

Conservation House
18 Manners Street
Wellington 6011

doc.govt.nz

Ref: OIAD-5185 & OIAD-5186

10 June 2025

Tēnā koe [REDACTED]

Thank you for your requests to the Department of Conservation (DOC), received on 07 May 2025, in which you asked for:

'I would like to request a copy (sent as a PDF) of all current concession & permission documents between the Department of Conservation and NZSki as they relate to Coronet Peak Ski area.

I would like to request a copy (sent as a PDF) of all current concession & permission documents between the Department of Conservation and NZSki as they relate to The Remarkables Ski area, Rastus Burn Recreation Reserve Queenstown & the Doolans Basin

I can see online some discussion/documents relating a new application from NZSki for a concession in 2019-2021, but I assume this concession (lease, licence and easement) has been granted and a complete document is now available.'

We have considered your requests under the Official Information Act 1982 (the OIA).

On 13 May 2025 you clarified the following aspects of your request and noted:

- For both queries you seek the current lease, licence and easement concession document and any variations for each ski field. You noted that according to information available online, you understand these comprise of:
 - 74167-SKI for Coronet Peak
 - 96118-SKI for Remarkables, plus:
 - OT-34108-SKI Lease - for re-alignment of access road entering into car parks & redevelopment of car parks; and
 - OT-34109-SKI Easement - Curvey Basin Chairlift, snow making & trail development into Curvey Basin; and
 - 49957-SKI Easement
 - 100472-OTH for the Shadow Basin Chairlift from 2022/2023.
- You do not seek email correspondence associated with these concessions.

- You are not interested in personal contact details or commercially sensitive information associated with these concessions.

Your questions and our responses are listed below:

1. *I would like to request a copy (sent as a PDF) of all current concession & permission documents between the Department of Conservation and NZSki as they relate to Coronet Peak Ski area*

Material in scope of this aspect of your request is provided and accompanies our response as Attachment 1 (Items 1 - 7). For a detailed summary of documents provided please refer to the document schedule table.

As per your clarification, material provided includes variation documents associated with current (active concessions) at this location. This also includes all authorised activities on the mountain as they relate to NZSki.

Please note that Concession 100689-OTH is not provided. Although the concession had been granted it has not been executed/counter signed and currently remains under negotiation. Until negotiations are concluded and the concession counter signed, it is not considered active.

2. *I would like to request a copy (sent as a PDF) of all current concession & permission documents between the Department of Conservation and NZSki as they relate to The Remarkables Ski area, Rastus Burn Recreation Reserve Queenstown & the Doolans Basin*

Your clarification email listed the Remarkables concession 96118-SKI, however this application is still under consideration and is not considered as active, therefore is not in scope of your request. Until a decision is made on 96118-SKI, the active Remarkables permissions are 100472-OTH, OT-34108-SKI, OT-34109-SKI and 49957-SKI.

Material in scope of this aspect of your request is provided and accompanies our response as Attachment 2 (Items 1 - 16). For a detailed summary of documents provided please refer to the document schedule table.

As per your clarification, material provided includes variation documents associated with current (active concessions) at this location. This also includes all authorised activities on the mountain as they relate to NZSki.

I have decided to release the relevant parts of the documents listed in the document schedule table, subject to information being withheld under one or more of the following sections of the OIA, as applicable:

- personal information, under section 9(2)(a) – to protect the privacy of natural persons, including deceased people,
- confidential information, under section 9(2)(j) – to enable the Crown to negotiate without disadvantage or prejudice.
- information which may prejudice the maintenance of the law, including the prevention of offences, under section 6(c).

In making my decision, I have considered the public interest considerations in section 9(1) of the OIA and determined there are no public interests that outweigh the grounds for withholding.

You are entitled to seek an investigation and review of my decision by writing to an Ombudsman as provided by section 28(3) of the OIA.

Please note that this letter (with your personal details removed) and attached documents may be published on DOC's website.

Nāku noa, nā



Phillippa Fox
Director Regulatory Authorisations
Department of Conservation
Te Papa Atawhai

Document schedule

Attachment 1 (OIAD-5185 - Coronet Peak Documents)			
Item	Date	Document description	Decision
1	22 December 2023	NZSki Concession Document (Lease and Licence and Easement). Concession: 74167-SKI	Released in part
2	2 November 2022	NZSki Authority for collection of material on public conservation land. Authority: 99333-FLO	Released in part
3	2 July 2021	NZSki Concession Document (Guiding Permit). Concession 94735-GUI	Released in part
4	22 December 2020	NZSki Concession Document (Event Permit). Concession: 91305-SSE	Released in part
5	5 November 2021	NZSki Concession Document (Variation of Concession Document). Concession: 91305-SSE	Released in part
6	5 February 2025	NZSki Concession Document (Variation of Concession Document) Concession 91305	Released in part
7	7 August 2024	NZSki Concession Document (General Licence). Concession: 108624-SSE	Released in part

Attachment 2 (OIAD-5186 - Remarkables Documents)			
Item	Date	Document description	Decision
1	30 August 1993	Mount Cook Group Limited (NZSki) Deed of Lease – Remarkables Ski Area	Released in part
2	30 August 2023	NZSki Concession Document (Lease and Licence and Easement) Concession: 100472-OTH	Released in part
3	9 June 1998	Mount Cook Group Limited (NZSki) Ski-Lift Easement – The Rastus Burn Recreation Reserve	Released in part
4	25 November 2001	Grant of Easement 15147-OTH	Released in part
5	17 September 2002	Southern Alpine Resort Recreation Limited (NZSki). Easement in Gross. Concession EAS 75	Released in part
6	5 September 2011	NZSki Concession Document (Easement). Concession: OT-31854-SKI	Released in part
7	20 October 2017	NZSki Concession Document (Variation of Concession). Concession: 49957-SKI	Released in part
8	5 November 2021	NZSki Concession Document (Variation of Concession). Concession: PAC-13-06-42-04	Released in part

9	29 November 2011	NZSki Concession Document (Licence). Concession: OT-27836-SKI	Released in part
10	19 March 2015	NZSki Concession Document (General Licence. Concession: 40335-SKI	Released in part
11	10 August 2025	NZSki Concession Document (Lease). Concession: OT-34108-SKI	Released in part
12	5 December 2003	Southern Alpine Resort Recreation Limited (NZSki). Easement in Gross. Concession: PAC1306-42 (Snowmaking waterpipes)	Released in part
13	3 April 2006	Southern Alpine Resort Recreation Limited (NZSki). Easement in Gross. Concession: PAC1306-42 (Sugar Bowl Snowmaking Structures)	Released in part
14	9 February 2024	NZSki Wildlife Act Authority for wildlife located on public conservation land. Authorisation: 112632	Released in part
15	10 August 2025	NZSki Concession Document (Deed of Easement): OT-34109-SKI	Released in part
16	9 June 1998	Mount Cook Group Limited (NZSki) Remarkables Ski field Easements including: <ul style="list-style-type: none"> • Right to convey Electricity and Telephonic Communications • Right of way for Vehicle and Motor Vehicle access • Right to convey sewage • Right to convey water 	Released in part