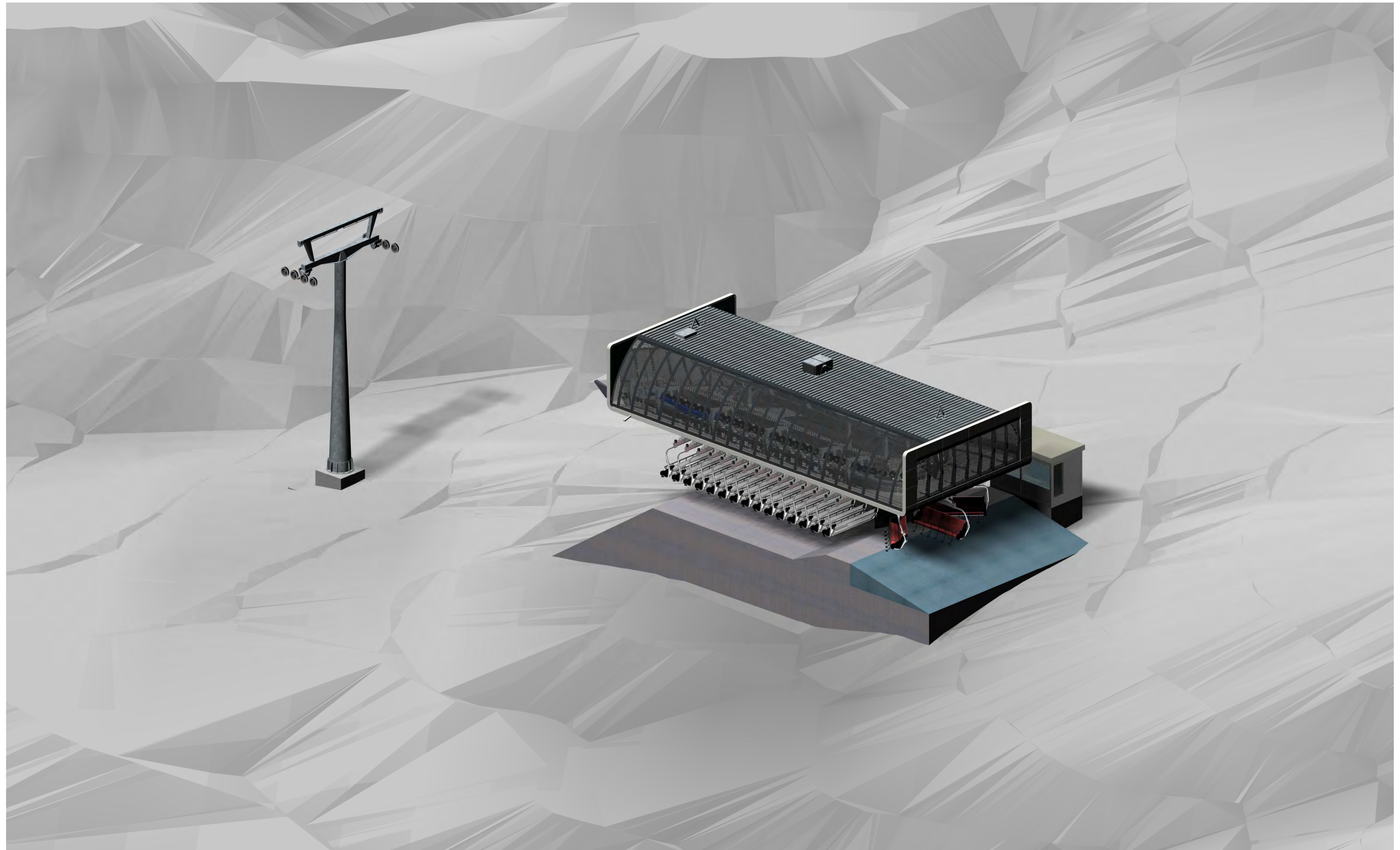
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 WAA0005003 Sugarbowl  
 Doppelmayr Lifts NZ Ltd  
 2018-05-14



**Top Station Rendering 2**  
 6-CLD Sugar Bowl / New Zealand

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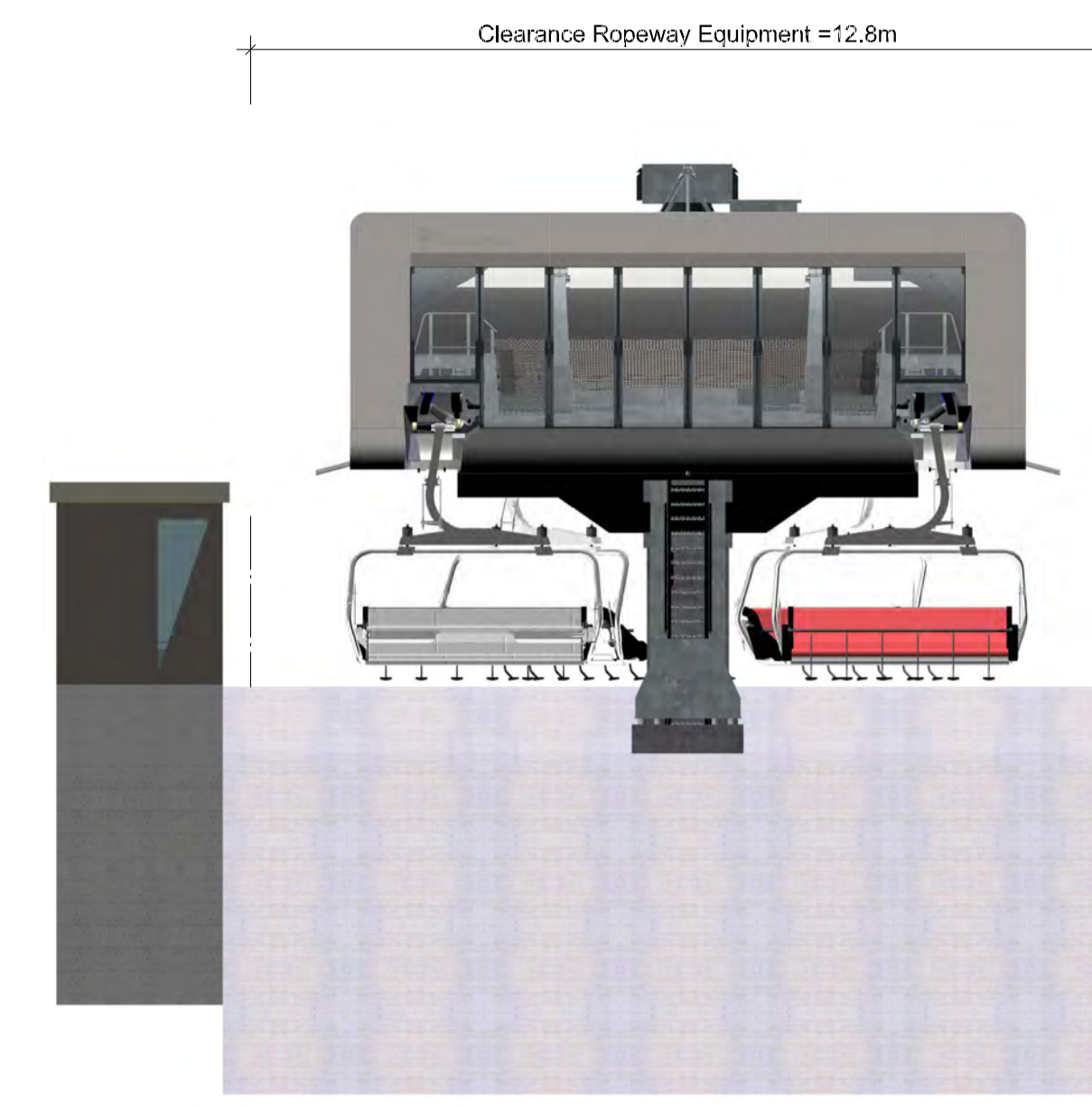
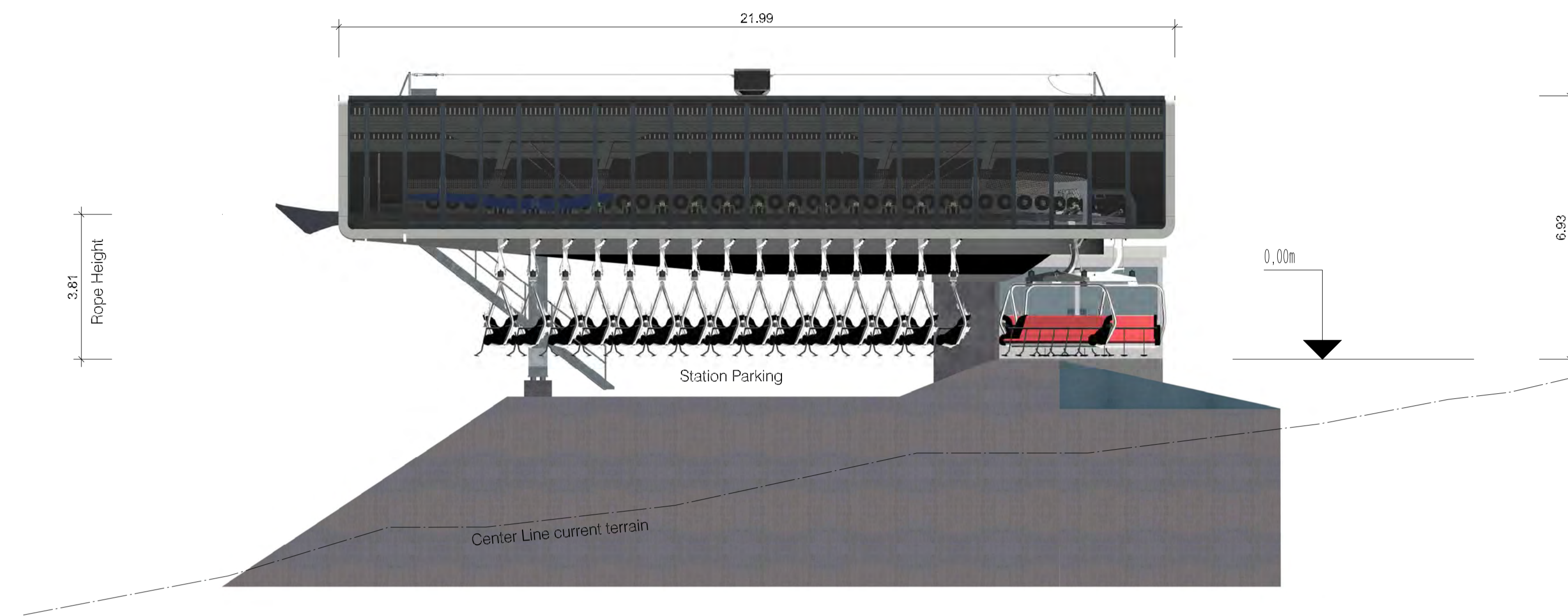
Tender Issue  
 WAA0005003 Sugarbowl  
 Doppelmayr Lifts NZ Ltd  
 2018-05-14



**Top Station Rendering 3**  
 6-CLD Sugar Bowl / New Zealand

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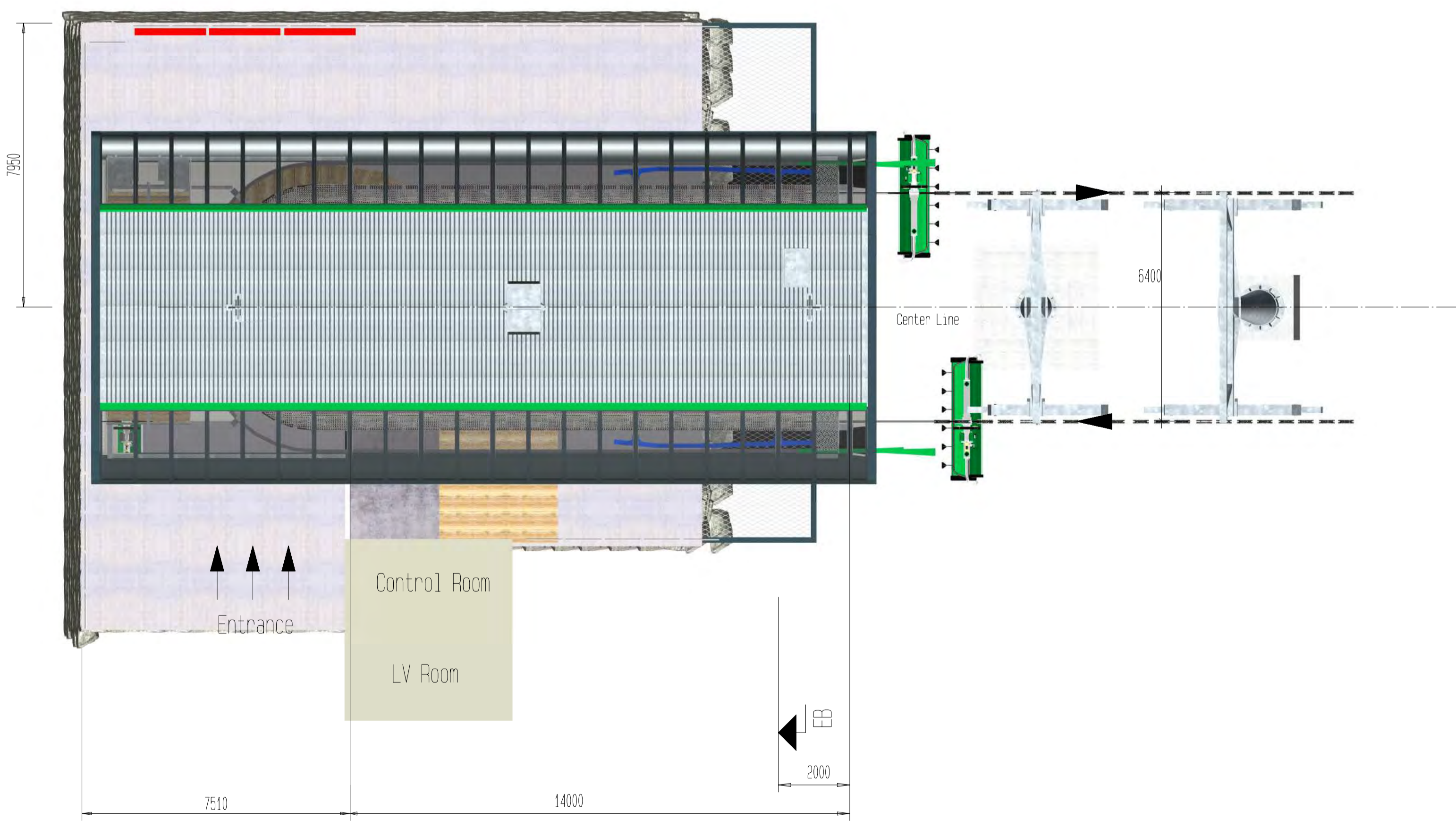
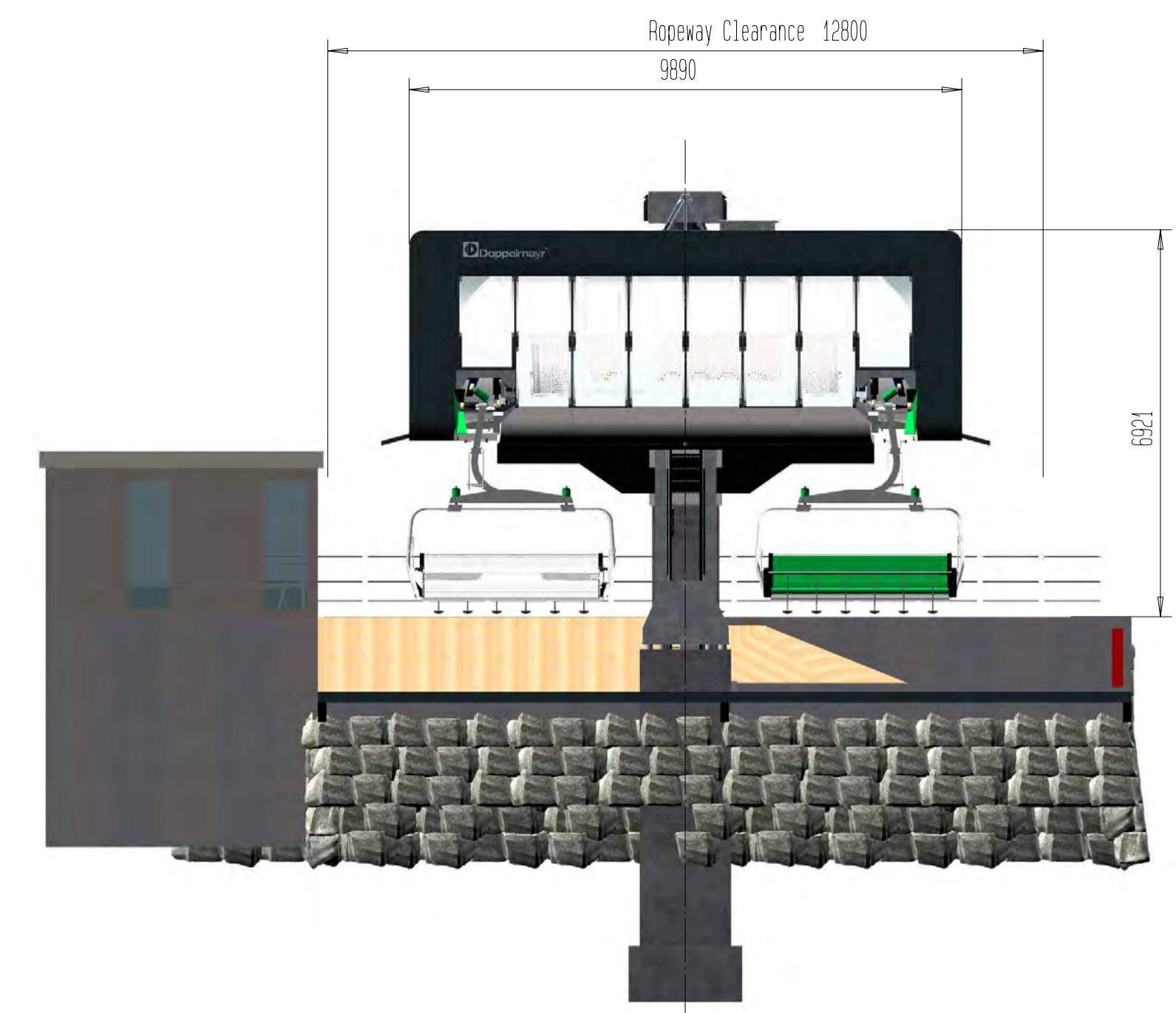
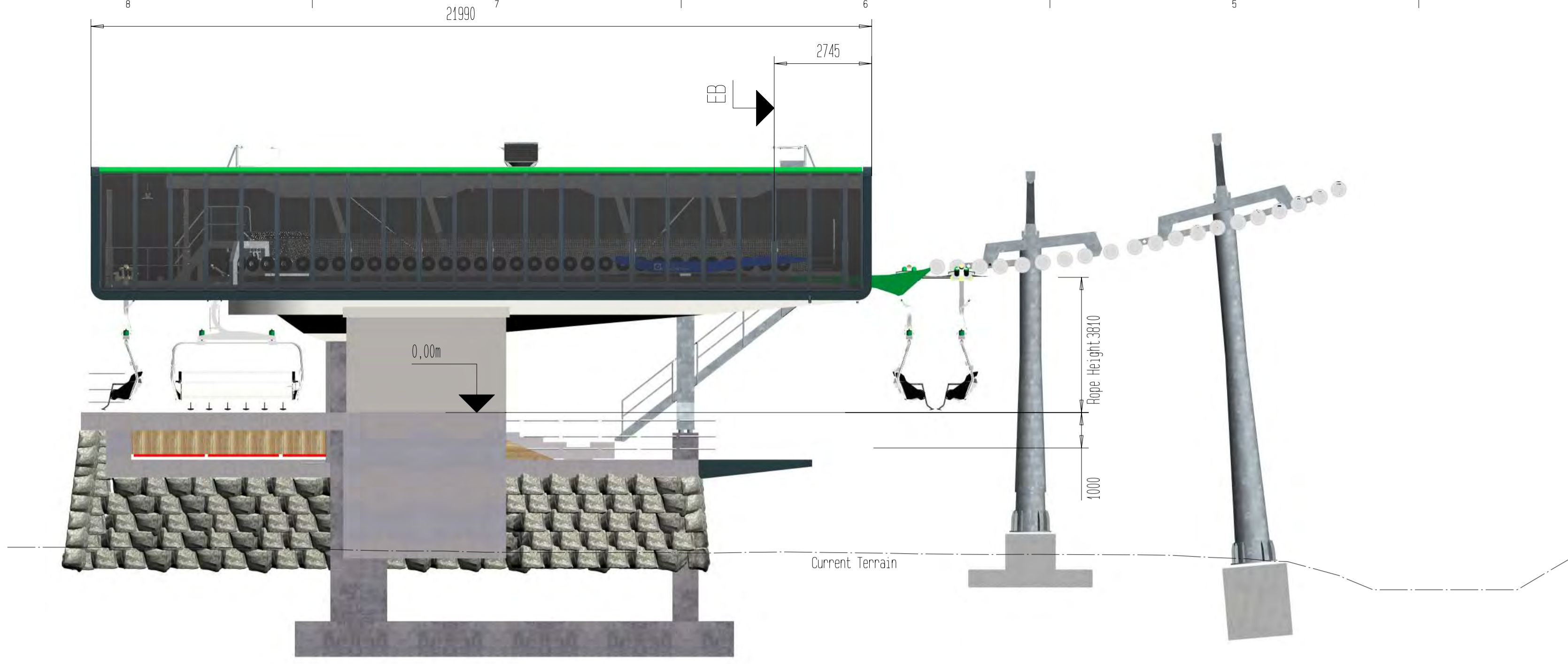


Tender Issue  
 WAA0005003 Sugarbowl  
 Doppelmayr Lifts NZ Ltd  
 2018-05-14

**Top Station Views Option B**  
 6-CLD Sugar Bowl / New Zealand

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		Zeichnungsnummer 20007567P500400

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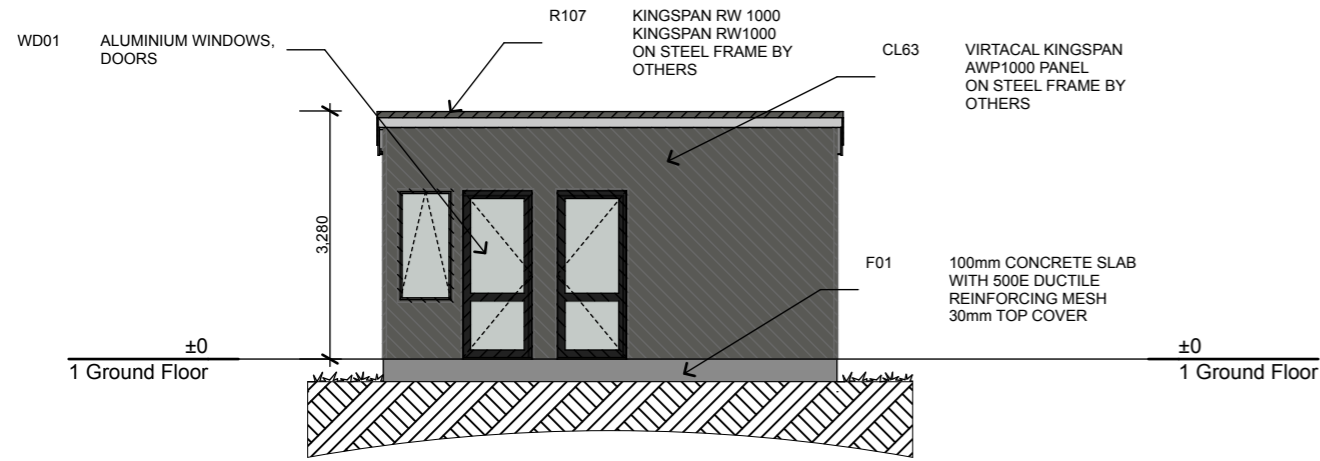


**Bottom Station Views**  
6-CLD Sugarbowl II / New Zealand

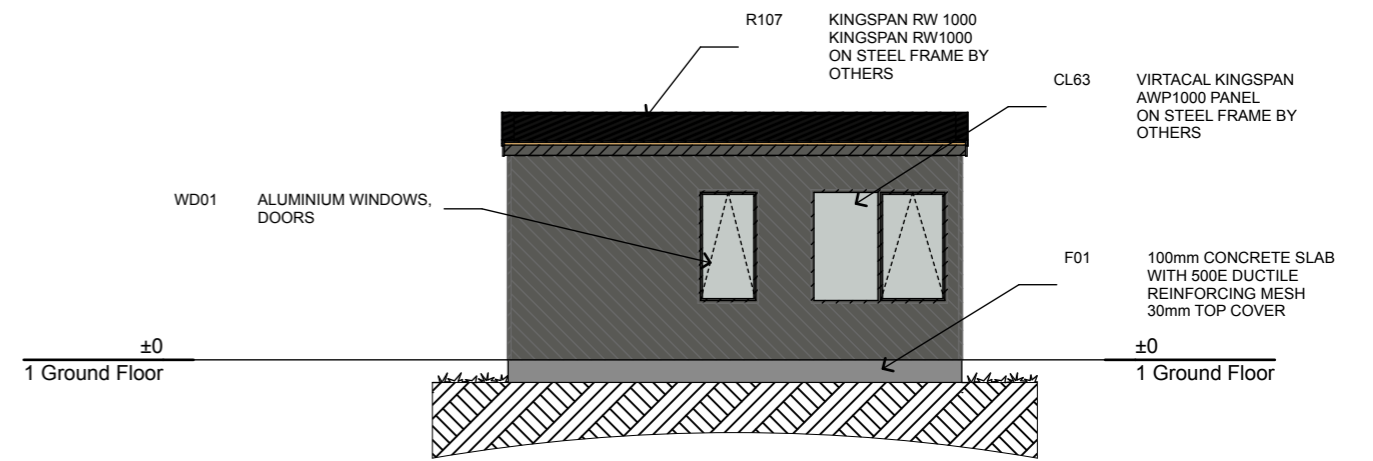
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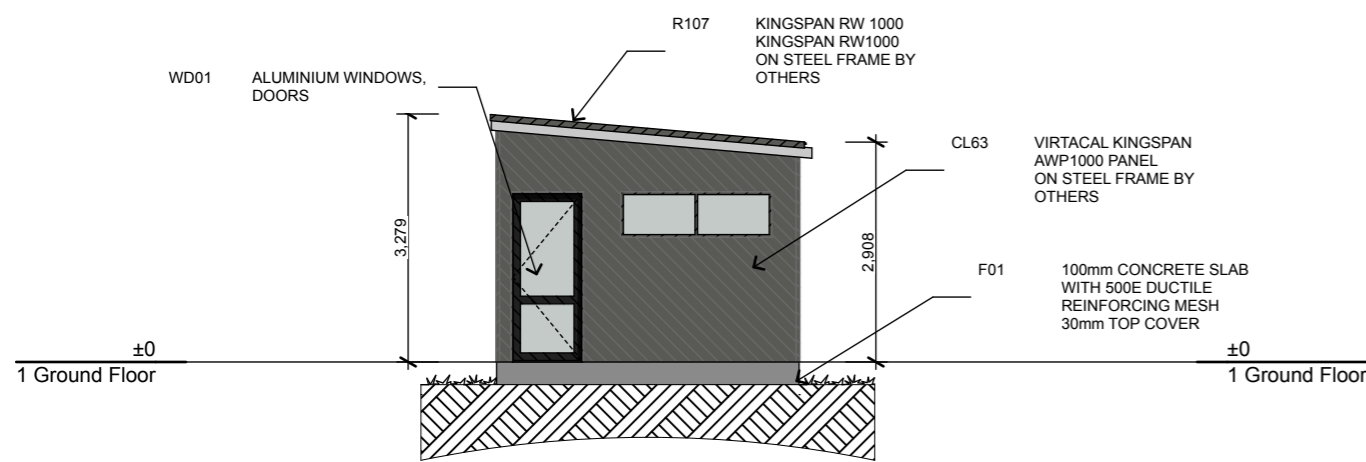
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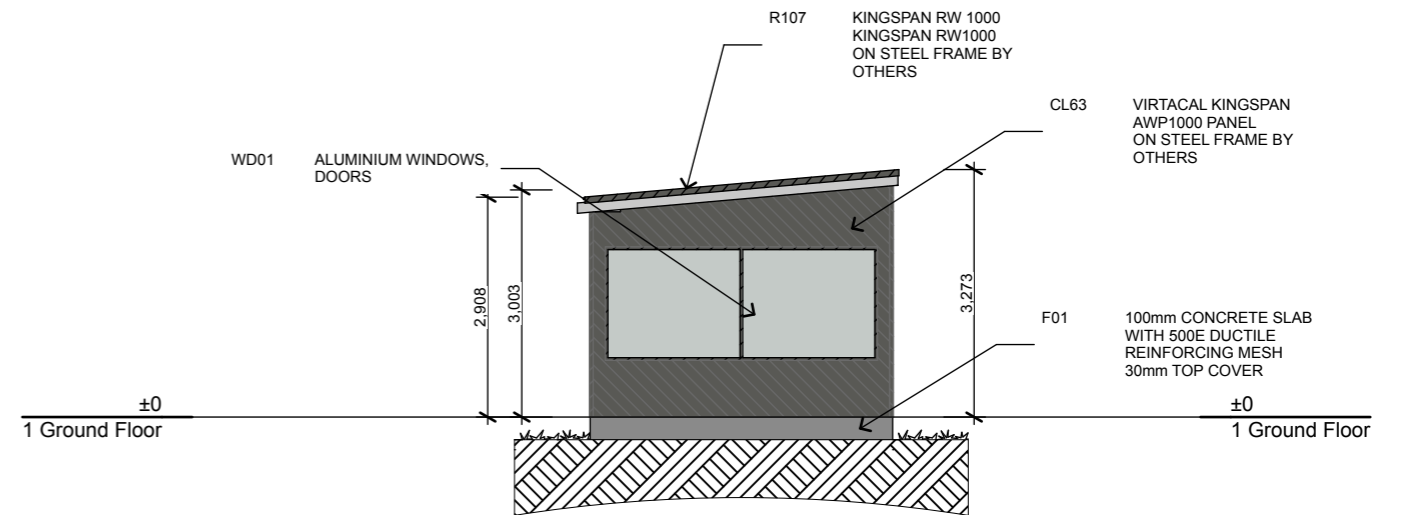
1 Remarkables Sugar Bowl Lift Bottom Terminal Upgrade West Elevation 1:100



2 Remarkables Sugar Bowl Lift Bottom Terminal Upgrade East Elevation 1:100



4 Remarkables Sugar Bowl Lift Bottom Terminal Upgrade South Elevation 1:100



3 Remarkables Sugar Bowl Lift Bottom Terminal Upgrade North Elevation 1:100

SHEET TITLE Remarkables Sugar Bowl Lift Bottom	LAYOUT ID	<b>REMARKABLES SUGAR BOWL LIFT UPGRADE</b>	DESIGNER #Contact Full Name COOK BROTHERS QUEENSTOWN 9300	
REVISION Upgrade Elevation	#Project Status		CAD TECH KRIS MAYEN	
		#Site Full Address	DATE OF ISSUE 31/07/18	



**SMOKE DETECTORS**

Battery powered smoke alarms shall provide a hush facility having a minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm ( readily accessible to building occupants).

Smoke alarms shall be listed or approved by a recognized authority as complying with NZBC F7.

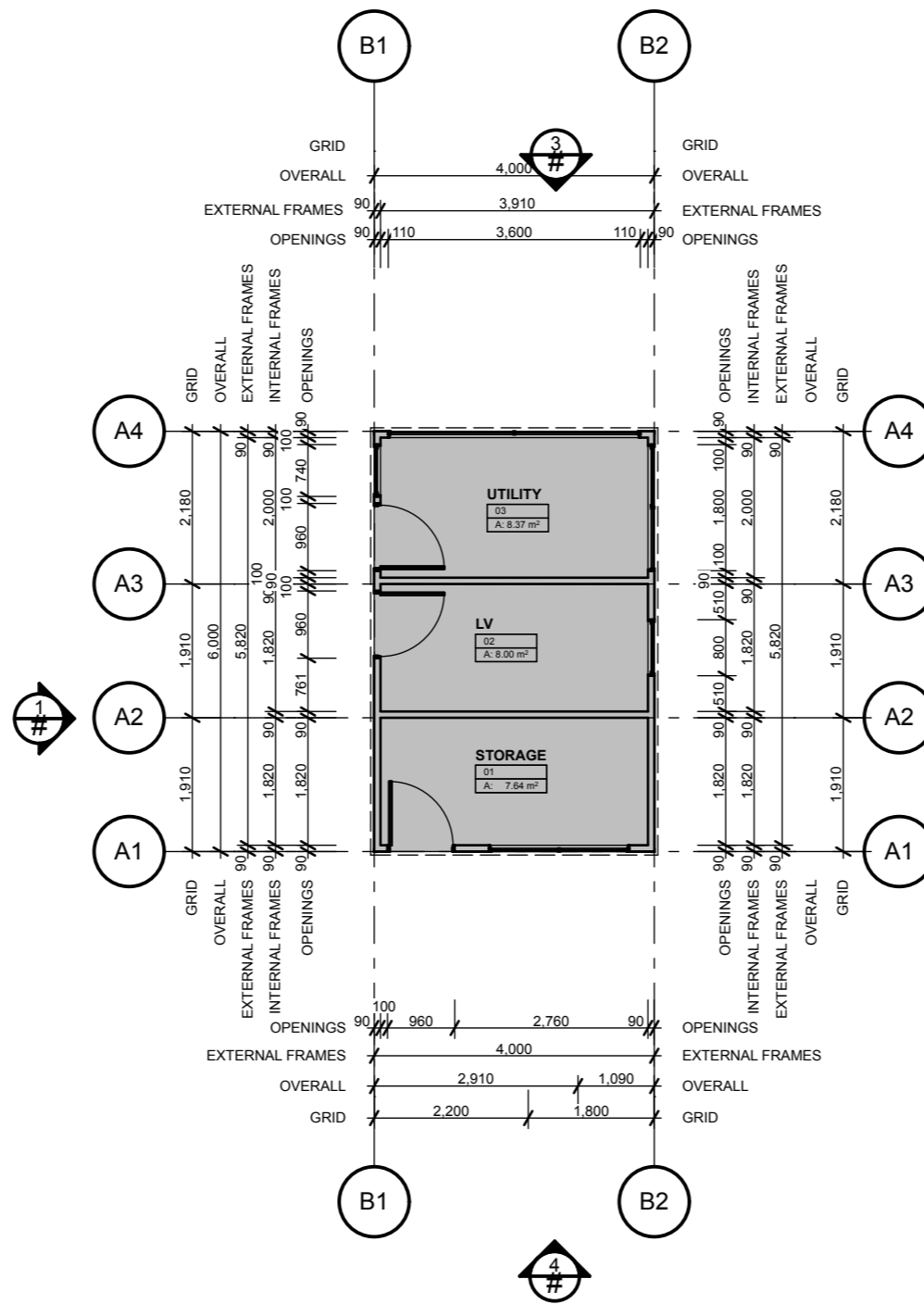
A smoke alarm must be located within 3.0m of every sleeping space door and additional smoke alarms must be located in each space that must be passed through to get to a safe place.

**WALL CONSTRUCTION KEY**

Exterior wall framing  
90x45mm SG8 @ 400mm CRS  
H1.2 treated timber in accordance with NZS 3604.  
Refer to structural drawings for layout and fixing types.  
Walls over 2.7m  
140x45mm SG8 @ 400mm CRS  
H1.2 treated timber in accordance with NZS 3604.  
Refer to structural drawings for layout and fixing types.

Interior wall framing (non-load bearing)  
90x45mm SG8 H1.2 timber wall framing with Studs ( 600crs constructed in accordance with NZS 3604. Ensure DPC separation between all timber and concrete.  
90x45mm SG8 H1.2 Load bearing wall studs @400mm CRS max

SMOKE DETECTOR  
LIGHT ACTIVATED EXTRACTION  
TO BAHTROOM AREAS



**SITE INFORMATION**

DWELLING 163M<sup>2</sup>  
COVERAGE  
WIND ZONE VERY HIGH  
EXPOSURE ZONE 3  
DURABILITY ZONE B  
SNOWLOADING NS(300)1KPA

**WALL CONSTRUCTION KEY**

Exterior wall framing  
90x45mm SG8 @ 400mm CRS  
H1.2 treated timber in accordance with NZS 3604.  
Refer to structural drawings for layout and fixing types.  
Walls over 2.7m  
140x45mm SG8 @ 400mm CRS  
H1.2 treated timber in accordance with NZS 3604.  
Refer to structural drawings for layout and fixing types.

90Fr ● WALL - 90X45mm H1.2 SG8 timber framing

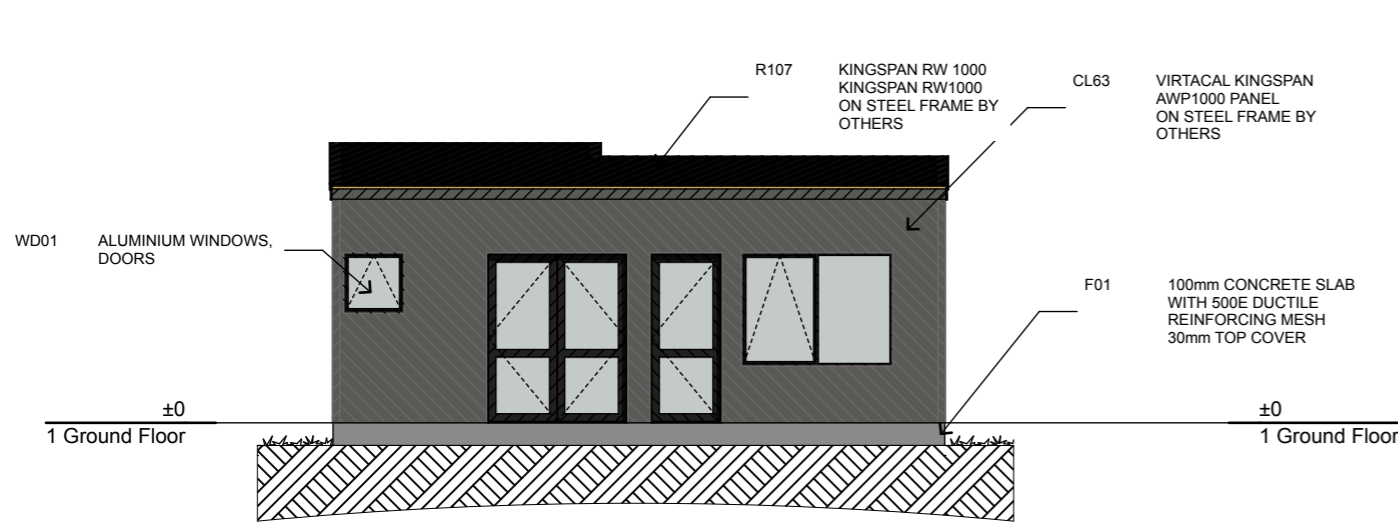
1

Bottom Terminal Ground Floor Plan

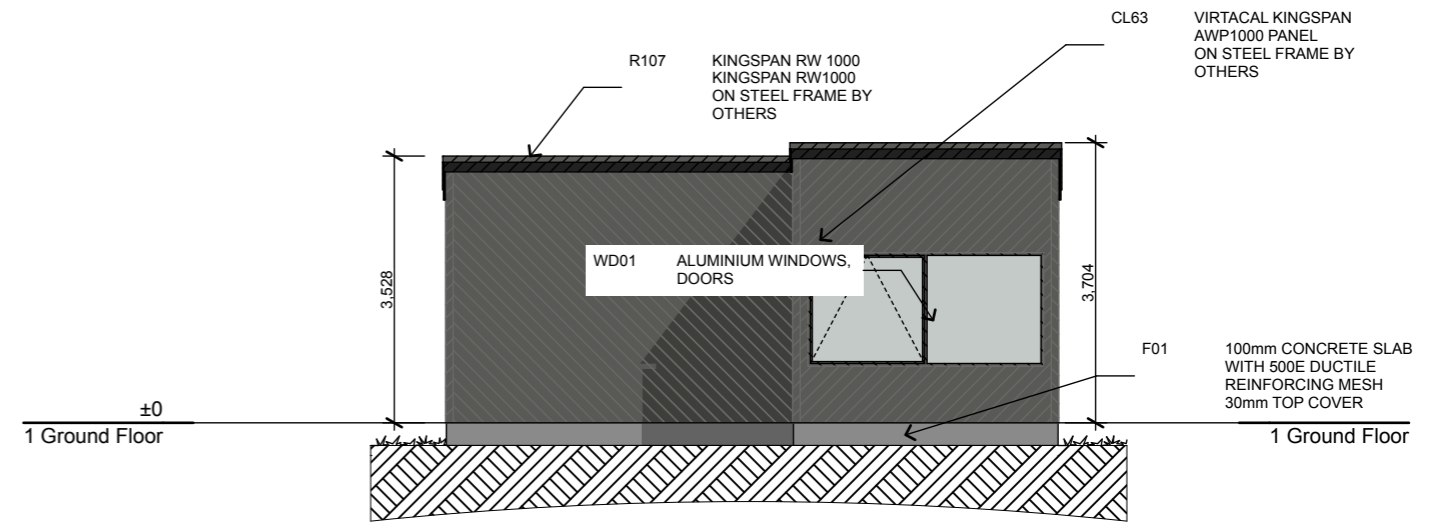
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SHEET TITLE Remarkables Sugar Bowl Lift Bottom		LAYOUT ID 102	REMARKABLES SUGAR BOWL LIFT UPGRADE #Client Full Name	DESIGNER #Contact Full Name COOK BROTHERS QUEENSTOWN 9300	Cook Brothers CONSTRUCTION
REVISION Upgrade Plan	#Project Status	#Site Full Address		CAD TECH KRIS MAYEN PROJECT NO.	
			DATE OF ISSUE	31/07/1	

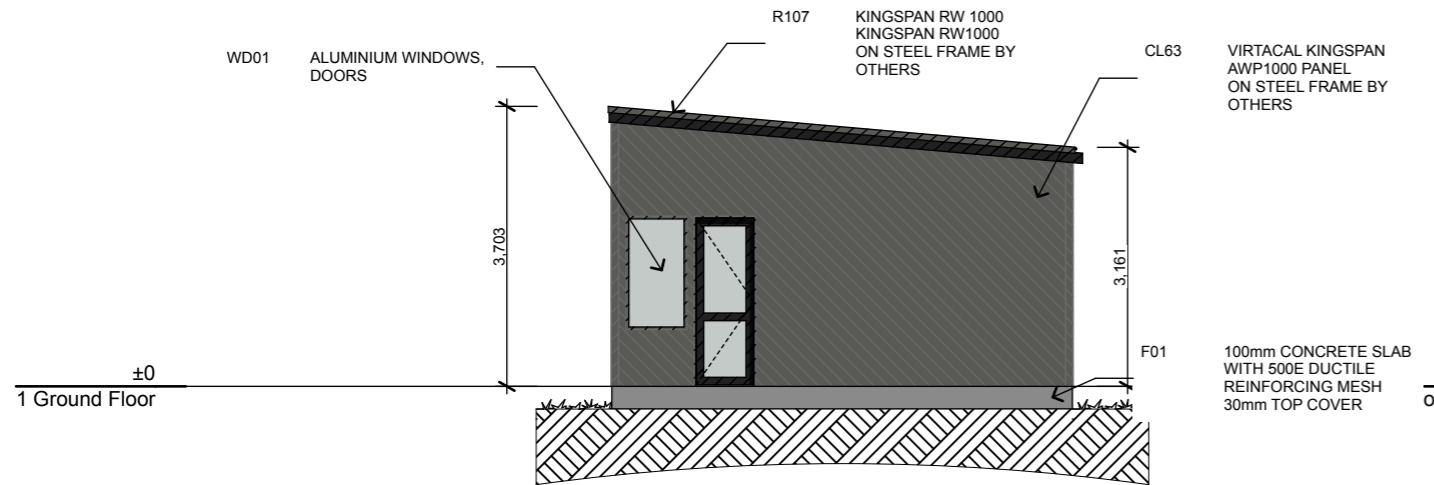
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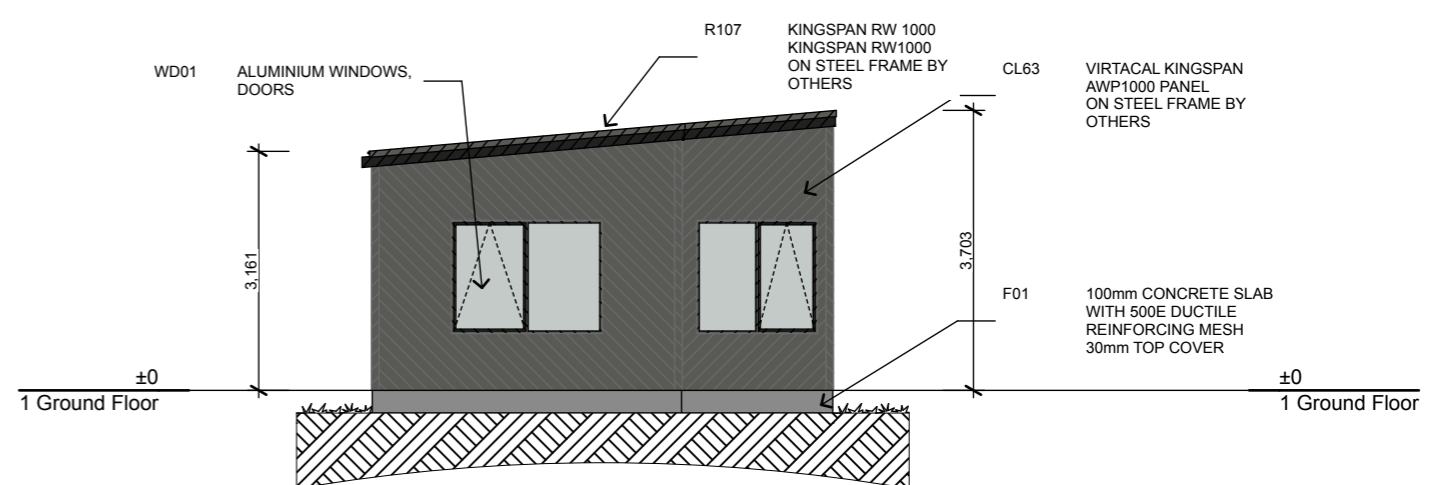
4 Remarkables Sugar Bowl Lift Top Terminal Upgrade North Elevation 1:100



1 Remarkables Sugar Bowl Lift Top Terminal Upgrade South Elevation 1:100



3 Remarkables Sugar Bowl Lift Top Terminal Upgrade East Elevation 1:100



2 Remarkables Sugar Bowl Lift Top Terminal Upgrade West Elevation 1:100

SHEET TITLE Remarkables Sugar Bowl Lift Top	LAYOUT ID	<b>REMARKABLES SUGAR BOWL LIFT TOP UPGRADE</b>	DESIGNER KRIS MAYEN COOK BROTHERS QUEENSTOWN 9300 NEW ZEALAND		
REVISION Upgrade Elevations	#Project Status		CAD TECH KRIS MAYEN		PROJECT NO. #P
			DATE OF ISSUE		31/07/18

