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A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

Establishment of a replacement passenger lift system within the Sugar Basin locality at the Remarkables Ski Area for a period of 40 years at Rastus Burn Recreation Reserve, Queenstown.

The proposal involves earthworks and indigenous vegetation clearance to build new trails, installation of a bottom station/base terminal and utility hut, installation of a top station/top terminal and service hut, towers, lift cables, ski lift chairs, utility services, snow making infrastructure, and removal of the decommissioned Sugar Bowl chairlift (including rehabilitation of the ground in the area of the drive stations and tower foundations).

As the installation of the bottom station/base terminal and utility hut will be constructed within an authorised lease area, this part of the proposal will be considered for consent in accordance with provisions contained within this lease. It has been included in this notification to give context to the entire proposal.

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Robert Paul King

Address for Service (Postal Address): **115 William Stephen Road RD1 Te Anau**

Post Code: **9679**

Telephone: **0274 454 402** Email Address: **lynley.paul.king@gmail.com**

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support

Neutral

Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes

No

F. Submission

The specific parts of the application that this submission relates to are:

Further development in the upper part of Sugar Basin.

My submission is [include the reasons for your views]:

I object to NZSKI's proposal to further expand their ski-field infrastructure higher in the Rastus Burn Recreation Reserve.

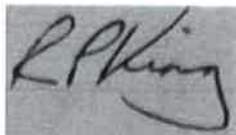
I believe that NZSKI has already taken over most of the area for their own profits, and now should be content with the area they already use.

Larger ski-lifts and other terminals and huts will be intrusive and further degrade the experience of walking in the upper part of the Rastus Burn Recreation reserve.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

The Upper Rastus Burn has enough development already, and there has to be a point where no more intrusive development is allowed.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

Printed name of submitter or person authorised to sign on behalf of submitter

8th November 2018

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058 or Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016.



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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Lynley Ann King

Address for Service (Postal Address): **115 William Stephen Road RD1 Te Anau**

Post Code: **9679**

Telephone: **0274 454 402** Email Address: **lynley.paul.king@gmail.com**

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

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D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support

Neutral

Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes

No

F. Submission

The specific parts of the application that this submission relates to are:

Further development in the upper part of Sugar Basin.

My submission is [include the reasons for your views]:

I object to NZSKI's proposal to further expand their ski-field infrastructure higher in the Rastus Burn Recreation Reserve. With their proposal of installing 'new' buildings and 'new' towers along with utility services, snow making infrastructure in an area where there is presently only the Sugar Bowl chairlift is going to further degrade the natural environment of the Recreation Reserve. As NZSKI's proposal involves earthworks and indigenous vegetation clearance, these activities will further impact the natural environment of the surrounding alpine landscape of the Sugar Basin. For example, in the time frame they will be undertaking their proposed earthworks, increased amounts of sediment will be washed into the surrounding water catchments by normal rainfall processes and you cannot rehabilitate an alpine ecosystem back to its original state. I ask; are NZSKI going to plant out every single species of indigenous alpine flora which was present in this snow tussock-herbfield before their 'clearance'? To do this successfully they need to do a vegetation survey of the alpine basin before their proposed earthworks so they know what plant species will need to be planted back when they rehabilitate the alpine ecosystem.

At the moment NZSKI only have one ski lift up in Sugar Basin but instead of just replacing this sole piece of infrastructure they are planning to construct many more new manmade structures in Sugar Basin.

I believe that the proposed new infrastructure of larger ski-lifts and other terminals and huts will be intrusive and further degrade the experience of tramping in the upper part of the Rastus Burn Recreation reserve. The visual impacts of large scale development will be very apparent when viewed from the surrounding mountain ridges.

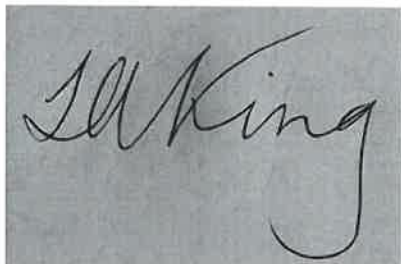
I believe that NZSKI has already degraded this alpine environment for their own profits, and should now be content with the area they already use instead of being greedy and wanting to expand further and further up into the alpine landscape..

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

No more further expansion of man-made ski field infrastructure in the alpine ecosystem of the Upper Rastus Burn as this landscape has enough already, and there has to be a point where no more intrusive development is allowed.

NZSKI will no doubt want to keep expanding their infrastructure to higher levels in the basin as climate change alters the snow pack levels. I would like to see an outcome where NZSKI is told they cannot keep going higher and higher up the mountains with their infrastructure.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

Printed name of submitter or person authorised to sign on behalf of submitter

8th November 2018

Date

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

DUNCAN VARNHAM FEA

Address for Service (Postal Address): P O BOX 651, QUEENSTOWN

Post Code: 9348

Telephone: 0274382223

Email Address: duncan.fea@crowehorwath.co.nz

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support **Neutral** **Oppose**

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes **No**

F. Submission

The specific parts of the application that this submission relates to are:

This submission relates to the entire application. It is important that the application is viewed in a broad context so that benefits and costs can be properly considered.

My submission is:

- Ongoing development of the New Zealand ski industry is critical to the wellbeing and prosperity of the local communities who benefit. In the Southern Lakes, the ski industry is the heart of the winter tourism offering and drives significant foreign earnings.
- There are three ski areas consented to operate on conservation land – those being Coronet Peak, The Remarkables and Treble Cone. All three operate under strict conditions pertaining to environmental management and under the supervision of The Department of Conservation. That said, the operators of these ski areas must be permitted to continue to invest to ensure their infrastructure is kept to a high standard in terms of safety and service. This is totally consistent with the values of the land being Recreation Reserve “...for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public...”. It is also consistent with the Otago Conservation Management Strategy.
- Any development on conservation land requires careful examination of the effects on native flora and fauna. NZSki’s application contains exhaustive examination of the effects of the development together with expert advice from relevant specialists. It’s clear from this evidence that the environmental effects are minor, especially when viewed in the context of the entire Southern Lakes alpine area and considering the excellent record established by the applicant for rehabilitation of disturbed land over many years. Also, we understand that NZSki has made a number of changes to its plans to minimise adverse effects whilst considering the safety aspects of its operation as it is required to do.
- Apart from the downstream impact of the ski industry on the local economy, NZSki also voluntarily supports a number of local conservation activities including platinum sponsorship of the Kea Conservation Trust, extensive pest and predator control, revegetation and weed / wilding control programmes and support for local schools. These activities demonstrate the company’s commitment to its kaitiakitanga responsibilities for the land on which it operates and its community.
- This submission is in support of the application in its entirety. DOC’s examination of the application should ensure it considers the wider context and is not unduly influenced by groups or individuals who do not consider the broader benefits of developments such as what is proposed and the work done over many years to mitigate adverse effects.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

- The application has been carefully crafted in consultation with engineering, ecological and conservation experts. It should be accepted in totality.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

_DUNCAN VARNHAM FEA

Printed name of submitter or person authorised to sign on behalf of submitter

15 NOVEMBER 2018

Date

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Application Number 69588-SKI

4

COMMENT SUBMISSION
Publicly notified application for licences, permits or easements

A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):
Mr Anthony McIntyre

Address for Service (Postal Address): [Redacted] Post Code: [Redacted]

Telephone: [Redacted] Email Address: [Redacted]

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

- I wish to be contacted alternately by:
- I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support

Neutral

Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes

No

F. Submission

The specific parts of the application that this submission relates to are:

This submission relates to the entire application. It is important that the application is viewed in a broad context so that benefits and costs can be properly considered.

My submission is:

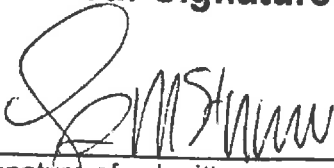
- Ongoing development of the New Zealand ski industry is critical to the wellbeing and prosperity of the local communities who benefit. In the Southern Lakes, the ski industry is the heart of the winter tourism offering and drives significant foreign earnings.
- There are three ski areas consented to operate on conservation land – those being Coronet Peak, The Remarkables and Treble Cone. All three operate under strict conditions pertaining to environmental management and under the supervision of The Department of Conservation. That said, the operators of these ski areas must be permitted to continue to invest to ensure their infrastructure is kept to a high standard in terms of safety and service. This is totally consistent with the values of the land being Recreation Reserve "...for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public...". It is also consistent with the Otago Conservation Management Strategy.
- Any development on conservation land requires careful examination of the effects on native flora and fauna. NZSki's application contains exhaustive examination of the effects of the development together with expert advice from relevant specialists. It's clear from this evidence that the environmental effects are minor, especially when viewed in the context of the entire Southern Lakes alpine area and considering the excellent record established by the applicant for rehabilitation of disturbed land over many years. Also, we understand that NZSki has made a number of changes to its plans to minimise adverse effects whilst considering the safety aspects of its operation as it is required to do.
- Apart from the downstream impact of the ski industry on the local economy, NZSki also voluntarily supports a number of local conservation activities including platinum sponsorship of the Kea Conservation Trust, extensive pest and predator control, revegetation and weed / wilding control programmes and support for local schools. These activities demonstrate the company's commitment to its kaitiakitanga responsibilities for the land on which it operates and its community.
- This submission is in support of the application in its entirety. DOC's examination of the application should ensure it considers the wider context and is not unduly influenced by groups or individuals who do not consider the broader benefits of developments such as what is proposed and the work done over many years to mitigate adverse effects.

Concession Application Number 69588-SKI


What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

- The application has been carefully crafted in consultation with engineering, ecological and conservation experts. It should be accepted in totality.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter



Printed name of submitter or person authorised to sign on behalf of submitter

18/11/18

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058 or Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016.



5

A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

___Peter Humphrey

Willsman _____

Address for Service (Postal Address):

Roa

Post Code:

Telephone: _____

Email Address: _____

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support Neutral Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes No

F. Submission

The specific parts of the application that this submission relates to are:

Replacement of the chairlift in Sugar Bowl Basin and the ancillary infrastructure requested in the application.
Remarkables

My submission is [include the reasons for your views]:

1. This submission supports the NZSki application
2. That the application is totally separated from the issue of the media reports of the small wetland involved in the covered (children's) lift extension.
3. I declare my personal deep appreciation of our local alpine landscapes and deplore thoughtless despoliation of the precious environment we are stewards of. I have carefully read the application and particularly the Nov 21 st landscape report. I am satisfied that the proposed work can be undertaken with care for the alpine environment in both the visual and conservation aspects.
4. I regularly walk up to Lake Alta and over the two saddles into Wye. The work previously completed by NZSki to install the three major chairlifts along with the supporting infrastructure could have been visually disastrous in the sensitive alpineland. However replanting of tussock and vegetation wherever possible has kept the area well preserved. Any new installation carries the potential for scarring. NZSki has a record of taking care not to inflict permanent damage and visual scarring.
5. That any visual impacts from the Wakatipu basin will be minimum.
6. That a vibrant updated and updating of the Remarks skifield will be essential in the competitive ski industry. If the fields beyond the Crown range appeal to the ski tourist the Remarks field has the potential to run down and inevitably the road will be difficult to maintain to a high standard. A safe road draws tourist year round to the area.
7. That a requirement of the endorsing the Sugar application NZSki
 - a) clear all wilding pines from their concession areas at both Coronet and Remarkables.
 - b) Make a significant financial donation to the community based Wakatipu Conifer Control Group as it seeks to conserve the alpine tussock lands.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

See above in the general points made

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

Petr Humphrey Willsman

Printed name of submitter or person authorised to sign on behalf of submitter

26/11/2018

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058 or Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016.



The following form is to be used to provide submissions concerning publicly notified applications for leases, licences, permits, or easements under Sections 17SC and 49 of the Conservation Act 1987.

Notes to Submitter:

Please download and complete this form, scan and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058 or Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016.

Closing Date: The closing date for serving submissions to the Director-General on this matter is **5 December 2018**.

Please note that submissions are public documents. Your name and submission will be included in documents that are available to the media and the public. You may request that your contact details be kept confidential, but your name, organisation and your submission itself will become a public document.

Privacy:

The Department will deal with any personal information you supply in your submission in accordance with the Privacy Act 1993. The Department will only use your contact details for the purposes of processing the notified permissions application that it relates to (or in exceptional circumstances for other reasons permitted under the Privacy Act 1993).

Where your submission is made publicly available, your contact details will be removed only if you have indicated this as your preference in the tick box on page one.

Under the Privacy Act 1993, you may request the right of access to, and correction of, personal information provided in this submission.

The Department will post your submission on its website at www.doc.govt.nz. Once submitted, submitters' information is subject to the Official Information Act 1982 and may be released under that Act.

Do not send this page of this document with your submission. If you require additional space for providing your submission, please attach extra pages as needed and label according to the relevant section.

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Cocoa Limited TA Vudu Cafe & Larder

Address for Service (Postal Address): 16 Rees St Queenstown

Post Code: 9300

Telephone: 027 2388651

Email Address: admin@vudu.co.nz

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support

Neutral

Oppose

E. Hearing Request

I/We wish to be heard in support of this submission at a hearing (please tick one).



No

F. Submission

The specific parts of the application that this submission relates to are:

Installation of new chairlift & creation of new ski trails/snow making.

My submission is (include the reasons for your views):

~~We~~ We fully support all infrastructure development & investment by NZski Ltd. The current facilities are an embarrassment. Queenstown is marketed as a world class destination yet the ski fields in their current state are not delivering what our visitors expect. How crazy to think that a ski area is not allowed to install facilities for the very reason they exist??

What outcomes would you like to address with your submission? (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

Please allow NZski to install chairlifts wherever they see fit on the Remarkables. It is actually a ski Area!!!

G. Your Signature

File



CS

Signature of submitter or person authorised to sign on behalf of submitter

Chris S Uile (director)

Printed name of submitter or person authorised to sign on behalf of submitter

24/11/13

Date

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NZ Ski Limited

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Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Goji Ltd Ta Bespoke kitchen.

Address for Service (Postal Address): 9 Isle St Queenstown

Post Code: 9300

Telephone: 03 941 8370

Email Address: goji@vudu.co.nz

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support

Neutral

Oppose

E. Hearing Request

I wish to be heard in support of this submission at a hearing (please tick one).



Conservation

No

F. Submission

The specific parts of the application that this submission relates to are

New Chairlift & Trails

My submission is [include the reasons for your views]:

We support NZski in the development of the Remarkables ski area.

Tourism must be encouraged as it is the life blood of our town.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

The Remarkables needs multiple new chairlifts & trails to be deemed a modern ski field of international standard.

G. Your Signature

CPH

Signature of submitter or person authorised to sign on behalf of submitter

Chris Uib

Printed name of submitter or person authorised to sign on behalf of submitter

24/11/18

Date

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A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

Establishment of a replacement passenger lift system within the Sugar Basin locality at the Remarkables Ski Area for a period of 40 years at Rastus Burn Recreation Reserve, Queenstown.

The proposal involves earthworks and indigenous vegetation clearance to build new trails, installation of a bottom station/base terminal and utility hut, installation of a top station/top terminal and service hut, towers, lift cables, ski lift chairs, utility services, snow making infrastructure, and removal of the decommissioned Sugar Bowl chairlift (including rehabilitation of the ground in the area of the drive stations and tower foundations).

As the installation of the bottom station/base terminal and utility hut will be constructed within an authorised lease area, this part of the proposal will be considered for consent in accordance with provisions contained within this lease. It has been included in this notification to give context to the entire proposal.

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Nils

Coberger _____

Address for Service (Postal Address): 23 Merioneth Street,

Arrowtown _____

Post Code:

9302 _____

Telephone: 021466457 _____

Email Address: Nils@coberger.co.nz

Concession Application Number 69588-SKI

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support Neutral Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes No

F. Submission

The specific parts of the application that this submission relates to are:

This submission relates to the entire application. It is important that the application is viewed in a broad context so that benefits and costs can be properly considered.

My submission is:

- My family has been involved in the development of the New Zealand high country for three generations, primely around the snow sports of skiing, climbing and mountaineering. Starting in 1922 with my grandfather Oscar at Arthurs Pass and Mt. Cook/Aoraki, my father Anton at Porter Heights in the 60's and now me, here in Queenstown. I have spent the last 40 years travelling the world's ski resorts in Europe, Asia and North America. At 51 years of age I have spent over 80 winters in the snow fields on the world. I have seen the impact of the ski industry has had on resort towns, wildlife and the environment. The South Island mountain range is approximately the same size and the Swiss and Austrian alps combined, but is only dissected by 4 main roads and populated by 400,000 people making it relatively in accessible to the average New Zealander. If we are to make the NZ hinterland accessible to the average Kiwi we must, we must continue to develop our designated 'Recreational Reserves'. Better roads, modern lifts and base facilities will only encourage New Zealanders and foreign tourists alike to visit the mountains. The mountains should not be just the domain of the hardy few mountaineers, and this is coming from someone who's grandfather introduced the long handle ice axe to Sir Ed. It is my opinion the management of the 3 Southern lakes recreational reserves by both the Davies family and John Darby is outstanding. Their vision of what a ski resort is, is world class. The model used is both progressive and sustainable, with benefits to NZ society and the economy.
- I'm involved in bring many National Ski Teams and induvial ski racers to Queenstown to train and race in events like the Winter Games. Many Olympic medallists come to New Zealand to use our facilities, including Lindsey Vonn, Ted Ligety, Body Miller and Marcel Hirscher. Not forgetting my sister Annelise, (the first person from the southern hemisphere to win a Winter Olympic medal) who was based in Queenstown and trained out of Coronet Peak. In fact nearly every world class ski racer has either trained or competed in the Southern Lakes. These ski racers become global ambassadors for our country and what it stands for. Their experience here is translated all over the world, so it's vitally important we continue to move forward and keep pace other world leaders in winter sports facilities.
- As in any industry the NZ ski industry needs to keep pace with world standards, this means modern lifts and infrastructure that better deal with weather and loading. Continuing to modernise these facilities only adds to the wellbeing and prosperity of the local communities. Profits also remain in the district as all these Wakatipu ski resorts are locally owned.

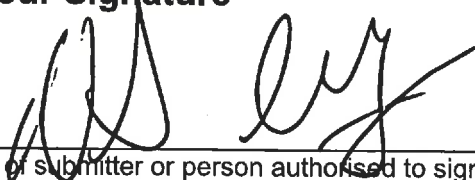
Concession Application Number 69588-SKI

- There are three ski areas consented to operate on conservation land – those being Coronet Peak, The Remarkables and Treble Cone. All three operate under strict conditions pertaining to environmental management and under the supervision of The Department of Conservation. That said, the operators of these ski areas must be permitted to continue to invest to ensure their infrastructure is kept to a high standard in terms of safety and service. This is totally consistent with the values of the land being Recreation Reserve “...for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public...”. It is also consistent with the Otago Conservation Management Strategy.
- Any development on conservation land requires careful examination of the effects on native flora and fauna. NZSki’s application contains exhaustive examination of the effects of the development together with expert advice from relevant specialists. It’s clear from this evidence that the environmental effects are minor, especially when viewed in the context of the entire Southern Lakes alpine area and considering the excellent record established by the applicant for rehabilitation of disturbed land over many years. Also, I understand that NZSki has made a number of changes to its plans to minimise adverse effects whilst considering the safety aspects of its operation as it is required to do.
- Apart from the downstream impact of the ski industry on the local economy, NZSki also voluntarily supports a number of local conservation activities including platinum sponsorship of the Kea Conservation Trust, extensive pest and predator control, revegetation and weed / wilding control programmes and support for local schools. These activities demonstrate the company’s commitment to its kaitiakitanga responsibilities for the land on which it operates and its community.
- This submission is in support of the application in its entirety. DOC’s examination of the application should ensure it considers the wider context and is not unduly influenced by groups or individuals who do not consider the broader benefits of developments such as what is proposed and the work done over many years to mitigate adverse effects.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

- The application has been carefully crafted in consultation with engineering, ecological and conservation experts. It should be accepted in totality.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

Nils Coberger

Printed name of submitter or person authorised to sign on behalf of submitter

22/11/18

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058 or Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016.



9

A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Sir Eion Sinclair Edgar
Chairman, Winter Games NZ Charitable Trust

Address for Service (Postal Address): 563 Peninsula Rd
Kelvin Heights, Queenstown Post Code: 9300
Telephone: 03 442 9780 Email Address: eion.edgar@fairsouthbar.co.nz

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support Neutral Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes No

F. Submission

The specific parts of the application that this submission relates to are:

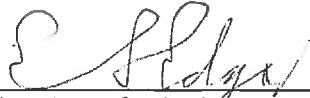
The whole submission

My submission is [include the reasons for your views]:

I strongly support this application by NZ Ski Ltd. They are a financially strong and responsible company who will undertake this development in the correct manner. These improved facilities will benefit all skiers using the Remarkables ski field and make it possible for the "Winter Games" to hold additional events on this field.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

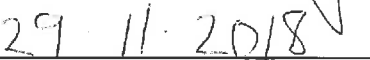
G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter



Printed name of submitter or person authorised to sign on behalf of submitter



Date

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10

Kelvin Brown

From: Rik Van Dijk <rikvandijk@mediaworks.co.nz>
Sent: Thursday, 29 November 2018 4:39 p.m.
To: DNSubmissions
Subject: NZ Ski Proposal

ATTN: Kelvin Brown, Permissions Advisor

Dear Sir

RE: Concession application 69588-SKI

Having read the application documents, I wish to support and endorse the proposal put forward by NZ Ski to establish a replacement passenger lift system within the Sugar Basin locality at the Remarkables ski area.

Kind regards
Rik

RIK VAN DIJK GENERAL MANAGER & REGIONAL MANAGER

MEDIAWORKS QUEENSTOWN & SOUTHERN LAKES - NELSON - MARLBOROUGH - SOUTHLAND **DDI +64 3 901 6201 EXTENSION 3201 MOBILE +64 21 995 919**

Attention:

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Thank you.



11

A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

LANA MIHELČIĆ

Address for Service (Postal Address):

[Redacted address]

Post Code:

[Redacted post code]

Telephone:

[Redacted telephone number]

Email Address:

[Redacted email address]

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by:

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support Neutral Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes No

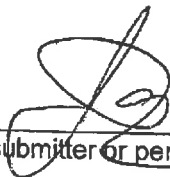
F. Submission

The specific parts of the application that this submission relates to are:

My submission is [include the reasons for your views]:

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

LANA MIHELČIĆ

Printed name of submitter or person authorised to sign on behalf of submitter

30/11/2018

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058 or Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016.

14 November 2018

12

Attn: Kelvin Brown, Permissions Advisor
Department of Conservation
PO Box 5244
Moray Place
Dunedin 9058
DNSubmissions@doc.govt.nz



Dear Kelvin

Subject: Submission on NZSki Limited's application for a concession to replace a passenger lift at Remarkables ski area (69588-SKI)

Federated Mountain Clubs (FMC) was founded in 1931 and advocates for New Zealand's backcountry and outdoor recreation on behalf of over 22,000 members in more than 80 clubs. We have an interest in the Remarkables for the wide range of recreational opportunities they offer to trampers, climbers, mountaineers and ski-tourers.

FMC does not oppose the replacement of the chairlift in Sugar Bowl Basin.

However, we do notice that in an otherwise comprehensive assessment of the effects of the lift replacement, an assessment of the impact on the Remarkables road users is missing. The applicant did not provide any information as to how they intend to deliver the construction materials to the site, or about the expected volume of vehicle movements.

FMC therefore asks for the following:

- Before the application can be considered, the applicant needs to provide a schedule of vehicle movements up the Remarkables ski-field road during the construction phase. This needs to include the number of vehicle movements, and over what period of time.
- Before the application can be considered, the applicant needs to provide an assessment of the impact on recreational users driving the Remarkables ski field road during the construction phase.
- That a condition for the application to be approved shall be for the road to remain open during construction at all times, except when an oversized load is actually travelling up or down the road.
- That any road closures due to the transportation of oversized loads be notified on the NZSki website and by email to stakeholders at least one week in advance.

We do not wish to be heard in support of our submission.

Yours sincerely

Peter Wilson

FMC President



(13)

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Notes to Submitter:

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Closing Date: The closing date for serving submissions to the Director-General on this matter is **5 December 2018**.

Please note that submissions are public documents. Your name and submission will be included in documents that are available to the media and the public. You may request that your contact details be kept confidential, but your name, organisation and your submission itself will become a public document.

Privacy:

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NZSki Limited

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Address for Service (Postal Address): Emeritus Professor Sir Alan Mark, FRSNZ, c/o Dept of Botany, University of Otago. PO Box 56, Dunedin

Post Code: 9012

Telephone: _03 4797573 (wk) 027 2473093 (Mob). Email Address: alan.mark@otago.ac.nz

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support Neutral YES Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

YES Yes No

F. Submission

Relevant Background:

I am a professional plant ecologist and hold the position of Emeritus Professor of Botany at the University of Otago, having retired as a Full Professor (Personal Chair) in 1998.

My qualifications and relevant experience are as follows. I have an MSc degree with 1st class honours from the University of New Zealand (1955: Thesis based on ecological studies of the Maungatua Range, eastern Otago uplands) and a PhD degree from Duke University, USA (1958). Since this time I have worked mostly in the South Island on a range of ecological projects, mostly pertaining to the ecology and sustainable management of the upland tussock grasslands and associated mountain lands. Most of my research has been involved with the pure and applied ecology, conservation and sustainable management of a wide range of indigenous ecosystems, particularly tussock grasslands and associated mountain lands, including the effects of upland land use on water yield. I have published more than 200 peer-reviewed scientific papers plus a co-authored book on *New Zealand Alpine Plants (1975)* reprinted most recently in 1995. This was updated with a new publication in 2015: "*Above the Treeline: A nature guide to alpine New Zealand.*"

I was the only non-government member of the 4-person team which surveyed The Remarkables and Hector Mountains, for a possible skifield for the Mount Cook Company [Sly, B.K., Hislop, W.F., Chalmers, W.I., Mark, A.F. 1977. "The Remarkables and Hector Mountains – Otago – New Zealand. A Management Study. Dept of Lands and Survey, Dunedin. 215pp.]. And I was the only member of the team able to present aspects of our findings to the subsequent Planning Tribunal hearing (other members of the team were directed not to appear). Among my concerns were the several large rock outcrops in the upper Rastus Burn catchment which I predicted would be a hazard to skiers but this was dismissed by the Mount Cook Coy representative, Mr Bob Forward at the Hearing. However, they did indeed pose a problem which resulted in Mr Neil Simpson, of Lands & Survey, Queenstown, being directed to 'implode' the offending outcrops following the first season's skiing

A co-authored ecological study of "The High-alpine vegetation of Central Otago, New Zealand" (Mark, A.F. & Bliss, L.C. 1970. NZ J. Bot. 8: 381-451.) included The Remarkables.

Concession Application Number 69588-SKI

I was an elected member of the Otago Catchment Board for four terms (Dunedin City representative: 1974-86) and was Chair of its Regional Water Committee for several of those years. I have also served on several Government advisory organisations, the most relevant ones being: the Land Settlement Board (1983-86), National Parks and Reserves Authority (1981-90), the Otago Conservation Board (1990-2000; Chair 1994-2000), the N.Z. Conservation Authority (2000-04), Lincoln University's Mountain Lands Committee (1989-92), and the Mid Dome Wilding Tree Charitable Trust (2006-16.).

Submission:

The specific parts of the application that this submission relates to are:

1. The proposed new chair lift's ecological/environmental impacts should be minimised as a replacement for the existing lift, which should be removed also with minimum impact.
2. The proposed new ski trails' would be 30 – 50m wide and involve some 137,000 sq.m. of disturbance, some 171,000cub.m. of 'hard cut' and 217,000cub.m. of fill, plus possible disturbance of 'small rock outcrops'. The likely associated ecological/environmental impacts, particularly in relation to the proposed non-ski season (summer) use of the Rastus Burn Recreation Reserve, when their visual and ecological impacts on the spectacular alpine environment and landscape will be highly detrimental. I would therefore assess the overall impact to be considerably more than minor, contrary to the Landscape Assessment (item 3.6) as "no more than minor".

Moreover, a range of 'erosion problems' have been predicted in the application: see Section 5 of the "Protocol for Rehabilitation". I consider that such trails are not essential for safe and/or enjoyable skiing and would be quite detrimental to the impressive landscape values throughout the non-ski period. Numerous visitors can be expected in the non-ski seasons, as in the past, and I note that the company is "committed to maintaining access over summer for recreational users and other commercial operators."

- 3). Areas of wetland should not be subject to disturbance associated with development of new ski trails and, I understand on this basis, the proposed new northern ski trail has been abandoned. I endorse this decision. In relation to the proposed trails, I cannot see justification for the uppermost section of the proposed southern trail, which has a dead end, above the junction of the trail connecting this trail with the northern trail, and where it is shown as involving vulnerable cushionfield vegetation.
- 4). I note that the ecological values of the areas to be disturbed are ranked as "high" while the threatened avifauna are ranked "very high to moderately-high. I concur with these assessments.
- 5). The proposal to safely transplant certain alpine species are likely to be fraught with difficulty, specifically:
 - a). *Aciphylla lecomptei* (Naturally uncommon); Note: this is a dioecious species (separate male and female plants) with relatively large taproots (see Figure of herbarium specimens below): NOTE: *Aciphylla* species are notoriously difficult to transplant successfully, presumably because of their very large taproots.

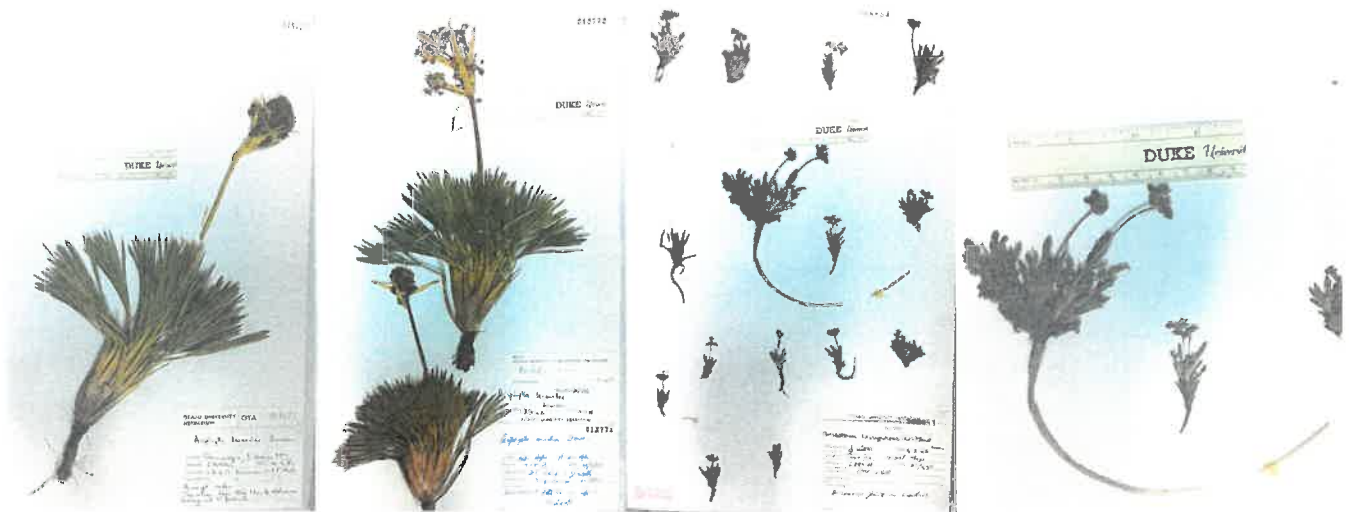
b). *Anisotome lanuginosa* (Naturally uncommon); this is also a dioecious species with substantial taproots (see Figure of herbarium specimens below), and predictably also difficult to transplant successfully.

6). Transplanting of cushionfield vegetation is unlikely to be successful. Cushionfield plants are often wide-spreading and interdigitating, with localised root systems and usually growing in fine-textured soil with limited organic content, making them generally vulnerable to transplanting as extensive turves.

7). Seeding of locally sourced native species is unlikely to be successful, given the severity of the local environment, while the use of exotic species for seeding should not be permitted, given the conservation status of the area.

8). The application identifies the Sugar Bowl Basin as spectacular and significant, ecologically. It provides walking access to the Doolan's Saddle which is an important landscape feature and which also features the natural upper altitudinal limit of the slim snow tussock, *Chionochoa macra*, transitioning to high-alpine fellfield and cushionfield vegetation (see AFM's Figure below), in a readily accessible area with negligible human impacts. This feature adds considerably to the overall ecological significance to the Sugar Bowl Basin.

9). I resent the statement that "[t]he type of works proposed are generally anticipated within the Ski Area Sub-Zone" and also that there is an "expectation of continued modification and expansion of facilities anticipated within the Ski Area Sub-Zone." Indeed, given the serious threat of the implications of global warming and predicted reduced snowfalls on the mountains east of the Main Divide, these expectations are unlikely to be fulfilled in future and the Company should not be offering such false hopes to their patrons as justification for their planned developments.



Aciphylla lecomptei; Scale 10cm.

Note: large taproots.

Anisotome lanuginosum; Scale 10cm.

Note: large taproots.



My submission is [include the reasons for your views]:

See details included in previous section.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

- 1). Proposed ski lift to replace existing lift, which is planned for removal, being apparently out-dated. This outdated ski lift to be removed with minimal impact and any resulting damage fully restored.
- 2). No additional ski trails to be permitted.

G. Your Signature

Concession Application Number 69588-SKI

Signature of submitter or person authorised to sign on behalf of submitter

Alan F. Mark.

Printed name of submitter or person authorised to sign on behalf of submitter

December 4, 2018.Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058 or Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016.

14

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

____amanda gatward-ferguson_____

Address for Service (Postal Address): _____po box 341, queenstown_____

Post Code: _____9300_____

Telephone: _____034426699_____ Email Address: _____exec@nomadsafaris.co.nz_____

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

No

F. Submission

The specific parts of the application that this submission relates to are:

All of it

My submission is [include the reasons for your views]:

I support the application. It is a further development of the Remarkables ski field that will add greatly to its ease of use and the flow of people on the ski field.

As long as the vegetation etc is re-instated as good as or better than prior to the works.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

Amanda gatward-ferguson

Printed name of submitter or person authorised to sign on behalf of submitter

3/12/18

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058 or Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016.



15

The following form is to be used to provide submissions concerning publicly notified applications for leases, licences, permits, or easements under Sections 17SC and 49 of the Conservation Act 1987.

Notes to Submitter:

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Closing Date: The closing date for serving submissions to the Director-General on this matter is **5 December 2018**.

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Privacy:

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Do not send this page of this document with your submission. If you require additional space for providing your submission, please attach extra pages as needed and label according to the relevant section.



A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

Establishment of a replacement passenger lift system within the Sugar Basin locality at the Remarkables Ski Area for a period of 40 years at Rastus Burn Recreation Reserve, Queenstown.

The proposal involves earthworks and indigenous vegetation clearance to build new trails, installation of a bottom station/base terminal and utility hut, installation of a top station/top terminal and service hut, towers, lift cables, ski lift chairs, utility services, snow making infrastructure, and removal of the decommissioned Sugar Bowl chairlift (including rehabilitation of the ground in the area of the drive stations and tower foundations).

As the installation of the bottom station/base terminal and utility hut will be constructed within an authorised lease area, this part of the proposal will be considered for consent in accordance with provisions contained within this lease. It has been included in this notification to give context to the entire proposal.

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Graham Budd, Chief Executive Officer, Destination Queenstown _____

Address for Service (Postal Address): _____
Post Code: _____

Telephone: _____ Email Address: _____

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support

Neutral

Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes

No

F. Submission

The specific parts of the application that this submission relates to are:

This submission relates to the overall application.

My submission is [include the reasons for your views]:

Destination Queenstown is the regional tourism organization representing Queenstown and promoting the destination as a premier four season lake and alpine resort.

Visitation in winter makes up approximately a quarter of total annual visits to Queenstown, and this is driven by easy access to four ski areas including The Remarkables Ski Area.

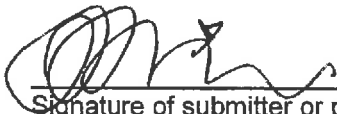
Improvements and careful expansion of the ski area is a vital factor in the continued success of Queenstown as a ski destination, as competition increases for visitors from other ski destinations which are enjoying increased popularity amongst our key feeder market Australia.

The proposal by NZSki to replace the lift in Sugar Bowl and increase groomed terrain within the ski area subzone presents benefits not only to the visitors that we rely on in winter, but also for local residents in Queenstown who enjoy the winter season. Moving more people around the ski area will improve the experience for all visitors to the mountain.

In summary, the proposed expansion will provide an enhanced visitor experience for all users of the ski area in winter, and Destination Queenstown strongly supports this development to ensure that Queenstown's reputation for a world-class ski holiday is maintained and expanded in years to come.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

Jessica Harkins, Communications Manager, DOC

Printed name of submitter or person authorised to sign on behalf of submitter

3 December 2018

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058 or Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016.



Monday 3 December 2018

To whom it may concern,

Re: Application for a concession to replace ski lift in Sugar Bowl, Remarkables Ski Area

Destination Queenstown is the regional tourism organization representing Queenstown and promoting the destination as a premier four season lake and alpine resort.

Visitation in winter makes up approximately a quarter of total annual visits to Queenstown, and this is driven by easy access to four ski areas including The Remarkables Ski Area.

Improvements and careful expansion of the ski area is a vital factor in the continued success of Queenstown as a ski destination, as competition increases for visitors from other ski destinations which are enjoying increased popularity amongst our key feeder market Australia.

The proposal by NZSki to replace the lift in Sugar Bowl and increase groomed terrain within the ski area subzone presents benefits not only to the visitors that we rely on in winter, but also for local residents in Queenstown who enjoy the winter season. Moving more people around the ski area will improve the experience for all visitors to the mountain.

In summary, the proposed expansion will provide an enhanced visitor experience for all users of the ski area in winter, and Destination Queenstown strongly supports this development to ensure that Queenstown's reputation for a world-class ski holiday is maintained and expanded in years to come.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Graham Budd".

Graham Budd
Chief Executive Officer
Destination Queenstown

Destination Queenstown
PO Box 353, Queenstown 9348, New Zealand
+64 3 441 0700



queenstownNZ.nz



16

A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

Establishment of a replacement passenger lift system within the Sugar Basin locality at the Remarkables Ski Area for a period of 40 years at Rastus Burn Recreation Reserve, Queenstown.

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As the installation of the bottom station/base terminal and utility hut will be constructed within an authorised lease area, this part of the proposal will be considered for consent in accordance with provisions contained within this lease. It has been included in this notification to give context to the entire proposal.

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

AF Freedom Ltd Trading as Erik's Fish and Chips

Address for Service (Postal Address): Box 2919 , Wakatipu 9349 Queenstown

Post Code: 9349
Telephone: 027 232 4820 Email Address: anna@eriksfishandchips.co.nz

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by:

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support

Neutral

Oppose

E. Hearing Request

I/We wish to be heard in support of this submission at a hearing (please tick one).

Yes

No

F. Submission

The specific parts of the application that this submission relates to are:

The overall submission , I support the complete upgrade.

My submission is in support of the upgrade

Remarkables Ski Field is a wonderful place to enjoy skiing but the current facilities and amount of terrain skiable is small for the amount of people using the field. As a business owner it is important to keep upgrading your services and offering to the public. It is also important for Queenstown to keep providing world class skiing facilities for visitors and also our staff, to keep attracting them to Queenstown.

If Remarkables is not upgraded more people will keep travelling over the Crown Range , putting more stress on an already busy road.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Concession Application Number 69588-SKI

To see the submission approved

G. Your Signature

Anna M. Aird
Signature of submitter or person authorised to sign on behalf of submitter

Anna M. Aird
Printed name of submitter or person authorised to sign on behalf of submitter

3-12-18
Date

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17

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NZSki Limited

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

____New Zealand Snow sports Instructors Alliance (NZSIA) – Daniel Bogue Vice President

Address for Service (Postal Address): P O Box 2283 , Wakatipu , Queenstown

_____ Post Code: 9349_

telephone: __021732434__ Email Address: vicepresident@nzsia.org

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support Neutral Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes No

F. Submission

The specific parts of the application that this submission relates to are:

The NZSIA is in full support of the submission

My submission is [include the reasons for your views]:

The ongoing investment in ski area development in the region is ensuring that New Zealanders and Tourists can more readily and safely enjoy the outdoors and our unique mountain environments. The winter tourism has been the backbone of the area and as the demands of snow users change it is important that we cater to these needs.

In order for the continued growth in participation it is important that New Zealand continues to build world class facilities. We are in a unique position where we are seeing increased interests in our mountain sports. It is important we continue to foster this.

NZski has implemented many environmental initiatives over the years and have shown environmental responsibility. The Chairlift is a replacement chair and although there with is some land disturbed the old lift will be removed and across the whole area disturbance will be minimal.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

G. Your Signature

D. Boice
Signature of submitter or person authorised to sign on behalf of submitter

Daniel Boice
Printed name of submitter or person authorised to sign on behalf of submitter

4/12/18
Date

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18

A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Craig George Douglas

Address for Service (Postal Address): 17 Shaw Street, Arrowtown

Post Code: 9302

Telephone: 021 594 125

Email Address: cg.douglas@xtra.co.nz

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support Neutral Oppose

E. Hearing Request

I/We wish to be heard in support of this submission at a hearing (please tick one).

Yes No

F. Submission

The specific parts of the application that this submission relates to are:

Occupation of DOC land and the installation and operation of an additional chairlift and associated works.

My submission is [include the reasons for your views]:

The area has been considered as a ski area for many years. NZSki need to continue to develop facilities to ensure the wider ski area retains its appeal to ski visitors. There would be few activities that could claim to result in so many people getting benefit from the DOC estate and experiencing the landscape in a relevant way.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I would like to see the activity being approved as requested.

Concession Application Number 69588-SKI

G. Your Signature

[Handwritten Signature]
Signature of submitter or person authorised to sign on behalf of submitter

Clive George Doyle
Printed name of submitter or person authorised to sign on behalf of submitter

1/11/18
Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058 or Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016.



19

A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

NEIL GEORGE CAMERON.

Address for Service (Postal Address): [REDACTED]
 [REDACTED] Post Code: [REDACTED]
 Telephone: [REDACTED] Email Address: [REDACTED]

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support Neutral Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes No

F. Submission

The specific parts of the application that this submission relates to are:

The lift should proceed.

My submission is [include the reasons for your views]:

I am the first person to want to protect New Zealand mountains + wilderness. I do enjoy skiing, but believe the very small land area used by ski areas is acceptable. The large scale dairy conversions in the Mckenzie basin are a gase in parts that is destructive. A balance of conservation + tourist development (on a very small land area) seems fair. I am happy to support this development.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

The land use. I believe this land use, on such a small area is acceptable with the normal guidelines in place.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

NEIL CAMERON

Printed name of submitter or person authorised to sign on behalf of submitter

5/12/18

Date

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Col



COMMENT SUBMISSION
Publicly notified application

20

A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Jurg Peter Muff

Address for Service (Postal Address): _____

_____ Post Code: _____

Telephone: _____ Email Address: _____

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

Concession Application Number 69588-SKI

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support Neutral Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes No

F. Submission

The specific parts of the application that this submission relates to are:

② Construction of New Sugar Bowl chairlift

④ Trail development

Negative effect on bordering Conservation Estate

My submission is [include the reasons for your views]:

→ The location of bottom station of the new chairlift will have negative effects on the Rastus Burn stream.

→ The proposed New trail development are massive (120,000 m² over 2.5 Km of length) and will lead to excessive loss + effects on biodiversity. They will allow easier access to the Ridge Line + into the Doolans therewith effectively extending the applicants area of activity beyond the

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Rastus Burn Recreation Reserve.

- If a "Replacement" lift system should be approved it should stay where it is currently located & not moved / extended at bottom end.
- No new trail construction should be allowed.
- The proposed extensions of capacity, length and new trails will lead to further experiences of crowding (road access, parking, on-piste) as perceived by New Zealanders, and should not be exacerbated by commercial use of public land by tourist concessionary activity.
- Effects on neighbouring DOC estate, currently under proposal for inclusion into new Remarkables National Park, are not addressed. These are potentially significant.

The Application should be declined until

- Remarkables NP has been decided on
- Effects on the above, especially to the Doolans + Wye Creek are addressed

or The Application should be declined unless

- it is amended to not extend current lift apart from upgrading it to larger capacity
- proposal to build new trails are withdrawn

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

Jurg Peter Myff

Printed name of submitter or person authorised to sign on behalf of submitter

5/12/2018

Date

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21

A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Damien O'Connell

Address for Service (Postal Address): Po Box 2331 Wakatipu

Post Code: 9349

Telephone: 0274 735474 Email Address: damien@gast.org.nz

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).		
<input checked="" type="checkbox"/> Support	<input type="checkbox"/> Neutral	<input type="checkbox"/> Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

F. Submission

The specific parts of the application that this submission relates to are:

My submission is [include the reasons for your views]:

I am in full support of the application as I believe the existing lift is old and slow, the new proposed lift will cater for more runs for the customer and it will encourage more people up the ski field. A new lift can only be positive and will not hinder any other users of the mountain. It may even bring more people into Queenstown that will spend money and help local businesses.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

Damien Francis O'Connell

Printed name of submitter or person authorised to sign on behalf of submitter

5/12/18

Date

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Queenstown Alpine Ski Team

Address for Service (Postal Address): Po Box 848, Queenstown

Post Code: 9348

Telephone: 03 442 8182 Email Address: admin@qast.org.nz

Concession Application Number 69588-SKI

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I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support Neutral Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes No

F. Submission

The specific parts of the application that this submission relates to are:

My submission is [include the reasons for your views]:

The Queenstown Alpine Ski Team supports the proposed establishment of a replacement passenger lift system within the Sugar Basin locality at the Remarkables Ski Area. The investment will ensure better access, while also enhancing the overall experience for mountain users. A new lift system is likely to attract visitors and strengthen its reputation as a major national and international destination.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

G. Your Signature

[Handwritten Signature]
Signature of submitter or person authorised to sign on behalf of submitter

Bridget Chapman
Printed name of submitter or person authorised to sign on behalf of submitter

5 Oct 2018
Date

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69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

Establishment of a replacement passenger lift system within the Sugar Basin locality at the Remarkables Ski Area for a period of 40 years at Rastus Burn Recreation Reserve, Queenstown.

The proposal involves earthworks and indigenous vegetation clearance to build new trails, installation of a bottom station/base terminal and utility hut, installation of a top station/top terminal and service hut, towers, lift cables, ski lift chairs, utility services, snow making infrastructure, and removal of the decommissioned Sugar Bowl chairlift (including rehabilitation of the ground in the area of the drive stations and tower foundations).

As the installation of the bottom station/base terminal and utility hut will be constructed within an authorised lease area, this part of the proposal will be considered for consent in accordance with provisions contained within this lease. It has been included in this notification to give context to the entire proposal.

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Warren Ernest Cooper

Address for Service (Postal Address): 8 Park Street, Queenstown

Post Code: 9348

Telephone: 03 442 7147 Email Address: _____

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).

Support

Neutral

Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).

Yes

No

F. Submission

The specific parts of the application that this submission relates to are:

My submission is [include the reasons for your views]:

As Mayor of Queenstown 1968-75 and M.P for Otago 1975-95, 1995-2001 and subsequently Minister of Tourism, I was closely involved with Hon Venn Young Minister of lands in support of the Mt Cook Company in their pursuance of the consent to develop a ski field on the Remarkables.

I am surprised, almost bewildered that the existing operator with an unblemished record in high class tourism developments is being frustrated by the introduction of what appears to be a new raft of procedures.

Investment of expensive infrastructure is no sinecure. It is a very competitive business and patronage is competed for on an international basis.

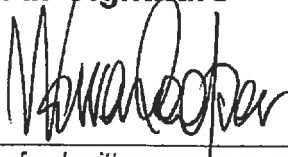
I find it incomprehensible that this procedure appears to be attended by unnecessary red tape.

Your operative modis operandi needs to be more facilitation, less frustration.

Concession Application Number 69588-SKI

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

Waveren Cooper

Printed name of submitter or person authorised to sign on behalf of submitter

5.12.18

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058 or Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016.

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Forest & Bird
GIVING NATURE A VOICE

Submission on an application by NZ Ski Ltd for easement lease and licence for passenger lift, earthworks, vegetation clearance and new trails in the Rastus Burn Recreation Reserve

To: Director-General
Department of Conservation
Box 5244
Moray Place Dunedin 9058

Attention: Kelvin Brown, Permissions Advisor
Email: DNSubmissions@doc.govt.nz

4.12.18

Address for service:
P.O Box 6230
Dunedin 9010
s.maturin@forestandbird.org.nz
021 222 5092

Forest and Bird wishes to be heard on the matter and wish to be involved in any further consultation relating to this application.

Introduction

1. The Royal Forest and Bird Protection Society Incorporated ("Forest & Bird") has campaigned for more than 90 years for the protection of New Zealand's native species and the habitats on which they depend.
2. Nationally, Forest & Bird has approximately 80,000 members and supporters who support the Society's objectives of securing protection for native species, ecosystems, and landforms.
3. Forest and Bird opposes the application by NZ Ski Ltd for easement lease and licence for passenger lift, earthworks, vegetation clearance and new trails in the Rastus Burn Recreation Reserve and seeks that it be declined in its current form.
4. This submission describes the application and impacts as Forest and Bird understands it, assesses the adequacy of the information and proposed mitigation and applies the statutory tests under the Conservation Act 1987.

The Application

5. It has been difficult to fully comprehend the proposals as there is not one document that I could find that maps and describes all the various development items, so these are itemised below in order to more fully understand the scale and scope of impacts and the effectiveness of the proposed mitigations.
6. During a meeting with Ross Lawrence of NZ Ski, Forest and Bird learnt that part of the proposed Lower Sugar Stash Trail – marked as Trail 2 on some photos may be withdrawn from the application due to the significance of the seeps and naturalness of this area of the ski field. We subsequently (4.12.2018) received a copy of the reviewed earth works showing that 230m have been removed from the Lower Sugar Stash Trail. This will reduce the extent of earthworks and vegetation clearance and may avoid passing through significant regional wetlands. A narrative description of the extent of the reduction in impacts and consequent reassessment of the impacts is not available at the time of preparing this submission.
7. It is heartening that NZ Ski have realised and accepted the ecological values of the Sugar Trail Area and are prepared to scale back their proposal.
8. **The application involves:**
 - a. The establishment of 10 (+2 towers outside zone) new lift towers, with orange crash pads and 1.05 km steel cables, being ??? longer and ?? higher elevation than the existing system and larger (6 seat compared to the ??? seat lift system) than the existing Sugar Lift Chair
 - b. An upper terminal building below the cirque headwall nearly 7m high with a canopy 9.8m wide and 22m long and associated lift operator building and storage 3.7m high, 8m wide and 6m long
 - c. A base terminal building nearly 7m high with a canopy 9.8m wide and 22m long and a separate control room 3.7m high, 4m wide and 6m long
 - d. The establishment of 3 new trails- 2.5km long in total, (minus 230m) involving:
 - a. Significant earthworks 77,000m³ (minus m³) of cut and 67,000m³ (minus m³) of fill totalling 345,000m³ (minus m³) with max cut heights of 11.5m.
 - b. Clearance of some 8.35ha (minus? ha) of alpine habitats – snow tussock grassland, cushion fields, fell fields and scree habitats.
 - c. Removal and possible relocation of threatened plant species – At Risk – Naturally Uncommon *Anisotome lanuginose*, *Aciphylla lecomtei* and *Carex berggreni* and data deficient *Brachyscome montana*
 - e. Disturbance to 3 streams and seepages and one 6m² seepage classified as a regionally significant wetland in the Otago Regional Policy Statement – (Removal of part of the Lower Sugar Stash Trail may result in avoiding this wetland.) This involves
 - (a) Rip rapping and filling of several crossings - Crossing at the last corner on the Sugar Stash Trail will disturb 69m of stream with 12m of fill at its deepest point and
 - (b) Creating a rock platform and artificial scree slope over 58m of the outflow of a wetland
 - f. Sediment control ponds -

- g. Snow making infrastructure trenched under the new trails -
 - h. Relocating the medical facility and extension of the Gabion wall
 - i. Removal of the existing 12 towers using a 20 ton digger powered rock breaker– with vehicle access needed to 4 towers. Two towers – 3 and 4 will need a temporary access track to be cut.
 - j. Removal of a buried communications cable as part of decommissioning the existing lift.
9. The proposed mitigation is laid out on page 20 of the application and includes:
- a. Relocating all *Anisotome lanuginose*, and *Aciphylla lecomtei*
 - b. Uplifting and replanting the snow tussock grassland containing the *Brachhyscome montana*
 - c. Contacting a herpetologist to determine a management plan if any lizards are found
 - d. Checking the site for bird nesting and breeding prior to vegetation clearance
 - e. Adherence to the Protocol for the Rehabilitation of Natural Alpine Environments Following Si Area Development between the Department of Conservation and NZ Ski Ltd.
10. The proposed mitigation for the impacts arising from decommissioning the existing chairlift are set out in Section 6 of the DOCRFI Response, and include using mats on access tracks and rehabilitating the disturbed areas with divided tussocks and rock laying schist seams amongst areas surrounded by cushion fields.
11. The applicant has described the above proposal as a replacement of an existing passenger lift system rather than a significant expansion of ski area activities and accordingly considered that it could be processed without public notification. Forest and Bird considers the proposed activities are substantial and have significant environmental and landscape impacts which cannot be mitigated to the point where they could be described as less than minor.
12. Forest and Bird is concerned that over the years there has been “creeping development” of the Ski field’s activities and consequent impacts on the environment, some have required retrospective consent. This makes it difficult to manage the ecological impacts and creates a situation where one development necessitates another. This should not continue. There is need for a long term management plan that includes the identification of the remaining ecological, natural character and landscape values in addition to the remaining regionally significant wetlands and sets out how these will be protected.
13. The Remarkables Ski field does have a reputation for undertaking successful restoration with tussocks. Unfortunately Forest and Bird has been unable to view the site however we were impressed with the enthusiasm for restoration and experimentation with new techniques demonstrated in the presentation by Ross Lawrence, during our meeting with him.

Adequacy of the Ecological Information

14. As E3s noted the assessment was limited by the Scope of Work and site surveys were restricted to one season outside the flowering months. This suggests that the development proposal has been rushed and not anticipated in advance.
15. It is difficult to comprehend the cumulative impacts of the application as there are no photos or maps that show the full extent of the existing infrastructure and trails with all the new infrastructure overlaid. This application needs to be considered in light of its additional and cumulative impacts as well as its direct impacts.
16. The E3s Ecological Assessment is inadequate for the following reasons:
 - a. The assessment and site visits have focused on vegetation rather than understanding the full range of habitats and distribution of and presence of invertebrates and reptiles, and presence of and use of the area by wildlife. It is not clear whether the assessment team included invertebrate and herpetological experts.
 - b. The assessment is reliant on an incomplete walk through assessment of most but not all of the impacted area. It is not a comprehensive survey, so can only be regarded as a light summary of the ecology of the area.
 - c. The invertebrate assessment relies on previous surveys in similar habitats and an old 1992 publication. These are not included in this assessment so cannot be evaluated, nor is it clear where and when the surveys were undertaken.
 - d. Lizards were not surveyed and the assessment is reliant on unspecified multiple previous surveys and a wetlands monitoring report. The validity of these assessments cannot be evaluated by submitters. Forest and Bird understands that the habitat is suitable for Roys Peak Gecko but that there are no records to date of them being in the Remarkables.
 - e. The scope of work appears to have been restricted to consideration of the effects arising from the construction of the trails and lift platform areas only and has not assessed the impacts arising from removal of the existing passenger lift towers and associated infrastructure.
 - f. It would be helpful to have a complete vegetation and habitat map of the Rastus Burn Recreational Area so that it is easier to understand the proportion of the respective vegetation and habitats present in the basin that are being impacted and those that remain in an unmodified state. Lack of this analysis means it is not possible to assess how or if biodiversity is being maintained within the Rastus Burn Recreation Reserve, or address the cumulative impacts on the outstanding ecological values as per Policy 2.3.22 of the Otago CMS.
 - g. The photographic map showing location of key habitats on p5 is presented in summary form – the types of wetlands are not described and only key habitats are shown.
 - h. A comprehensive ecological survey of the Recreation Reserve is needed.
 - i. An analysis of the success of current and previous restoration work would have been helpful in order to assess the likelihood of success of the proposed mitigation works.
 - j. An assessment of current weeds in the Remarkables Recreational Area and the success of weed control is needed to enable better assessment of the proposed

mitigation.

Ecological Effects

17. The following adverse impacts are likely to occur:

Table 1 Forest and Bird Assessment of the Adequacy of mitigation of the impacts of the proposals on the ecological values

Ecological Value	Impacts	Main Mitigation	Adequacy of mitigation
<p>Es3 assess the snow tussock grassland, cushion fields, scree fields, fell fields, water courses and a seepage area as meeting the QLDC Plan’s criteria for significance.</p>	<p>Permanent loss of originally 77,678m² – area may be reduced if the Sugar Trail and part of the Sugar Stash trail is excluded.</p> <p>Es3 assess the ecological effects as being very high on conservation values that warrant avoidance and /or extremely high intensity mitigation and remediation.</p>	<p>Snow tussock removed and relocated to trail batters.</p> <p>Threatened, At Risk – Naturally Uncommon <i>Aciphylla lecomtei</i> and <i>Anisotome lanuginose</i> will be relocated to other similar habitats.</p> <p>Platforms used over cushion bogs.</p> <p>Small area ?m² of <i>Carex erggrenii</i> with <i>Brachyscome montana</i> will be removed – but maybe now excluded?</p>	<p>Snow tussock appears to translocate well but only the tussock species not the full complement of tussock grassland species which do not translocate well.</p> <p>As the <i>Aciphylla</i> and <i>Anisotome</i> have long tap roots it is unlikely they will translocate and it may be more effective to collect seed and raise these from seedlings for planting out.</p> <p>Fellfields and cushion communities are challenging to restore and are likely to suffer high losses.</p> <p>The planned mitigation will not replace or restore the habitats that are to be lost and will not create extra habitat, so that the proposal will result in a net loss of ecological values.</p>

	The ecological impacts of removing the existing tower bases and towers is not adequately assessed.	Tussock plants are to be divided and cover bare areas. Tower bases to be broken up.	The area impacted by the towers and previous access tracks has had 30 years to recover. The proposed mitigation will in parts destroy 30 years of recovery, and other options could be considered. Laying these areas bare or disturbing with heavy machinery could be avoided by for example by not fully removing the tower bases, but breaking these up on site, and creating new habitat with soil and rock layering .
Potential lizard habitat	Removal of habitats.	If lizards are observed prior to or during earthworks a qualified herpetologist is to determine a management plan.	The proposed mitigation is uncertain in the absence of a herpetological survey and assessment of suitable habitats for possible translocation and likelihood of success for any translocations.
Wildlife habitat and potential nesting sites.	Disturbance and removal of habitats.	Prior to work area to be checked for bird nesting or breeding behaviour.	The proposed mitigation is uncertain due to who would be required to check the site at what stage pre development and what would be required to happen should nests or breeding behaviour be discovered.

Natural habitats with high ecological values as above.	Earthworks and sedimentation – impact potential is very high but can be managed to mitigate risk of runoff into wetlands and water courses	Earthwork plans. Sedimentation ponds and revegetation.	F&B at this stage does not have access to expert advice
Natural habitats with high ecological values as above.	Weed spread Es3 assess this as a high magnitude effect on high ecological values unless avoided by management measures.	Restricting movement of soils and cleaning equipment.	The current extent of weeds within the Ski field operating area is not presented, and there is potential for within site weed spread and establishment on disturbed surfaces through wind, birds, and people which does not appear to have been assessed.

Adequacy of the Landscape Assessment

18. The Patch Landscape assessment helpfully lists the existing ski area infrastructure although a map and aerial photograph would aid in the understanding of the current landscape and thus consideration of the cumulative impacts.
19. The landscape assessment is overly narrow. It is focused on visual impacts and does not adequately address the biophysical, aesthetic values and associative dimensions of the landscape. The purpose of recreation reserves includes protection of the natural environment and beauty of the countryside with an emphasis on the retention of open spaces and outdoor recreational activities including tracks.
20. Forest and Bird would have expected the landscape assessment to have assessed the qualities of the reserve which contribute to its pleasantness, harmony and cohesion of the natural environment and how the proposals will impact on these values, as per S 17 1 (c) of the Reserves Act 1977.
21. The Landscape Assessment does not adequately address the cumulative effects on the outstanding natural landscape and how these may be avoided, remedied or mitigated. Otago CMS Policy 2.3.22
22. The Assessment has not considered the impact of the proposed developments on public use and enjoyment of the Recreation Reserve and surround public conservation lands in

the summer time or other users during the ski season.

Table 2 Forest and Bird Assessment of the Adequacy of mitigation of the impacts of the proposals on the landscape values

Landscape Value	Impacts	Mitigation	Adequacy of mitigation
<p>Natural ridgelines and an area that is currently relatively free of structures and tracks where nature dominates. An area of high natural character.</p>	<p>Towers 3-5 break a ridgeline and introduce structures to a natural ridge line which is viewable from part of Wakatipu Basin and possibly from the track into Lake Alta? These towers will intrude on the natural symmetry of the ridgeline.</p> <p>All the towers and new tracks encroach into an area that from the various maps provided appears to be some of the most natural areas remaining in the basin. The naturalness of the Recreation reserve will be diminished.</p> <p>Patch considers this visual impact is minor as it will be viewed within the context of the existing ski area. However it is a cumulative impact,</p>	<p>Grey colour of towers</p>	<p>The impact of the ridge line towers and the chair lift and new trails on the pleasantness, beauty, harmony and cohesion of the natural environment hasn't been assessed so it is difficult to determine if the mitigation is adequate.</p>
<p>Natural topography and natural vegetation communities that create a coherent and pleasant environment with high natural character.</p>	<p>The Ski trails require extensive cut and fill and will create permanent scars in currently natural topography.</p>	<p>Planting of tussocks on batters and placement of rocks and creation of artificial screes.</p>	<p>Cutting ski trails and providing access for machinery will create unnatural slopes, and permanently change the topography. Planting will only partially in some places mitigate these impacts.</p>

23. Taken together and despite the proposed mitigations all of these impacts will significantly degrade the natural environment, landscapes and natural character of the Rastus Burn Recreational Reserve. It is not possible to mitigate the long term and permanent impact of terrain modification and loss of wetland communities. The proposed mitigation does not in Forest and Bird's view reduce the impacts to less than minor. The impacts of the proposed development could largely be avoided should they replace the existing lift in the existing location and utilise the existing trails.

Conservation Act

24. Section 17 S sets out the contents required in an application. As set out above this application fails to adequately describe the ecosystems, biodiversity and landscape values of the site and has not adequately described all the potential effects of the activity nor provided sufficient details of how the adverse effects will be avoided, remedied or mitigated.
25. Forest and Bird appreciates that the Department of Conservation requested further information, however taking account of the new information, even this is still inadequate to enable 3rd parties to fully assess the scale and full range of impacts including cumulative impacts and assess the likelihood of successful mitigation as described above.
26. In addition the CMS is particularly concerned about the impacts of climate change (see page Otago CMS) in relation to the ski fields and the need to take a precautionary approach to the approval of new structures to avoid the risk of abandoned structures and adverse landscape impacts. The application is silent on the risks and possible impacts of climate change.
27. The application has not adequately assessed the impacts on natural quiet and current recreational users as per Policy 2.3.21 of the Otago CMS. The proposed lift is higher in altitude and provides greater numbers of skiers access to new areas within the ski field. The proposed trails are across currently unmodified slopes. These developments are additional and the impacts will be cumulative. The application considers all the impacts of the proposed modifications will be readily absorbed into the character of the existing environment. 3rd parties cannot assess this based on the information provided.
28. The application does not fully comply with Section 17S and without further information to fill the gaps identified above the Minister does not have sufficient information to enable her to fully and adequately assess the effects and the proposed methods to avoid, remedy or mitigate the adverse effects as well consider the potential impacts of climate change and may therefore decline the application under S17U2.
29. Section 17U (2) provides that:
The Minister may decline any application if the Minister considers that -
(b) there are no adequate methods or no reasonable methods for remedying avoiding or

mitigating the adverse effects of the activity, structure , or facility.

30. As noted above the impacts of changing the topography through the cutting of ski trails and creation of access tracks cannot be adequately remedied or mitigated.
31. Section 17U 3 provides that -“The Minister shall not 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 land is a Recreation Reserve and is managed as a ski field. under the Reserves Act 1977. Under this Act recreation reserves are to be managed for the purpose of –“ *providing areas for recreation and sporting activities and the physical welfare and enjoyment of the public and managed for the purpose of protecting the natural environment and beauty of the countryside with emphasis on the retention of open spaces and on outdoor recreational activities, including recreation tracks in the countryside’.*
32. While the emphasis maybe on providing for recreational use, this use also includes general public recreational use summer and winter and there is a requirement to also protect the natural environment and beauty of the Rastus Burn
33. Under Section 17U (4) 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 he or she is 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; ..
34. The application provides no evidence as to why the chair lift cannot be replaced in the same position. It appears that the proposal is for providing enhanced access to new areas within the Sugar Basin rather than a replacement or extension of the existing structure. Before this consent can be granted the Minister has to be satisfied that the activities cannot reasonably be undertaken on the existing line of the passenger lift and on the existing trails. This would mean that the potential adverse effects would be significantly less and largely avoided.
35. Section 17 W states 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.*”
36. The Remarkables Ski Area is located with the Western Lakes and Mountains Place in the Otago CMS 2016. The CMS recognises that the highest level of recreation use within the Remarkables Hector Area occurs in and around the Ski field as the Ski field road provides access to the The Remarkables year round. The CMS on p63 notes that the *Remarkables is subject to many development proposals and 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 an ongoing challenge.”

37. The CMS has a preference for developing existing ski fields as opposed to developing new ski fields but requires *“a precautionary approach in terms of new and additional structures and terrain modification.*
38. Policies relating to ski field development are set out on pp69-70 and 155. In particular Forest and Bird draws your attention to Policies 2.3.21, 2.3.22 and 3.25.1-3.25.6.
39. These policies anticipate concessions for further development and expansion of existing ski fields, including the Remarkables ski field, (Policy 2.3.22) and set out the constraints and expectations. Further development is not a given.
40. Policy 2.3.21 provides that particular regard should had 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.*
41. Forest and Bird notes that the proposed new lift and trails are in an area that has high natural character and outstanding ecological values and that values d and e have not been adequately assessed.
42. Policy 2.3.22 provides that further development and expansion of the Remarkables ski field may occur 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;*
 - 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.*
43. As set out above Forest and Bird does not consider that the adverse effects on the outstanding natural landscapes and ecological values including the cumulative effects are proposed to be or even could be adequately avoided, remedied or mitigated
44. Policy 3.25.2 states that
“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.”

45. As noted above the application has not considered in any detail the potential need for further snow making infrastructure, including fences or the likely longevity of the field in the face of climate change.
46. The Minister has the power under 17X to enforce conditions and the applicant has volunteered a number of conditions recommended by E3S and adherence to the development protocols. The applicant considers that no additional fees or reviews are required as these are provided for within the Deed of Lease between the Applicant and the Department. Forest and Bird has not viewed these so we cannot comment, except that these may need to be reviewed.
47. Forest and Bird does not consider that these conditions will adequately avoid remedy or mitigate the adverse impacts as outlined in this submission and thus this application should be declined.
48. The applicant has not mentioned nor volunteered the possibility of payment of compensation for any adverse effects of the activity on the Crown's or public interest in the land concerned which is provided for under S 17 X (d).
49. Forest and Bird considers that should granting this concession be contemplated the Minister should consider what compensation might be suitable to compensate for the permanent damage to the landscape and outstanding natural environment that cannot be avoided remedied or mitigated in order to create some conservation and landscape gains to make up for the significant losses to these values. Extra restoration in our view would not count as compensation as it is or should be part of either current or past mitigation works.
50. There are a range of potential compensation options including but not limited to:
 - Substantive contribution to the Department's land acquisition fund to enable the possible purchase of another conservation area, with similar landscape and ecological values.
 - Conservation work to further protect kea and falcon here and elsewhere within the Hectors/Remarkables Special place.
51. S17Z Term of concession provides that leases, licences or easements may be granted for a term (which term shall include all renewals of the lease or licence) not exceeding 30 years or, where the Minister is satisfied that there are exceptional circumstances, for a term not exceeding 60 years. The applicant has sought 40 years. Forest and Bird submits that should this concession be granted that 40 years is too long in the face of needing to be precautionary in the face of climate change.

Conclusion

52. The Rastus Burn Recreation Reserve is managed as a ski field and the CMS considers expansion of existing ski fields may occur in preference to the development of new fields and contemplates that that there will be applications for new structures, utilities

and facilities in this place. Nevertheless there are constraints to continual development and adverse effects on natural ecosystems, landscapes, natural character, current recreational users and natural quiet have to be considered in order to achieve the Outcome of this place that: the outstanding natural landscapes and ecological values of The Remarkables are intact and enjoyed by more people among other values. The Rastus Burn Recreational Reserve has areas that have been significantly modified, however it retains significant areas free from most development and areas of outstanding ecological values and this proposal impacts one of those areas. The CMS also considers the Ski field area has outstanding landscapes and ecological values. CMS Policy 2.3.22 that provides for further development and expansion of the Remarkables ski field provided that adverse effects including cumulative effects are avoided, remedied or mitigated on the outstanding natural landscapes and ecological values of The Remarkables and the recreational experiences of other users. Forest and Bird submits that the proposed mitigation is not sufficient to mitigate the adverse effects of the extensive earthworks and tracking and that the cumulative impact of these new developments on top of the already extensive areas of disturbed ecosystems are significant and cannot be mitigated so that the impact from the proposed activities is no more than minor. Forest and Bird seeks that this application be declined in its entirety for the reasons outlined in this submission.

Yours sincerely
Sue Maturin
Regional Manager
Otago Southland



25

A. Permission Application Number and Name of Applicant

69588-SKI
NZSki Limited

B. Name of Proposed Activity and Location(s)

Establishment of a replacement passenger lift system within the Sugar Basin locality at the Remarkables Ski Area for a period of 40 years at Rastus Burn Recreation Reserve, Queenstown.

The proposal involves earthworks and indigenous vegetation clearance to build new trails, installation of a bottom station/base terminal and utility hut, installation of a top station/top terminal and service hut, towers, lift cables, ski lift chairs, utility services, snow making infrastructure, and removal of the decommissioned Sugar Bowl chairlift (including rehabilitation of the ground in the area of the drive stations and tower foundations).

As the installation of the bottom station/base terminal and utility hut will be constructed within an authorised lease area, this part of the proposal will be considered for consent in accordance with provisions contained within this lease. It has been included in this notification to give context to the entire proposal.

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

___ Denis William Anson Marshall

Address for Service (Postal Address): 2328 Gibbston Highway Queenstown

Post Code: 9371

Telephone: 021 541 467 Email Address: denis@hawksheadwine.com

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

For this Application I/We (please tick one).



Support



Neutral



Oppose

E. Hearing Request

I /We wish to be heard in support of this submission at a hearing (please tick one).



Yes



No

F. Submission

The specific parts of the application that this submission relates to are:

This submission relates to the whole application by NZSki Ltd to establish a replacement passenger lift system in Sugar Basin, associated ski trails and the effects on conservation values of the associated earthworks, and indigenous vegetation clearance for the construction, installation of services and development of ski trails to complement the replacement passenger lift system.

My submission is [include the reasons for your views]:

The development is in the Remarkables Ski Area which is contained within the DOC administered Rastus Burn Recreation Reserve. Sec 17 of Reserves Act states the main purpose of these reserves is the provision of areas for recreation and sporting activities. This is to provide for the physical welfare and enjoyment of the public and the protection of the natural environment and beauty. The new facility could not be reasonably located outside this public conservation area. The question is whether the proposed development compromises conservation values of the natural environment sufficiently to require the application for a new lift not to proceed.

The Remarkables Ski area has operated for many years within this Recreation Reserve with all appropriate consents and permissions and recently the skifield operator has invested in the new Curvey Basin Lift, a new Base Building, and a major upgrade of the access road with much of it sealed. It is now a world class facility. All required approvals and consents are being sought to enable the new development to proceed. I have read the Application and comprehensive report prepared by the Southern Planning Group for NZSki Ltd. It provides a comprehensive assessment of the environmental effects of the application and a full and comprehensive understanding of the process.

The new lift replaces the old and dated Sugar Bowl Chair which has poor access from the base building, with the latest in ski lift technology and direct access to & from the Base Building, ensuring a major improvement in visitor experience. In my view an added benefit is the new installation will spread boarders and skiers more evenly across the field and remove pressure and increase safety for skiers away from the old Sugar Bowl base station.

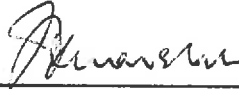
The popularity of Queenstown as an international resort has grown exponentially in recent years, and it is vital the outdoor facilities such as ski fields that visitors wish to enjoy provide the most up to date, easily accessible and safest possible facilities.

The Application includes a Protocol for the Rehabilitation of Natural Environments following the Ski Area Development and a Comprehensive Lower Sugar Bowl Trails Ecological Assessment. I asked to meet with Mr Paul Anderson CEO of NZSKI and he advises that the company is committed to the highest standards of avoidance, remediation and mitigation of the effects of the installation of this new facility on the environment where the new lift will be installed, and from studying reports of work the company has done I have no doubt this to be so.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I therefore support this application in its entirety. It has been thoroughly researched from an engineering, conservation and ecological perspective and will be a significant benefit for those that wish to enjoy both their skiing experience and the natural environment and beauty of the Remarkables Ski Field within the Rastus Burn Recreation Reserve.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

 DENIS WILLIAM ANSON MARSHALL

Printed name of submitter or person authorised to sign on behalf of submitter

 8/12/18

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058 or Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016.