

From: s9(2)(a)
Sent: Wednesday, 7 January 2026 3:50 pm
To: Kate Hamilton
Cc: s9(2)(a)
Subject: Remarkables weather station

Kia Ora Kate & Happy New Year to you,

I have recommenced employment with NZSki Ltd filling in for s9(2)(a) s9(2)(a) as such am involved with the Doolans project. Obviously DoC is keeping you busy and great to make your connection again.

s9(2)(a) passed your questions onto me regarding possible placement of a weather station up on Helicopter ridge at The Remarkables which we a keen to pursue. I have answered your questions below an hope this satisfies your understanding of the request.

It would be good to know:

- *Coordinates of placement*
 - 45° 03' 35.33 S 168° 49' 37.80E elev 1925m
- *How long you would intend to have the weather station in situ for*
 - At this time it is intended to capture data for 3 years (2029)
- *If any earthworks is required*
 - Not for the installation other than hold down bolt holes on local rock. Approximately 18mm diameter holes x 3
- *What services it would need – eg. Power supply*
 - No power at site. A 40watt Solar Power Supply System. Includes Solar Panel, Regulator Battery, Galv Mounting hardware.
- *When you would be looking to install this*
 - Within the next two months (end of February)
- *What machinery would be used*
 - Helicopter to site to drop equipment. Battery drill to drill holes in rock.
- *How you would intend for the site to be accessed for installation/servicing*
 - Helicopter to install then by foot or skis.
- *What the proposed weather station would look like and where it would be visible from*
 - To the naked eye it would not be visible outside 200m from it. The tripod with wind anemometer on top only stands 2m high. The ridge is quite flat

before it rolls away on the northern flanks. The tripod location is set back approximately 20m from the south eastern face of the Doolans basin, again it would not be seen unless walking within 200m along the ridge.

- *If any areas of vegetation would be disturbed*
 - It is our intention to secure the tripod to rock on 3 points of contact, so no vegetation would be disturbed.

Please don't hesitate to ask for more information if required. We look forward to furthering this request for approval.

Ngā mihi nui,

s9(2)(a)

s9(2)(a)

NZSki Ltd

Ph: s9(2)(a)

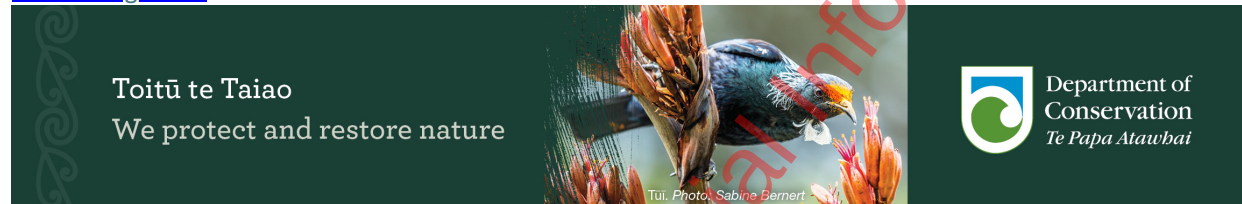
Released under the Official Information Act

From: permissions
Sent: Friday, 23 January 2026 11:03 am
To: permissions
Subject: FW: Permit application weather station The Remarkables
Attachments: concession-application-3b-private-structures.pdf; concession-application-applicant-info-1a.pdf; Tripod Met Station.JPG

All attachments

Rhys Cooper (He/Him)

Senior Statutory Advisor | Kaitohutohu Matua
Kirikiriroa | Hamilton
Phone: s9(2)(a)
www.doc.govt.nz



From: s9(2)(a) >
Sent: Thursday, 22 January 2026 12:52 pm
To: permissions <permissions@doc.govt.nz>
Subject: Re: Permit application weather station The Remarkables

You don't often get email from s9(2)(a) [Learn why this is important](#)

Kia Ora Rhys,
Please find enclosed updated map references as requested in the 3b application.

Ngā mihi nui,

s9(2)(a)
s9(2)(a) NZSki Ltd
Mob: s9(2)(a)

From: permissions <permissions@doc.govt.nz>
Sent: Thursday, January 22, 2026 11:00
To: s9(2)(a) >
Subject: RE: Permit application weather station The Remarkables

Kia Ora s9(2)(a)

Thank you for your application. Unfortunately, we cannot accept the application for processing until we clarify some information on your application.

Can you please update Column 1, section H, on form 3b, to include the name of the PCL. Please use [Doc Maps](#) as a reference.

Please update this section and return the form to us to proceed.

Your application cannot be processed until we receive this required information. If you do not reply within 3 working days providing all required information, your application will be deemed incomplete and will be returned to you.

Rhys Cooper (He/Him)

Senior Statutory Advisor | Kaitohutohu Matua

Kirikiroa | Hamilton

www.doc.govt.nz



From: s9(2)(a) >
Sent: Tuesday, 20 January 2026 3:05 pm
To: permissions <permissions@doc.govt.nz>
Subject: Permit application weather station The Remarkables

You don't often get email from s9(2)(a). [Learn why this is important](#)

Kia Ora Permissions Team,

I enclose an application for a permit to install a weather station at The Remarkables Ski Area Queenstown.

I look forward to you reply in due course.

Ngā mihi nui,

s9(2)(a)

s9(2)(a)

NZSki Ltd

Mob: s9(2)(a)

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.



Item 3 email attachment

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

This form is to be used when the proposed activity is the building or use of any private or commercial facility or structure on public conservation land managed by the Department of Conservation. Examples may include lease of land to erect an information centre; authorisation to erect a weather station; or construct or lease a private/commercial campground or lodge. This form is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

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

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

A. Description of Activity

Please describe the proposed activity in detail – where the site is located, please use NZTM GPS coordinates where possible, what you intend to use the building for, whether you intend to make any changes to the infrastructure.

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

If necessary, attach further information including a map, a detailed site plan and drawings of proposal and label Attachment 3b:A.

It is proposed to install a weather station on the ridge bordering The Rastusburn Basin with The Doolans basin. The weather station location is 45° 03' 35.33 S 168° 49' 37.80E elev 1925m. The area required for the weather station measures approximately 3m x 3m. The site borders The Remarkables ski area concession area on the south eastern boundary.at ridge line. The designation of the land is recreation reserve

The unit is a steel framed tripod standing 2.5m high, secured to the ground by rock bolts on each leg. Guide wires secure the upper structure also fixed to the ground anchor bolts. Fixed to the pole are attached – wind

sensor which is 57cm long and 40cm high, of a propeller type. A weather tight hard plastic box measuring 46cm x 46cm x 20cm is mounted lower on the pole housing a data logger with ethernet & a RF411A 922Mhz spread spectrum radio. A Yagi aerial is mounted on the upper pole section beside a barometric pressure sensor. A solar panel 60cm x 40cm x 2cm will be mounted externally off the pole as well to provide power to the radio to transmit data in real time.

It is proposed to assemble the unit for 3 years only to collect real time data on wind speed, barometric pressure and wind direction.

B. Alternative sites considered

If your application is to **build, extend or add** to any permanent or temporary structures or facilities on public conservation land, please provide the following details:

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

No. The purpose of this site is specific to the data being collected to establish wind velocity and direction over time.

C. Larger area

Is the size of the area you are applying for **larger** than the structure/facility

~~YES~~ / **NO**

If **yes**, please detail the size difference in the box below, and answer the following 3 questions, if **no** please go on to the next section:

Is this necessary for safety or security purposes? ~~YES~~ / **NO** Is this necessary as an integral part of the activity? ~~YES~~ / **NO** Is this essential to carrying on the activity? ~~YES~~ / **NO**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:C.

D. Exclusive possession

Do you believe you need **exclusive possession** of the public conservation land on which your

structure/building is located, ie no one else can use the land during your use of it? ~~YES~~ / **NO**
(Exclusive occupation requires a lease which requires public notification of the application) If **yes**, please answer the following 3 questions, if no please go to the next section:

Is exclusive possession necessary to protect public safety? ~~YES~~ / **NO**

Is exclusive possession necessary to protect physical security of the activity? ~~YES~~ / **NO** Is exclusive possession necessary for the competent operation of the activity? ~~YES~~ / **NO**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:D.

E. Technical Specifications (for telecommunications sites only)

Frequencies on which the equipment is to operate

922Mhz

Power to be used (transmitter output)

Solar power 5 – 250 mili watt output

Polarisation of the signal

Type of antennae

Yagi 6 element

The likely portion of a 24 hour period that transmitting will occur

5 minute intervals

Heaviest period of use

Constant over 24 hour period

F. Term

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

Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.

A 3 year term is being applied for.

G. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to:

<http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

YES / NO

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 3b:G. If your concession application is approved you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

N/A

Released under the Official Information Act

H. Environmental Impact Assessment

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

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

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

Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
<i>EG: Tararua Forest Park</i>	<i>Northern rata - threatened species</i>	<i>Damage to the plants by construction</i>	<i>Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage</i>
X 1271359.01152 Y 5001979.87910 elev 1925m. Along ridge cresting the Rastus Burn Basin and Doolans Basin	Sporadic cushion field, shattered schist rock	Minimal damage as solid rock foundations are required for founding the base of the tripod feet.	Locate grounding anchor bolts on solid rock. Relocate exposed rock faces around feet to minimise visual footprint
As above	Visual impact to persons within 200m	It is a tripod stand so no solid walls preventing through visual effect	Location is on a flat area and the surrounding area is quite vast with views beyond site which will 'dumb down' effect of tripod stand at close range. Steel frame is a dull grey colour

Released under the Official Information Act

I. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Attachment 3a:I.

Example of tripod stand with weather instruments attached.

Pamphlet of wind anemometer proposed.

Released under the Official Information Act

Applicant Information Form 1a Notified or Non-notified Process



Department of
Conservation
Te Papa Atawhai

New Zealand Government

Is this the right application form for me?

This **Applicant Information Form 1a** – Notified or Non-notified Process must be completed for **the following longer term applications** (i.e. not one-off applications):

- Grazing
- Land use: Tenanted and/or using existing DOC facility/structure
- Land use: Use of public conservation land for private commercial facility/structure
- Guiding/Tourism/Recreation: Watercraft activities
- Filming
- Sports events
- Marine reserves application form 11a: Structure in a marine reserve

For other activities use the specific activity application forms that combine applicant and activity information or book a pre-application meeting.

How do I complete this applicant information form?

- Complete all sections of this **applicant information form**.
- In addition, you must complete the **activity application form/s** that you wish to undertake.
- DOC encourages electronic applications (e.g. typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record all attachments in the table at the back of the application information form section **F Attachments**.

How do I submit my application?

Email the following to permissions@doc.govt.nz:

- **Completed applicant information form 1a** • **Completed activity application form**
- Any other relevant attachments.

If I need help, where do I get more information?

- Check the [DOC webpage for the activity you are applying](https://www.doc.govt.nz/get-involved/apply-for-permits/apply-for-a-permit/)¹ for.

¹ <https://www.doc.govt.nz/get-involved/apply-for-permits/apply-for-a-permit/>

- Arrange a pre-application meeting (either face to face or over the phone) by contacting the [Department of Conservation Office](#)² closest to where the activity is proposed. You can use [DOC maps](#)³ to identify which District Office you should contact. Or arrange a meeting with any of our [four offices that process concessions](#)⁴ – choose the one closest to where the activity is proposed.
- If your application covers multiple districts, contact the office nearest most of the locations you are applying for, or nearest to locations you have a specific question about.

What happens next?

Once your application forms are received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

Why does DOC ask for this information?

The questions in this application information form and the activity application form/s are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- Your most up-to-date details so that DOC can contact you about your application.
- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land.
- Your creditworthiness will help determine whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency. **Note:**
- Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#)⁵.
- Information collected by DOC will be supplied to a debt collection agency in the event of nonpayment of payable fees.

What fees will I pay?

You may be required to pay a **processing fee** for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition, if you are granted a guiding concession on public conservation land you may be required to pay annual **activity and management fees**. These fees are listed on the [DOC webpage for the activity you are applying](#)⁶ for.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

² www.doc.govt.nz/footer-links/contact-us/office-by-name/

³ <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

⁴ <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

⁵ <https://www.doc.govt.nz/footer-links/privacy-and-security/>

⁶ <https://www.doc.govt.nz/get-involved/apply-for-permits/apply-for-a-permit/>

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

Will my application be publicly notified?

Your application will be publicly notified if:

- It is a license with a term of more than 10 years.
- It is a lease.
- After having regard to the effects of the activity, DOC considers it appropriate to do so.

Public notification will increase the time and cost of processing of your application.

What does DOC require if my application is approved?

If your application is approved DOC requires:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- A copy of your **safety plan** audited by an external expert (e.g. Health and Safety in Employment (Adventure Activity) Regulations 2011 audit or a DOC listed organisation). See the [Safety Plan](#)⁷ information on the DOC website for further information.

Note: DOC/Minister can vary the concession if the information on which the concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/safety-plans/>

A. Applicant details

Legal status of applicant (tick)	☐ Individual (Go to ①)	
	☒ Registered company (Go to ②)	☐ Trust (Go to ②)
	☐ Incorporated society (Go to ②)	☐ Other e.g. Educational institutes (Go to ②)

①	Applicant name (individual)	s9(2)(a)		
	Phone		Mobile phone	s9(2)(a)
	Email	s9(2)(a)		
	Physical address	The Station Building 2 Duke Street, Queenstown	Postcode	9300
	Postal address (if different from above)	P.O.Box 359 Queenstown	Postcode	9300

②	Applicant name (full name of registered company, trust, incorporated society or other)	NZSki Limited		
	Trading name (if different from applicant name)	As above		
	NZBN if applicable (to apply go to: https://www.nzbn.govt.nz)	9429036516582	Company, trust or incorporated society registration number	120716
	Registered office of company or incorporated society (if applicable)	Queenstown		
	Company phone		Company website	
	Contact person and role	s9(2)(a) NZSki Ltd		
	Phone		Mobile phone	s9(2)(a)

Email	s9(2)(a)		
Postal address	As above	Postcode	
Street address (if different from postal address)		Postcode	

B. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC?

No	☐
Yes	☒

• If yes record the:

Date of DOC pre-application meeting	08/01/2026
Name of DOC staff member	Kate Hamilton
Name of person who had the pre-application meeting with DOC	s9(2)(a)

C. Activity applied for

Tick the **activity application form** applicable to the activity you wish to undertake on public conservation land. Complete the applicant information form and the activity application form and email them with any attachments to permissions@doc.govt.nz

ACTIVITY APPLICATION FORM*	FORM NO.	TICK
Grazing	2a	☐
Land use: Tenanted and/or using existing DOC facility/structure	3a	☐
Land use: Use of public conservation land for private/commercial facility/structure	3b	☒
Guiding/Tourism/Recreation: Watercraft activities	4b	☐
Filming	5a	☐
Sporting Events	6a	☐
Marine reserves application form: Structure in a marine reserve	11a	☐
Other activities (not covered in the above forms or in the new activity application forms that combine applicant and activity information)	7a	☐

Note: If the activity is not in this list check the activity on the DOC website to find the correct application form or book a pre-application meeting. Application forms that combine applicant and activity information on the DOC website include:

- [Aircraft activities](https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/aircraft-activities/)⁸
- [Easements](https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/)⁹
- [Land based guiding](https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/land-based-guided-activities/)¹⁰

⁸ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/aircraft-activities/>

⁹ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

¹⁰ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/land-based-guided-activities/>

D. Are you applying for anything else?

Are you submitting any other application forms in relation to this application?

No	☒
Yes	☐

- If yes, state which application forms:

E. Background experience of applicant

Provide relevant information relating to your ability to carry out the proposed activity (e.g. details of previous concessions, membership of professional organisations, and relevant qualifications).

The Remarkables Ski Area operation already operates two other weather stations of a similar structure and size in remote locations within the concession area of The Rastus Burn Basin. Internal staff are trained in the operation and maintenance of these units.

F. Attachments

Attachments should *only* be used if there is:

- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
<u>Correct example ✓</u> D	Locations	PDF	Trust Deed.
<u>Incorrect example X</u> Table	Doc1	Word	Table
C	Tripod stand	Photo. jpg	Example of proposed structure

G. Checklist

Application checklist	Tick
I have completed all sections of this applicant information form relevant to my application and understand that the form will be returned to me if it is incomplete.	☐
I certify that the information provided in this applicant information form, and any attached additional forms is, to the best of my knowledge, true and correct.	☐
I have completed the activity application form .	☐
I have appropriately labelled all attachments and completed section F Attachments .	☐

I will email permissions@doc.govt.nz my:

- Completed applicant information form
- Completed activity application form/s
- Any other attachments.

☐

H. Terms and conditions for a credit account with the Department of Conservation

Have you held an account with the Department of Conservation before?	Tick
No	☐
Yes	☒
If 'yes' under what name	NZSki Ltd, The Remarkables Ski Area
Does your organisation require a purchase order number for invoicing purposes?	☒ Yes
If yes, please provide the number here:	RL Anomometer
All invoices related to this Permission will be coded to this purchase order number unless otherwise advised. It is the applicant's responsibility to advise the Department if the purchase order needs to change through the lifetime of the Permission.	

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to the terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	☒
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	☒
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	☒
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	☒
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.	☒

I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.

☐

I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.

☐

**Typed applicant
name/s**

s9(2)(a)

Date

20/01/2026

For Departmental use

Credit check completed

Comments:

Signed

Name

**Approved (Tier 4 manager
or above)**

Name

Released under the Official Information Act



From: FastTrackApplicationEnquiries
Sent: Tuesday, 10 February 2026 11:25 am
To: David Butt; FastTrackApplicationEnquiries; John Roberts
Cc: Jenni Fitzgerald; Donna Shepard
Subject: RE: Remarkable/Doolans

Perfect thanks David

Grace Masterton (she/her)

On behalf of the Fast-track Applications team
Te Papa Atawhai | Department of Conservation

From: David Butt <dbutt@doc.govt.nz>
Sent: Tuesday, 10 February 2026 11:17 am
To: FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>; John Roberts <jroberts@doc.govt.nz>
Cc: Jenni Fitzgerald <jefitzgerald@doc.govt.nz>; Donna Shepard <dshepard@doc.govt.nz>
Subject: RE: Remarkable/Doolans

Hi all, the query came from s9(2)(a) NZSki) via a phone call to me so there is no correspondence to send.

I've given him the email contact details below so no doubt he'll shortly be in touch.

Regards



David Butt
Pou Matarautaki Operations Manager – Whakatipu-wai-Māori
Te Papa Atawhai Department of Conservation
Whakatipu-wai Māori Office
1 Arthurs Point Road | PO Box 811 | Queenstown 9348
M: s9(2)(a) | E: dbutt@doc.govt.nz | W: doc.govt.nz

From: FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>
Sent: Tuesday, 10 February 2026 11:08 am
To: John Roberts <jroberts@doc.govt.nz>; David Butt <dbutt@doc.govt.nz>
Cc: FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>; Jenni Fitzgerald <jefitzgerald@doc.govt.nz>; Donna Shepard <dshepard@doc.govt.nz>
Subject: RE: Remarkable/Doolans

Kia ora John,

Just checking in on the below I haven't seen anything come through on this yet. As Jenni mentioned, if you could forward on any correspondence to our enquiries inbox copied above or otherwise pass on contact details and we can reach out to them to get the deposit paid and allocate to a project lead.

Ngā mihi,

Grace Masterton (she/her)

On behalf of the Fast-track Applications team

Te Papa Atawhai | Department of Conservation

From: Jenni Fitzgerald <jefitzgerald@doc.govt.nz>

Sent: Thursday, 5 February 2026 2:53 pm

To: John Roberts <jroberts@doc.govt.nz>; David Butt <dbutt@doc.govt.nz>

Cc: FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>; Donna Shepard <dshepard@doc.govt.nz>

Subject: RE: Remarkable/Doolans

Hi JR

Yep, we can pick up from here – if you have any correspondence, can you forward on to enquiries inbox copied above or otherwise pass on contact details and we can reach out to them to get the deposit paid and allocate to a project lead. Ops will definitely need to be involved 😊

Jenni

From: John Roberts <jroberts@doc.govt.nz>

Sent: Thursday, 5 February 2026 1:02 pm

To: Jenni Fitzgerald <jefitzgerald@doc.govt.nz>; David Butt <dbutt@doc.govt.nz>

Subject: Remarkable/Doolans

Hi Jenni – the Whakatipu District Office has had an approach from NZSki Ltd seeking to undertake pre-lodgement engagement with DOC for their FT (listed) Remarkables/Doolans proposal.

No-one has replied yet – over to you/someone in your team I assume to lead this and to make a response in the first instance to NZSki to arrange for this?

Let me know how you want to proceed and I can send you their contact details

Important to get Regional Ops involved at the start of these discussions as we have led the response to numerous other development proposals at the Remarkables (eg. new chairlifts, water takes, snowmaking, trail development, new buildings) and will be able to contribute well to this FT process.

Thanks Jenni

JR

John Roberts

Principal Statutory Advisor Kaitohu Matua ā-Ture

Southern South Island | Tonga Taitonga Motutere ā-rohe

From: FastTrackApplicationEnquiries
Sent: Monday, 23 February 2026 3:32 pm
To: s9(2)(a)
Cc: Grace Masterton
Subject: RE: NZSki Remarkables Ski Area Upgrades and Doolans Expansion Project - Fast Track Application - Initial Engagement
Attachments: Cost Recovery Initial Deposit Letter - s9(2)(a).pdf

Kia ora s9(2)(a),

Apologies for the delay here, I was on unanticipated leave last week and just catching up.

Thank you for engaging with DOC on your Fast-track Approvals application.

Fast-track (Cost Recovery) Regulations 2025 and DOCs Fast-track Cost Recovery Policy were published on 7 February 2025. Under the fast-track Cost Recovery regime applicants are required to pay a deposit prior to pre-lodgement consultation. The attached letter includes this initial deposit.

We will now process an initial deposit invoice for payment that must be paid before consultation can commence. As soon as payment is received, we will assign a project lead who will be in touch to arrange an initial meeting with you and further discussions.

Please note, we encourage all applicants to allow at least 3-4 weeks for effective pre-lodgement consultation with DOC.

Ngā mihi nui,

Grace Masterton (she/her)

On behalf of the Fast-track Applications team

Te Papa Atawhai | Department of Conservation

From: s9(2)(a) >
Sent: Monday, 23 February 2026 3:05 pm
To: Grace Masterton <gmasterton@doc.govt.nz>
Subject: Fw: NZSki Remarkables Ski Area Upgrades and Doolans Expansion Project - Fast Track Application - Initial Engagement

Kia ora Grace,

I hope you're well.

s9(2)(a) from NZSki kindly shared your contact details as a member of the DOC Fast-Track team. I'm following up on the initial engagement email below to see when the fast track-team is open for a project overview meeting, as previously mentioned.

If you're not the right person to contact, I'd really appreciate it if you could point me in the right direction.

Kind regards,

s9(2)

s9(2)(a)

s9(2)(a)

The Remarkables Ski Area

s9(2)(a)



From: s9(2)(a)

Sent: Tuesday, February 17, 2026 4:31 PM

To: fasttrackapplicationenquiries@doc.govt.nz <fasttrackapplicationenquiries@doc.govt.nz>

Cc: s9(2)(a)

Subject: NZSki Remarkables Ski Area Upgrades and Doolans Expansion Project - Fast Track Application - Initial Engagement

Kia ora,

I am writing to advise that NZSki intends to apply for approvals necessary under the Fast Track Approvals Act 2024 ("FTAA") for the Remarkables Ski Area Upgrade and Doolans Expansion Project ("the Project"). The Project was listed in Schedule 2 of the FTAA, and it is intended that an application for the project will be lodged with the Environmental Protection Authority at the end of March 2026.

The application will seek approval for the expansion of the existing Remarkables ski field into the adjacent Doolans Basin, as well as upgrades to existing and new infrastructure within the Remarkables Ski Area (and the associated access roads and service corridors). The Project will include (but is not restricted to):

- Establishment, operation and maintenance of a new gondola (and associated stations and corridors) between the Rastus Burn and Doolans Basin;
- Establishment, operation and maintenance of a single formed ski trail and access road
- Expansion to the existing Rastus Burn Base Building and arrival surrounds
- Upgrades to transportation facilities, including potential upgrades to the existing access road intersection with State Highway 6, improved and additional car parking and establishment of a transportation hub.
- Upgrades to existing or establishment of new power, water, wastewater, stormwater, communications and snowmaking facilities.

- Establishment, operation and maintenance of a new multipurpose base building within the Doolans Basin.
- Establishment, operation and maintenance of a new Tyrolean weir within the Doolans Creek and the associated taking and storage of water for potable water and snowmaking purposes;
- All associated construction activities, including but not limited to earthworks, the use of temporary structures and construction lay down areas.

Of relevance to the Department of Conservation, NZSki is seeking approvals that outside of the FTAA process would typically be required under the Conservation Act 1987 and Wildlife Act 1953.

We (the project team including Mitchell Daysh and s9(2)(a)) would appreciate the opportunity to meet with you to provide an overview of the Project and to discuss and agree upon a pre-lodgement consultation approach, including timeframes, and the provision of additional information, including technical reports and proposed conditions of consent.

We would greatly value any feedback the Department of Conservation can offer on our proposal, which will help us to refine our substantive application prior to lodgement.

Please let me know your availability for such a meeting, we look forward to the opportunity to discuss the Project further with you.

Kind regards,

s9(2)(a)

s9(2)(a)

s9(2)(a) | The Remarkables Ski Area

s9(2)(a)



Item 8 email attachment

Conservation House
18 Manners Street
Wellington 6011
Email -
fasttrackapplicationenquiries@doc.govt.nz

23rd February 2026

s9(2)(a)
s9(2)(a)
The Remarkables Ski Area

Tēnā koe s9(2)(

Fast-track Application – Pre-lodgement Consultation Request

Thank you for your interest in engaging with DOC in consideration of your proposed Fast-track Approvals Act (FTAA) application.

Section 104 of the FTAA allows DOC to recover the actual and reasonable costs of pre-lodgement consultation. Before we commence work on your application, you will need to pay a deposit. Once payment is received a case manager will be appointed.

Cost estimate

Our initial deposit for your application is based on an estimated minimum of 10 hours of work – a breakdown of this is provided in the table below:

Step	Estimated resourcing	Total time
Receive request / undertake initial assessment	1 person	2 hours
Engage DOC experts	3 people	4.5 hours
Summarise advice	1 person	2 hours
Pre-lodgement meeting with applicant	3 people	1.5 hours

DOC has a standard \$204 hourly rate for all work undertaken as part of exercising its role under the FTAA, with the first hour provided free. The deposit is therefore set at \$1,836 (exc. GST).

The actual time spent on your application may be higher (or lower) than the outlined amount above. In addition, if DOC is unable to resource an application internally, external contractors may be engaged and you will be charged at their applicable rates. We will endeavour to keep you apprised of any likely additional costs before they are incurred.

More information about DOC's role under the FTAA and cost recovery can be found on the DOC [website](#). If you have any other questions please do not hesitate to contact us at fasttrackapplicationenquiries@doc.govt.nz.

Nāku noa, nā

Jenni Fitzgerald
Fast-track Applications Manager

REQUEST TO INVOICE (FAST TRACK)		Date: 24/02/2026
APPLICANT NAME/COMPANY: NZSki Limited		PROJECT # (IF APPLICABLE): FT-0060-PRE Remarkables Ski Area Upgrades and Doolans Expansion project
SAP #: 205166		
BILLING CONTACT EMAIL ADDRESS: accounts@nzski.com ; s9(2)(a)		
NARRATION: limited to 50 characters including spaces in SAP	Deposit of costs for pre-lodgement consultation under the Fast-track Approvals Act 2024 with the Department of Conservation	
AMOUNT APPROVED GST(EXCLUSIVE):	\$1836.00	
GST:	\$275.40	
Invoice Total:	\$2111.40	
GL CODE:	41701	
Cost Centre/WBS/FLOC NUMBER:	9111100	
FUND TYPE (where appropriate)	FM001001	
The attached template/documents have been reviewed and are correct. AR, please action this request to invoice.		
APPROVER:	<i>Jenni Fitzgerald</i>	

Tax Invoice

NZSKI LTD
PO Box 359
QUEENSTOWN 9348

GST Number: s9(2)(k)
NZBN: 9429000028295

Tax Invoice Number: s9(2)(k)
Tax Invoice Date: 25/02/2026
Account Number: 205166
Customer Reference: FT-0060-PRE

Description / Comments	NZD Amount
Deposit of costs for pre-lodgement consultation under the Fast-track Approvals Act 2024 with the Department of Conservation. FT-0060-PRE Remarkables Ski Area Upgrades and Doolans Expansion project	1,836.00
Sub-Total	1,836.00
GST	275.40
Total NZD	2,111.40

For any queries please contact DOC Accounts Receivable on the above contact details

Remittance Advice

Tax Invoice Number: s9(2)(k)	Total NZD: 2,111.40
Account Number: s9(2)(k)	
Department of Conservation PO Box 10420 WELLINGTON 6140 ar@doc.govt.nz	Due Date: 20/03/2026 Payment Method: Bank Transfer Bank Name: DEPT Main Bank Account (00) Account Holder: Department Bank Account: s9(2)(k) Swift Code: s9(2)(k)

For more details on how to pay please refer to the next page.



Department of
Conservation
Te Papa Atawhai

Department of Conservation
PO Box 10420
WELLINGTON 6140
0800 677 800
ar@doc.govt.nz

GST Number: 067-809-823
NZBN: 9429000028295

How can I pay my invoice?

The easiest way to pay is via your bank's online banking system. All invoices are issued in New Zealand dollars.

Include the following details to appear on our bank statement:

Particulars: s9(2)(k)

Code: s9(2)(k)

Reference: NZSKI LTD

Bank Account: Crown and Department invoices have separate bank accounts and must be paid separately.

For paying this invoice, please make payment to the bank account s9(2)(k)

If paying from overseas

Swift code: s9(2)(k)

Remittance advices can be emailed to ar@doc.govt.nz

Pay by credit card option

If you do not have access to online banking another option is to pay over the phone using your credit/debit card. Call us on 0800 677 800

Contact us

Please get in touch if you have any questions:

Phone: 0800 677 800

Email: ar@doc.govt.nz

From: John Roberts
Sent: Tuesday, 24 February 2026 1:16 pm
To: Jenni Fitzgerald; Shelley Chadwick
Subject: RE: FT proposal - Remarkables extension to Doolans

Thanks Shelley/Jenni

I suspect chicken and egg here – we may not be in a position to engage until their deposit is paid?

Nonetheless this is concerning if they are in consultation with NT and other agencies but not DOC; and intend to lodge in April s9(2)(g)(i)

[Remarkables skifield expansion outlined | Otago Daily Times Online News](#)
[Remarkables skifield expansion would involve tunnel through conservation land | RNZ News](#)

On the other side of the coin here I've been across this proposal and involved in many of the varied Rastus Burn developments plus other Remarkables CA proposals such as the proposed reclassification (and the associated values reports) off and on since about 2008 – so expediting our feedback should be reasonably efficient – but am away all of March.

JR

Shelley – fyi:

29 Pre-lodgement requirements for listed project

(1) Before lodging a substantive application for a listed project, the authorised person for the project must—

(a) consult the persons and groups referred to in [section 11](#);

a summary of—

- (i) the consultation undertaken for the purposes of [section 11](#) and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j); and
- (ii) how the consultation has informed the project;

From: Jenni Fitzgerald <jefitzgerald@doc.govt.nz>
Sent: Tuesday, 24 February 2026 12:12 pm
To: Shelley Chadwick <schadwick@doc.govt.nz>

Cc: John Roberts <jroberts@doc.govt.nz>

Subject: RE: FT proposal - Remarkables extension to Doolans

Thanks Shelley – we are not yet engaged with them but the process is in train (they are about to be sent an invoice for a deposit)

From: Shelley Chadwick <schadwick@doc.govt.nz>

Sent: Tuesday, 24 February 2026 12:11 pm

To: Jenni Fitzgerald <jefitzgerald@doc.govt.nz>

Cc: John Roberts <jroberts@doc.govt.nz>

Subject: FT proposal - Remarkables extension to Doolans

Kia ora Jenni

FYI, David Butt and I met with [s9(2)(a)] from NZSki yesterday as a part of facilitating a handover of relationships for their concessions to the stat team this year. During this meeting [s9(2)(a)] provided us with a summary of the FT development proposal for out the back of the Remarkables. He indicated they wanted to lodge in April and were underway with consultation with Ngāi Tahu and councils. David did check in with [s9(2)(a)] at the start of the meeting to ask if they were in touch with your team, and [s9(2)(a)] indicated they were – though I'm not sure your FT status spreadsheet reflects this. Happy to leave this with you, so this is just an FYI from ops at this stage 😊

Ngā mihi
Shelley

From: s9(2)(a)
Sent: Monday, 2 March 2026 3:54 pm
To: Emily Bayliss
Subject: Re: FTAA Remarkables Ski Field Upgrades and Doolans Expansion Project

Brilliant thanks Emily, meeting sent 😊

Kind regards,

s9(2)

s9(2)(a)

s9(2)(a)

s9(2)(a)

| The Remarkables Ski Area



From: Emily Bayliss <ebayliss@doc.govt.nz>
Sent: Monday, March 2, 2026 3:29 PM
To: s9(2)(a)
Subject: RE: FTAA Remarkables Ski Field Upgrades and Doolans Expansion Project

Kia ora s9(2)(a),

Yes I can do 3 pm on the 4th, and probably 4 pm if needed as well. Please send me an invitation. Looking forward to connecting with s9(2)(a) and s9(2)(a) and diving into this project.

Emily

From: s9(2)(a) >
Sent: Monday, 2 March 2026 1:56 pm
To: Emily Bayliss <ebayliss@doc.govt.nz>
Subject: Re: FTAA Remarkables Ski Field Upgrades and Doolans Expansion Project

Kia ora Emily,

Thanks for your introduction and letting us know your availability re setting up Doolans overview project meeting.

s9(2)(a) and s9(2)(a) have just confirmed they can do this Wednesday (4th) 3-4pm or 4-5pm? Please let me know if either time suits and I can schedule a teams meeting.

Kind regards,

s9(2)(a)

s9(2)(a)
s9(2)(a)
s9(2)(a)

The Remarkables Ski Area



From: Emily Bayliss <ebayliss@doc.govt.nz>

Sent: Friday, February 27, 2026 1:22 PM

To: s9(2)(a)

Subject: FTAA Remarkables Ski Field Upgrades and Doolans Expansion Project

Kia ora s9(2)(a),

I write to introduce myself as the project lead on behalf of DOC for this project. I understand from your recent comms that you would like to set up a meeting to introduce the project prior to the submittal of draft documents and technical reports – when would suit you to meet? I'm fairly free next week at this stage.

Ngā mihi

Emily Bayliss

Senior Fast-Track Application Lead
Te Whanganui-a-Tara | Wellington



Department of Conservation
Te Papa Atawhai

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.
Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

From: Emily Bayliss
Sent: Monday, 16 March 2026 11:14 am
To: Jenny Clafferty
Subject: FW: s9(2)(a) shared the folder "04 Councils + DOC - WIP Plans 3 March 26" with you

Hi Jenny, here is the link once access is extended to you 😊

From: s9(2)(a)
Sent: Friday, 6 March 2026 3:51 pm
To: s9(2)(a); Emily Bayliss <ebayliss@doc.govt.nz>; s9(2)(a)
s9(2)(a); martina.courtier <martina.courtier@orc.govt.nz>;
onur.oktem <onur.oktem@qldc.govt.nz>; s9(2)(a)
Subject: s9(2)(a) shared the folder "04 Councils + DOC - WIP Plans 3 March 26" with you



s9(2)(a) invited you to edit a folder

Sharing the link two different ways - hoping one way will work!

 [04 Councils + DOC - WIP Plans 3 March 26](#)

The PowerPoint documents contained in this folder are items 12, 13, 14, and 15.

 This invite will only work for you and people with existing access.

Open

Share

This email is generated through Mitchell Daysh Ltd's use of Microsoft 365 and may contain content that is controlled by Mitchell Daysh Ltd.



s9(2)(a)

Partner

s9(2)(a)

| PO Box 489, Dunedin 9054

www.mitchelldaysh.co.nz

The information contained in this email message received from Mitchell Daysh Limited (and accompanying attachments)

may be confidential. The information is intended solely for the recipient named in this email.

If the reader is not the intended recipient, you are notified that any use, disclosure, forwarding or printing of this email or

accompanying attachments is strictly prohibited. If you have received this message in error, please notify us

immediately by return email.

Released under the Official Information Act

DOOLANS CREEK WATER TAKE

s9(2)(a)

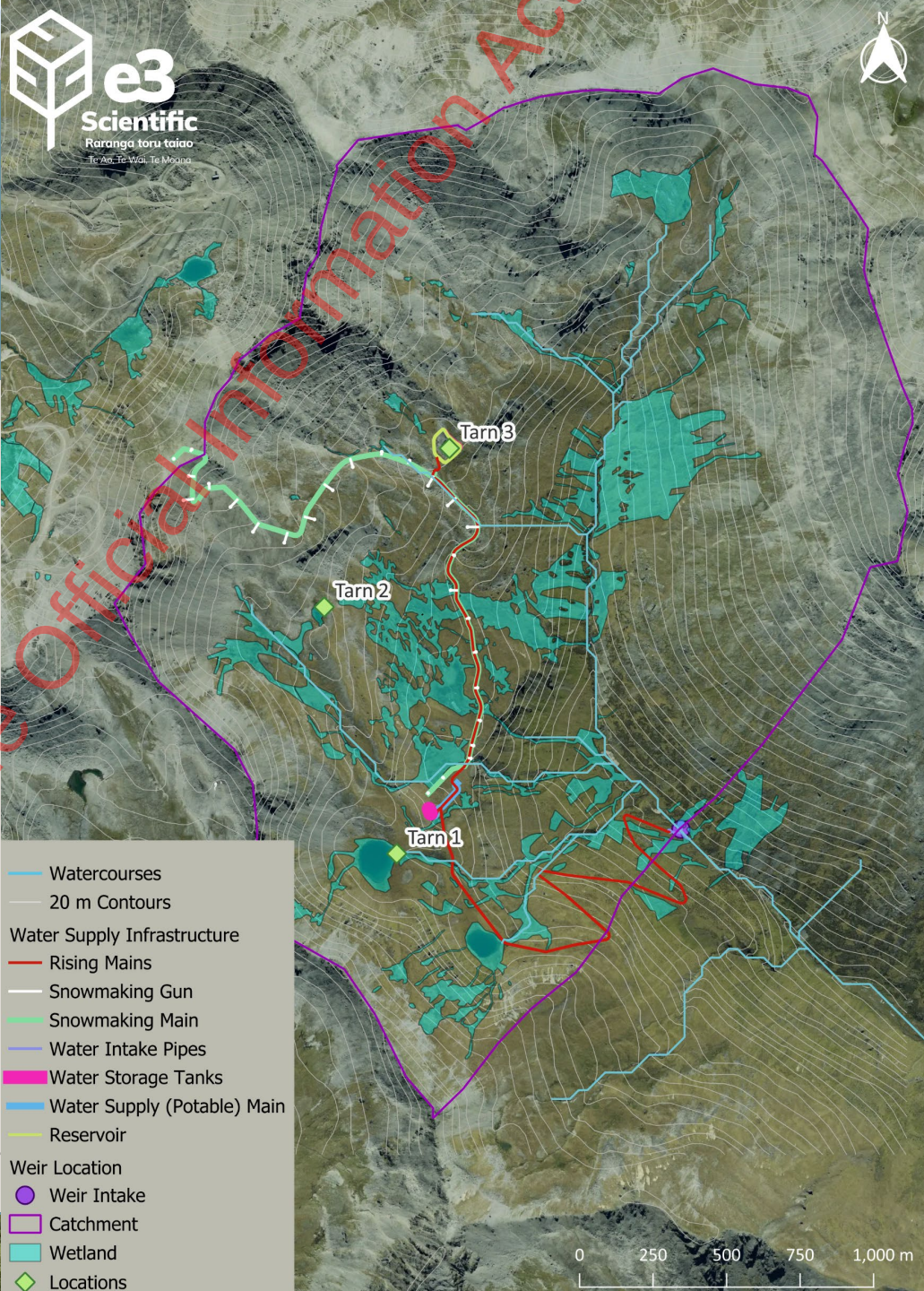
s9(2)(a)



OVERVIEW

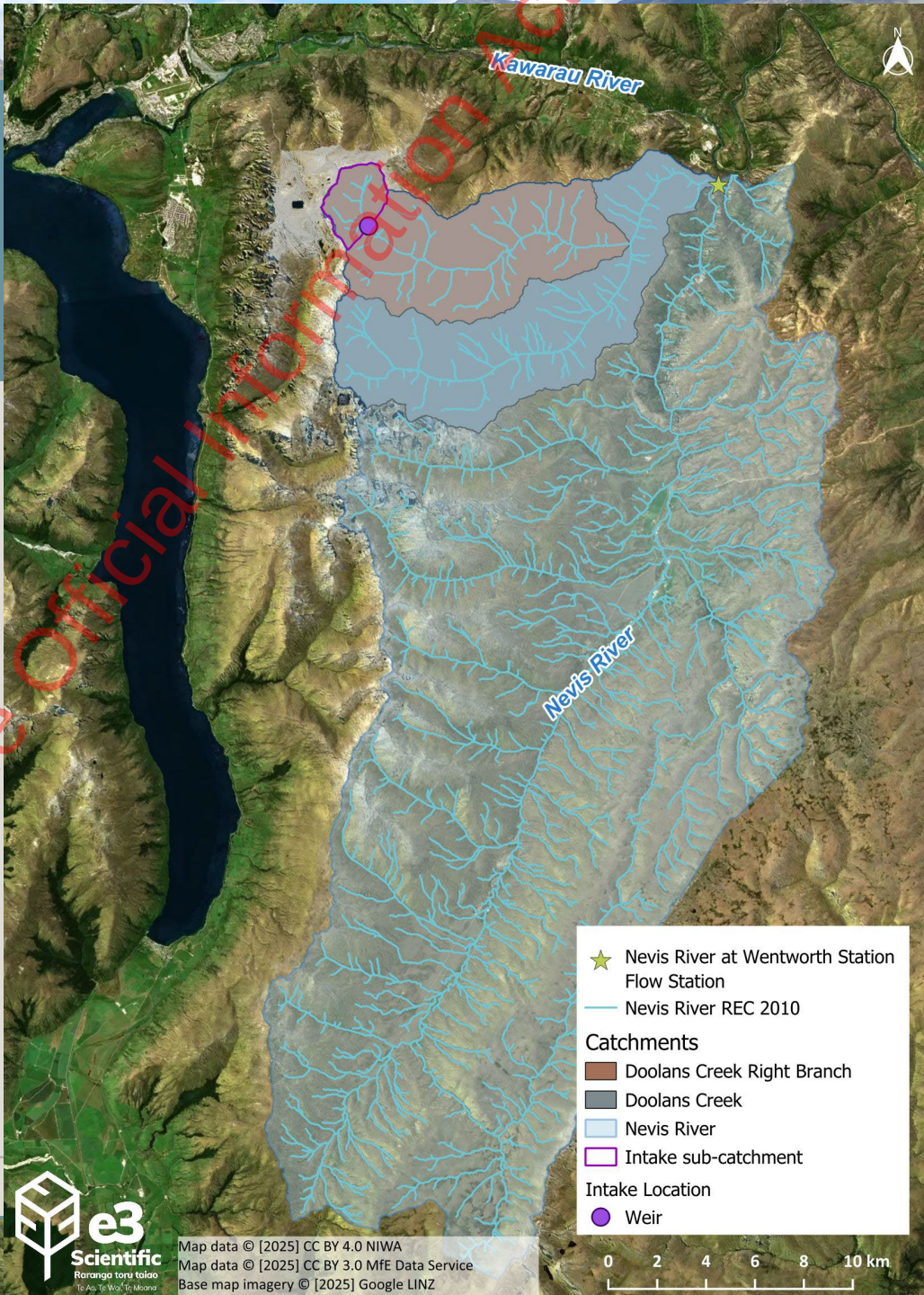
Summary	Daily rate (m³)	Monthly take (m³/month)	Annual Take (m³/year)
Snowmaking	2,592	38,134	38,134
Potable Water	24	738	2986
Firefighting Storage			120
Total	2592	38,872	41,240

Annual volume = 16 days at the full rate of take

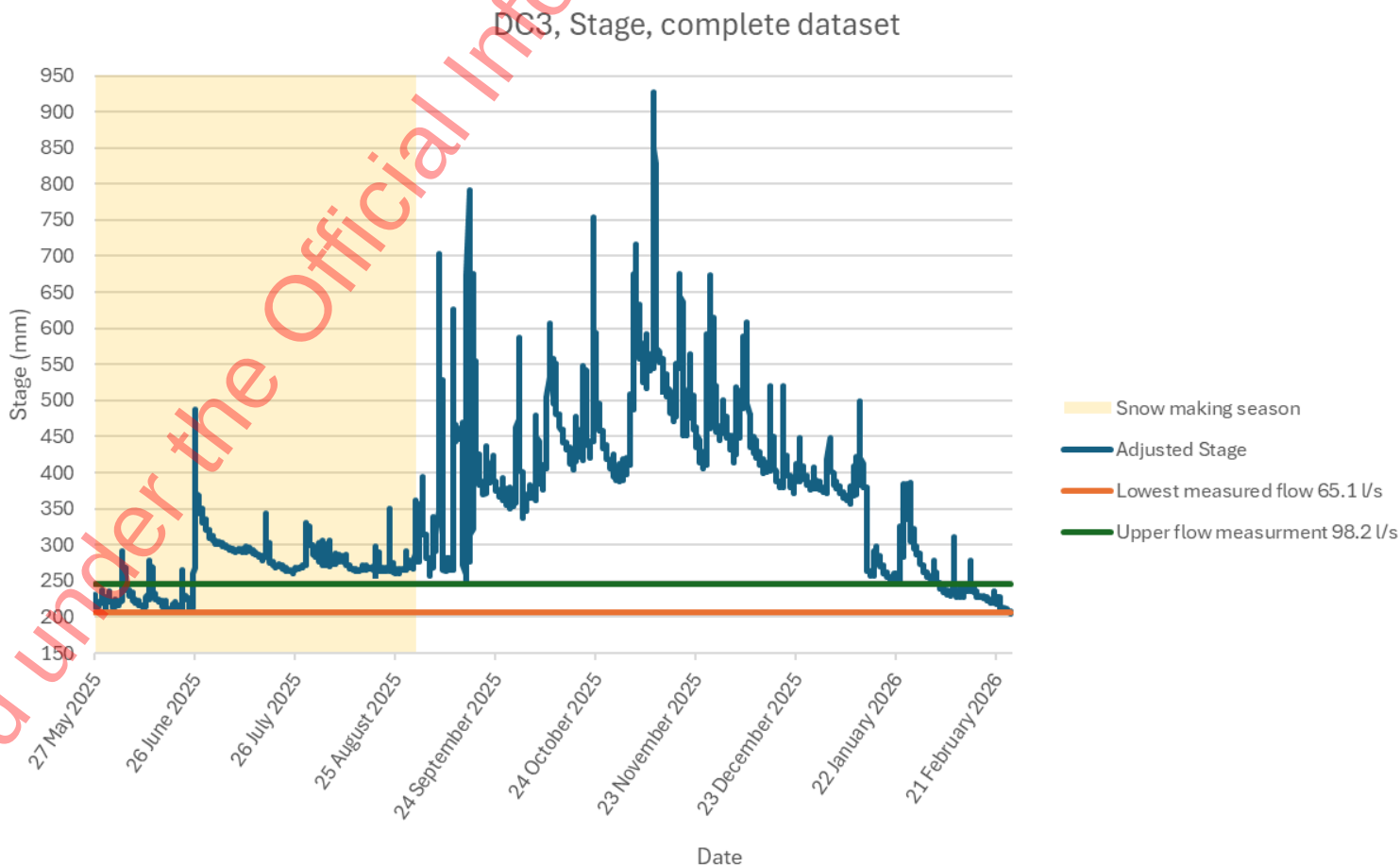


CATCHMENT

	Intake Location	Nevis River
Catchment (ha)	568	70 368
Median flow ¹ (L/s)	132	11 400
Mean Annual Low Flow ¹ (MALF) (L/s)	67	4 960



INVESTIGATIONS



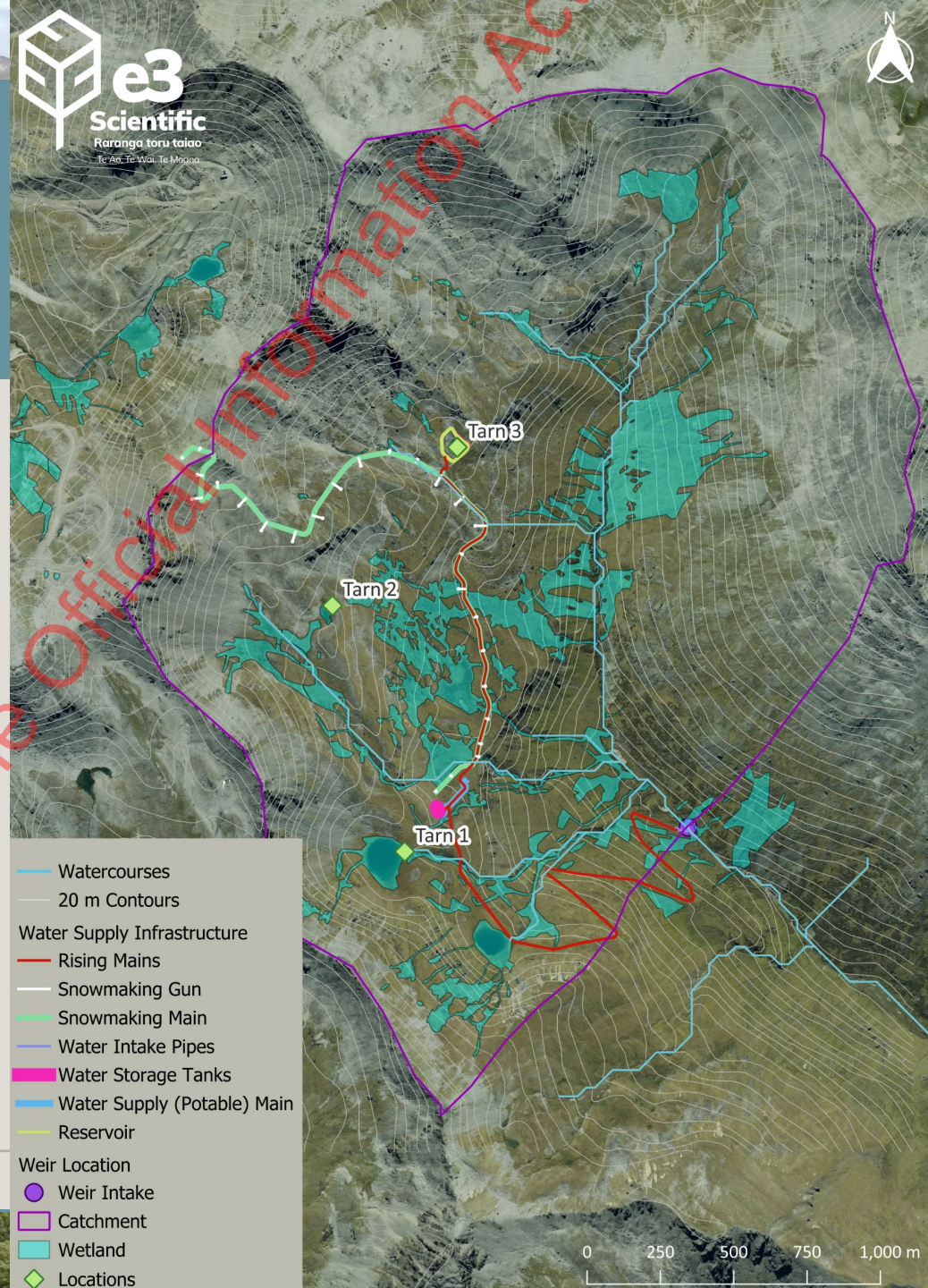
FLOW CONTEXT OF WATER LEVEL 2025

Month	Percentile Flows (L/s) (1977 - 2025)										Median flows (L/s) 2025
	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	
May	5971	6871	7838	8993	10274	11740	13539	16200	20908	87396	6449
Jun	7075	8045	8927	9840	10839	12390	14068	16552	20743	123476	6708
Jul	6288	6958	7692	8370	9227	9982	10928	12255	14321	72065	8310
Aug	6121	7198	8148	9019	9840	10677	12012	13446	16281	84062	6020

2025 snowmaking season was a low flow year and therefore data collected is a good indicator of available water

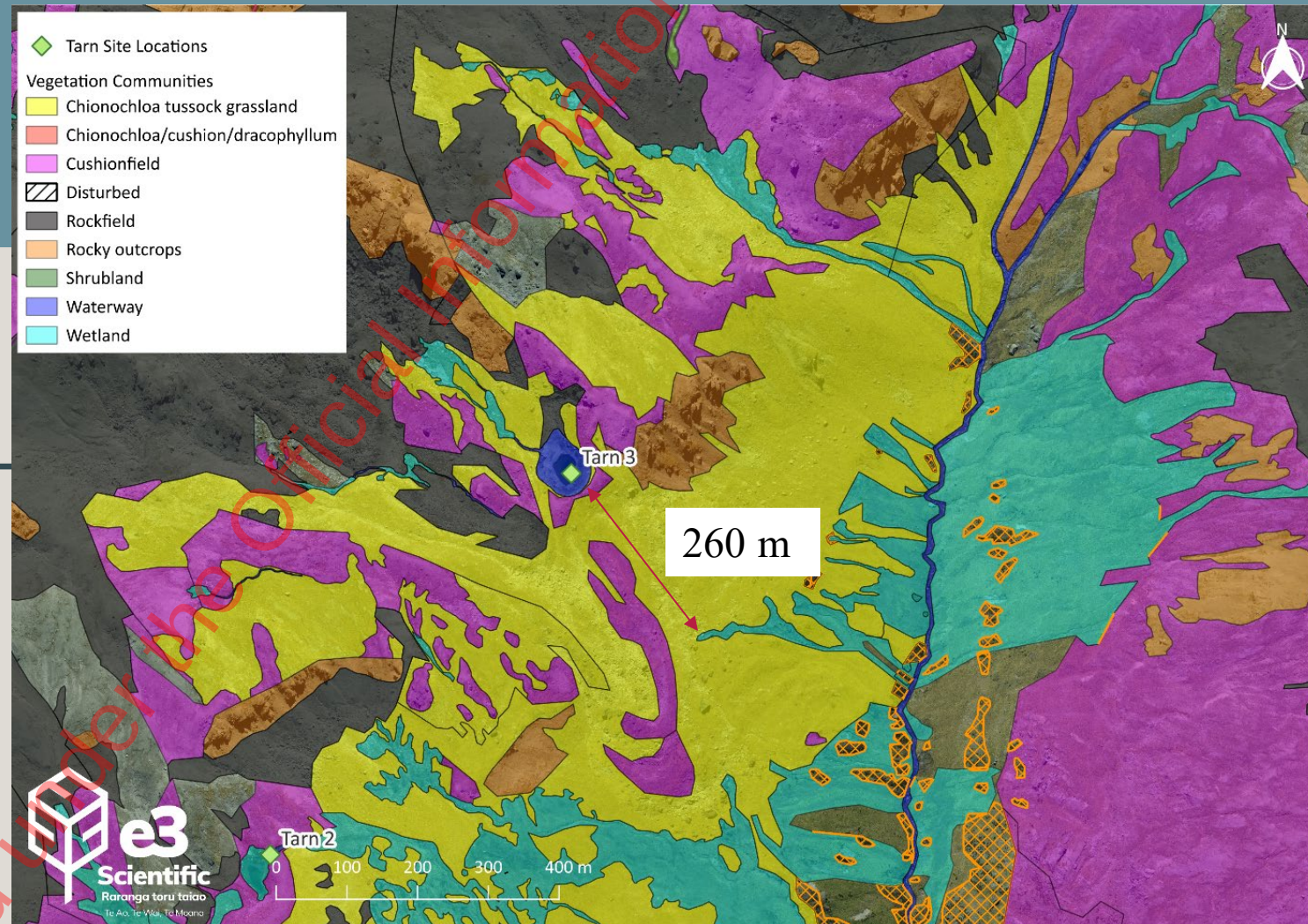
EFFECTS

Wetlands and Tarns



EFFECTS

Wetlands and Tarns



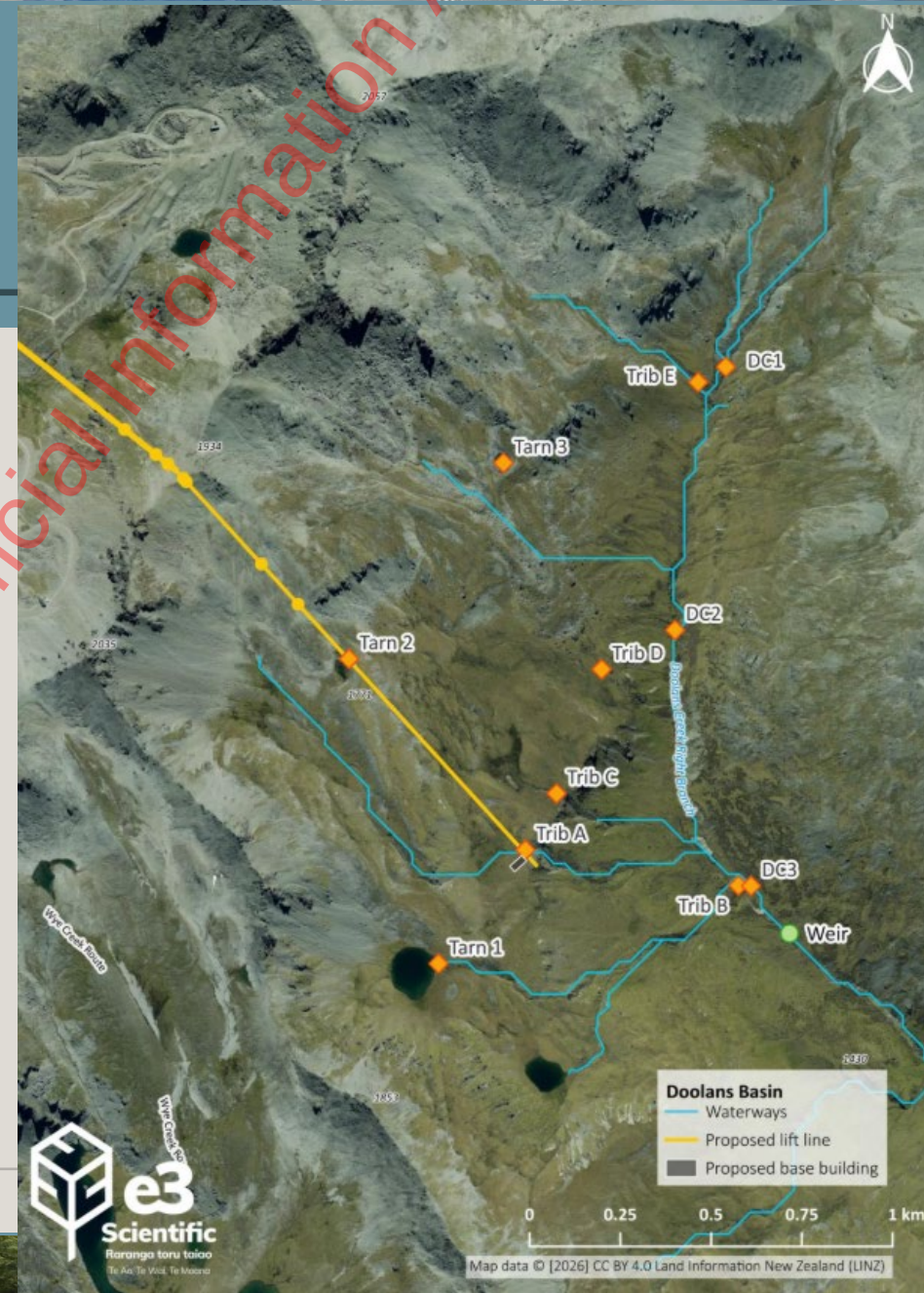
EFFECTS

Wetlands and Tarns



FRESHWATER ECOLOGY

- Ecological values characterisation following EIANZ guidelines.
- Desktop review plus field visits.
- Stream macroinvertebrates, stream and tarn eDNA.
- Freshwater Ecological Impact Assessment (FEcIA) following EIANZ Guidelines.
- Proposed management actions.

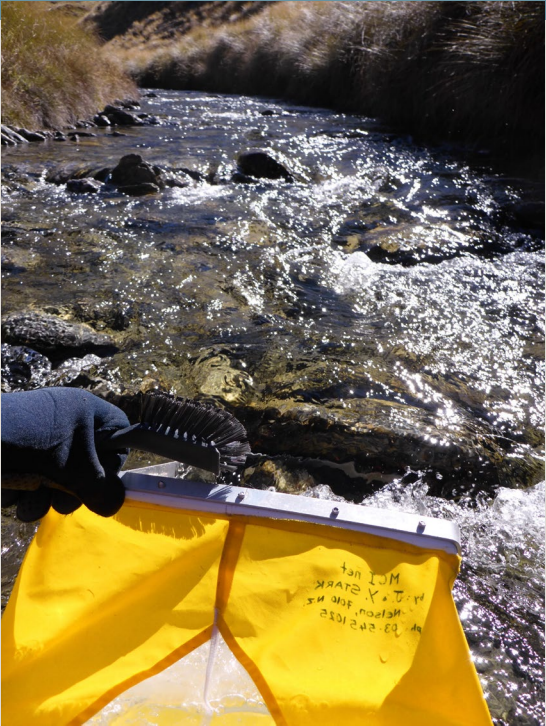


FRESHWATER ECOLOGY – PROPOSED ACTIVITIES

- To install a weir within Doolans Creek.
- Abstract water from Doolans Creek.
- Utilize a tarn (Tarn 3) as a water storage reservoir resulting in the loss of 4450 m² of tarn habitat.
- The reservoir location was chosen to avoid high value terrestrial habitat.



FRESHWATER ECOLOGY - DOOLANS CREEK METHODS



Macroinvertebrates



eDNA

- 2 field seasons (summer 24/25 and 25/26).
- Stream macroinvertebrates collected using 3 Surber samples per site.
- Visual habitat assessment of bed substrate, algal cover and overall habitat following Clapcott et al. (2011), Biggs and Kilroy (2001) and Clapcott (2015).
- Replicate eDNA samples using Wilderlab kits.

FRESHWATER ECOLOGY - DOOLANS CREEK FINDINGS



Doolans Creek
Headwaters



Doolans Creek
upstream of
weir



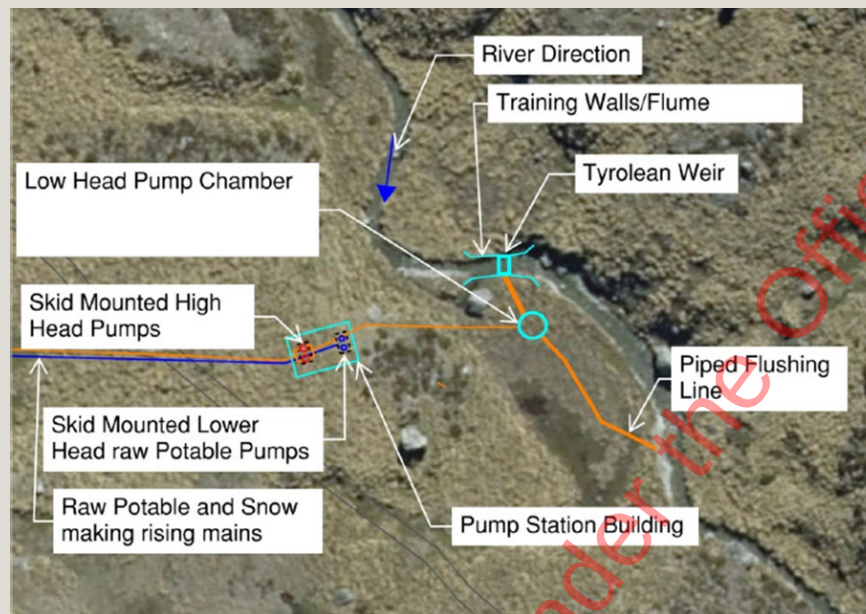
Doolans Creek Weir
Site

- Based on eDNA analysis Doolans Creek fishless and GIS analysis has confirmed a number of waterfalls and bedrock chutes downstream prohibit fish access.
- Doolans Creek macroinvertebrate communities have low abundance and diversity but high EPT proportions.
- Low deposited fine sediment (5%).
- Doolans Creek sites had high ecological value including the Weir Site.

FRESHWATER ECOLOGY EFFECTS ASSESSMENT – DOOLANS CREEK WEIR SITE - EARTHWORKS

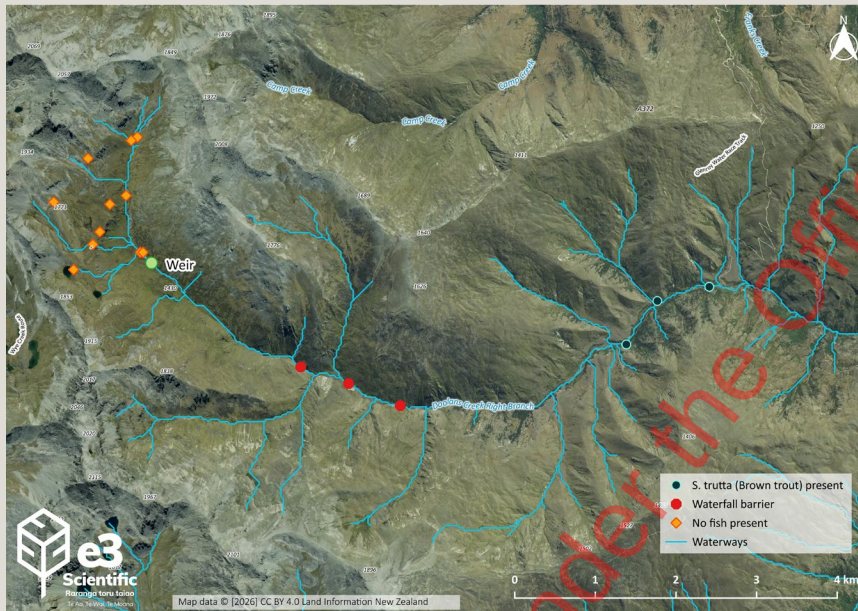


Example of Tyrolean weir



- Weir installation involves instream earthworks, sediment mobilisation, placement of prefabricated weir and some concreting.
- Effects include physical macroinvertebrate removal, loss of 20 m² of instream habitat, minimal sediment mobilisation and potential for high alkaline water associated with fresh concrete which we have classified as a moderate magnitude of effect due to the small scale.
- High ecological value + Moderate Magnitude of effect = High level of effect.
- Management actions include the development of an Environmental Management Plan (EMP) recommended that includes methods to reduce residual effect to low – ESCP, works during low flows, dewater works area, tanker high alkalinity water to tradewaste, replant any disturbed areas of streambank.

FRESHWATER ECOLOGY EFFECTS ASSESSMENT – DOOLANS CREEK WEIR SITE – WATER ABSTRACTION



- Water take of 30 L/S (< 50% of MALF), during winter/spring season (May to October). Water is largely used for snow making and returned to Doolans catchment.
- Potential effects include reduced macroinvertebrate habitat area, altered water temperatures, sediment mobilisation during annual backflushing.
- There are no fish present, there is a stream inflow 600 m downstream and water take is during winter and avoids autumn low flows, therefore we have classified as a low magnitude of effect.
- High ecological value + Low Magnitude of effect = Low level of effect.
- Management actions are to include the management and operation of the water take within the Environmental Management Plan (EMP).

FRESHWATER ECOLOGY – TARN ASSESSMENT METHODS



Tarn macroinvertebrates

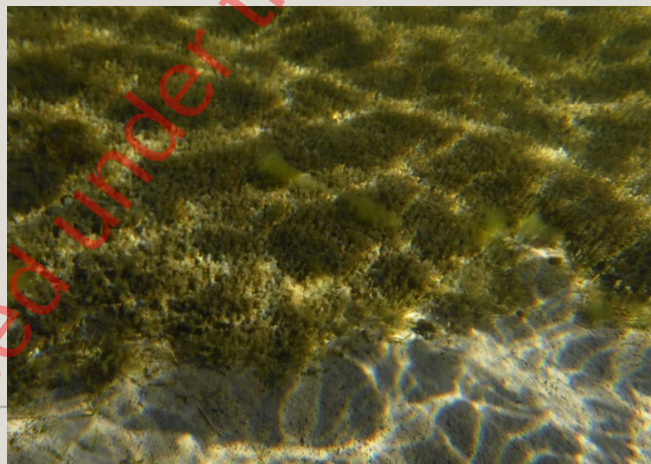


eDNA samples



Zooplankton

Visual
habitat
assessments



- Desktop assessment – review of relevant reports databases and documents.
- eDNA to assess fish communities present.
- Tarn littoral macroinvertebrates – kicknet samples.
- Net hauls for zooplankton sampling.
- Visual habitat assessments of tarn substrate, algae and macrophytes.



FRESHWATER ECOLOGY - TARN FINDINGS



Tarn 1



Tarn 2



Tarn 3

- Tarns are naturally fishless.
- Low diversity of plant, macroinvertebrate and zooplankton communities
- The ecological value was assessed as “High” for the tarns due to being regionally significant wetlands over 800 m a.s.l. and tarns are a naturally uncommon ecosystem type.

FRESHWATER ECOLOGY EFFECTS ASSESSMENT – TARN 3 RESERVOIR

- Tarn 3 was considered to have the lowest ecological value of the three tarns and can be dry in summer.
- The proposal is to line Tarn 3 and use it as a water storage reservoir.
- Potential effects include the loss of 4450 m² of tarn habitat.
- Tarn habitat loss due to bed being lined would result in a Very High level of effect.
- Lined tarn = High ecological value + High Magnitude of effect = Very High level of effect.



Tarn 3
April
2025



Tarn 3
January
2026



FRESHWATER ECOLOGY – MANAGEMENT ACTIONS – TARN 3 RESERVOIR

- If the reservoir at Tarn 3 is required to be lined. We advise that an offsetting or compensation package is required to manage the effects. We do not foresee any suitable options for offsetting in this environment.
- There is a compensation opportunity to rehabilitate nevis galaxias habitat within the wider catchment.
- A worked example is presented in the report where rehabilitation of 1.6 ha of nevis galaxias riparian habitat could compensate for this loss.



Tarn 3
April
2025



Tarn 3
January
2026

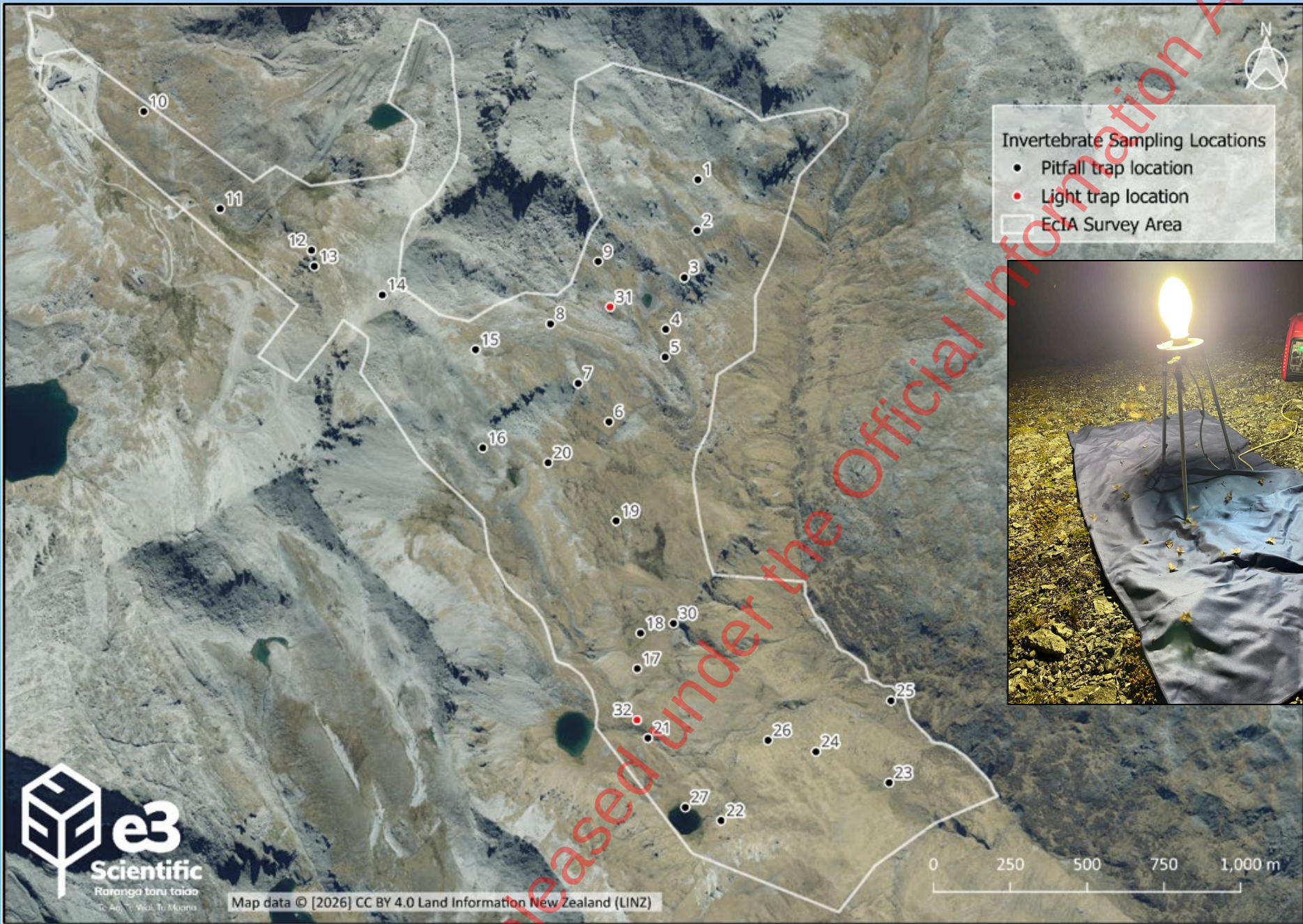


Doolans Expansion

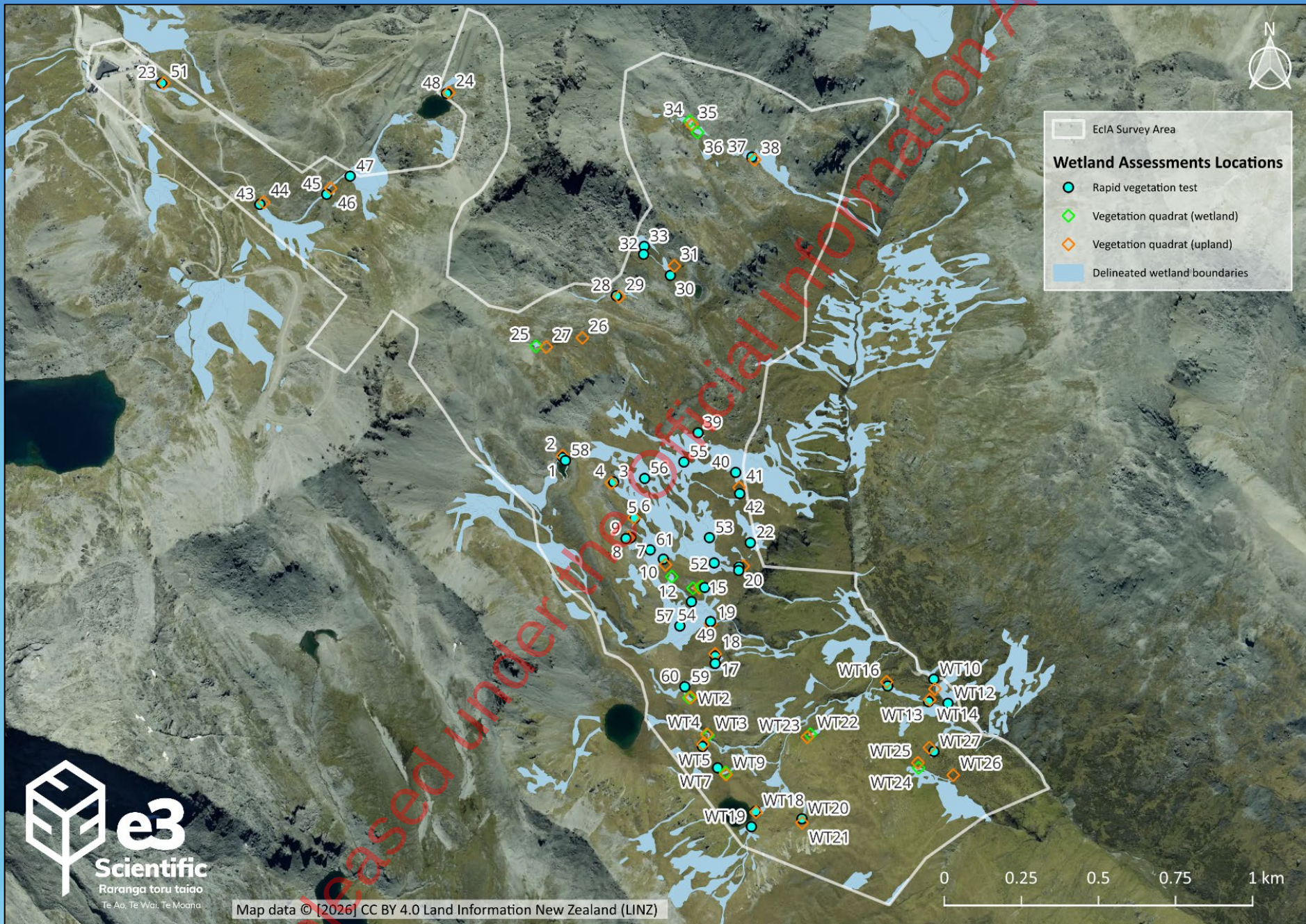
NZ Ski

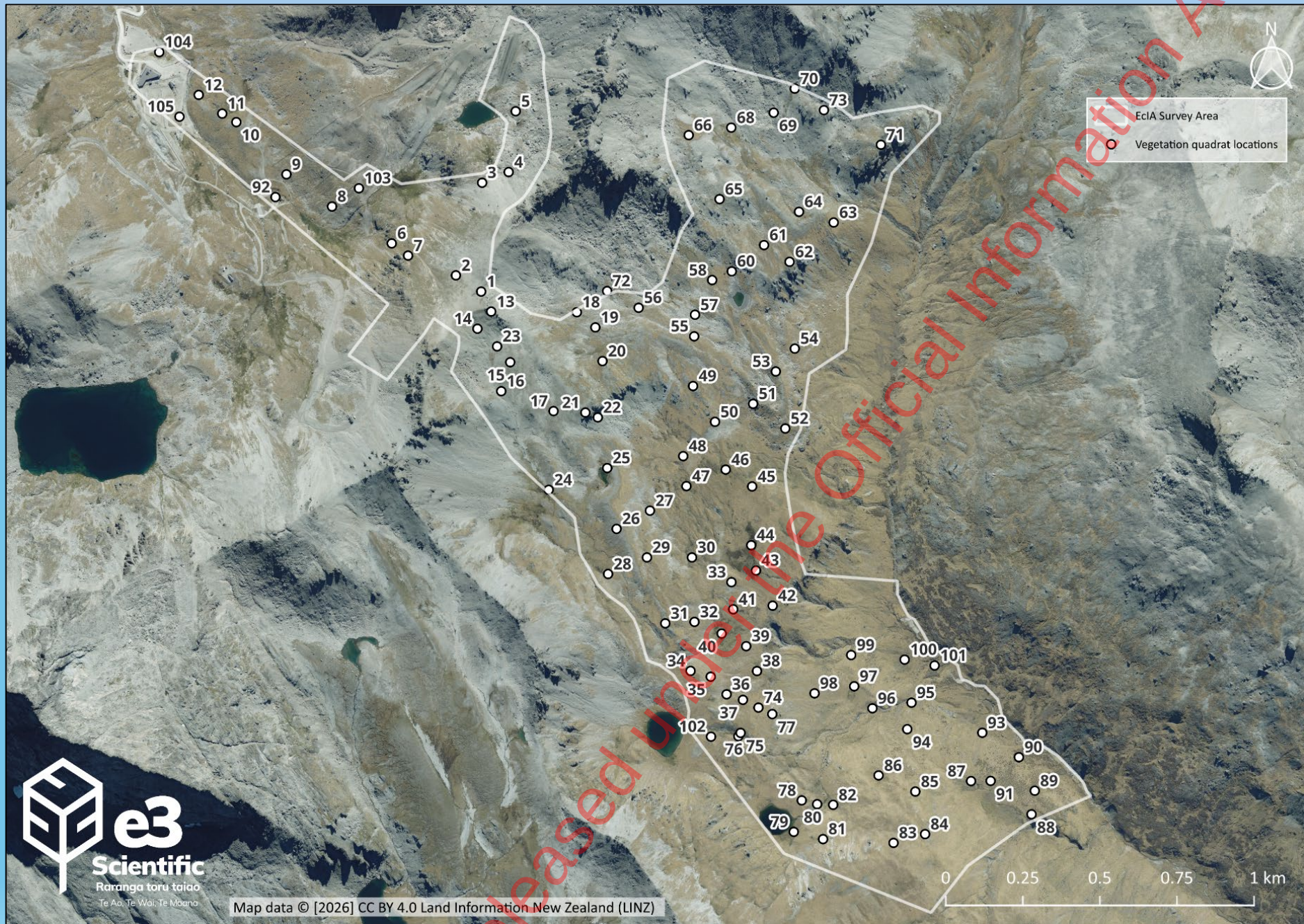
Terrestrial Ecological Impact Assessment

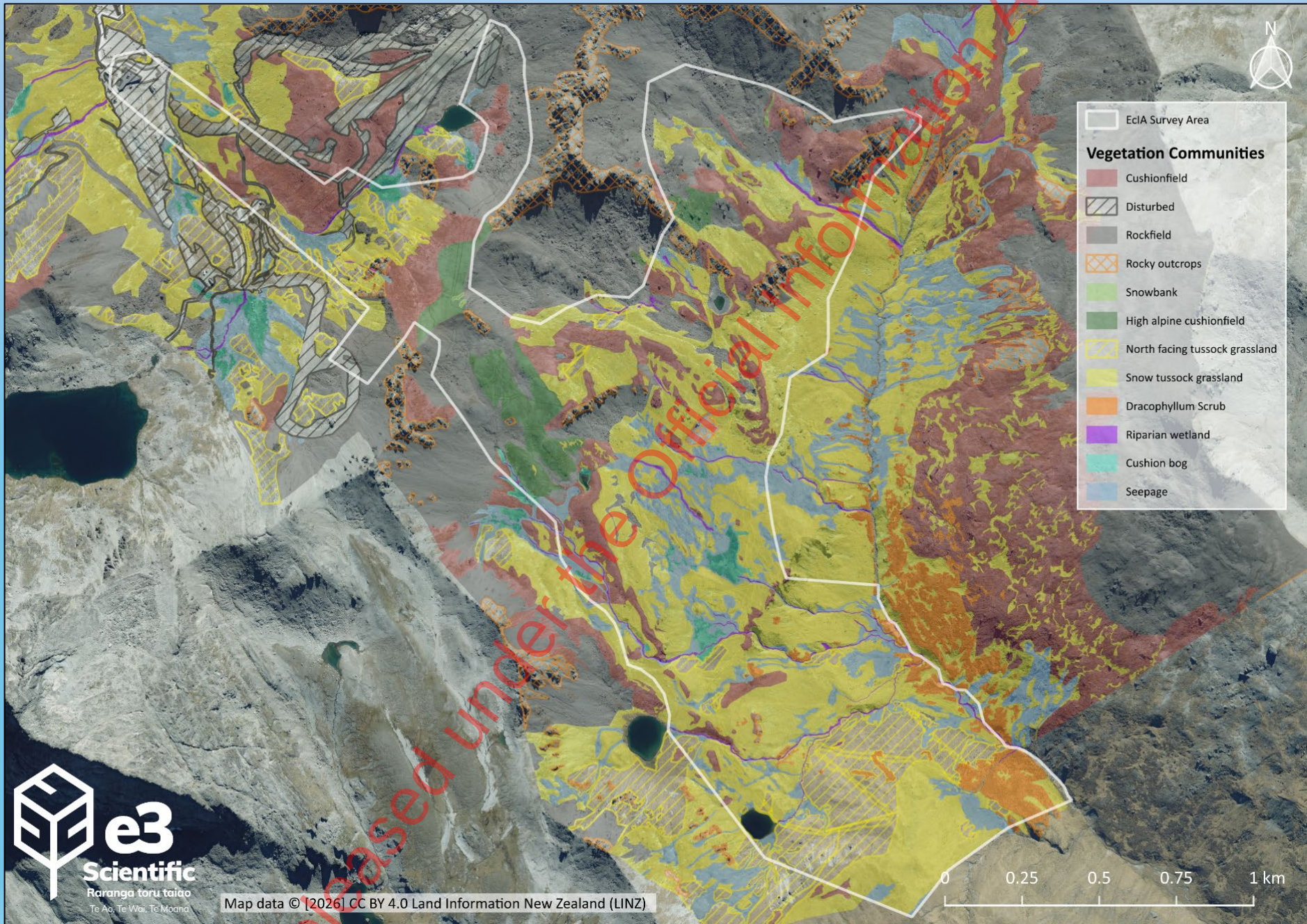


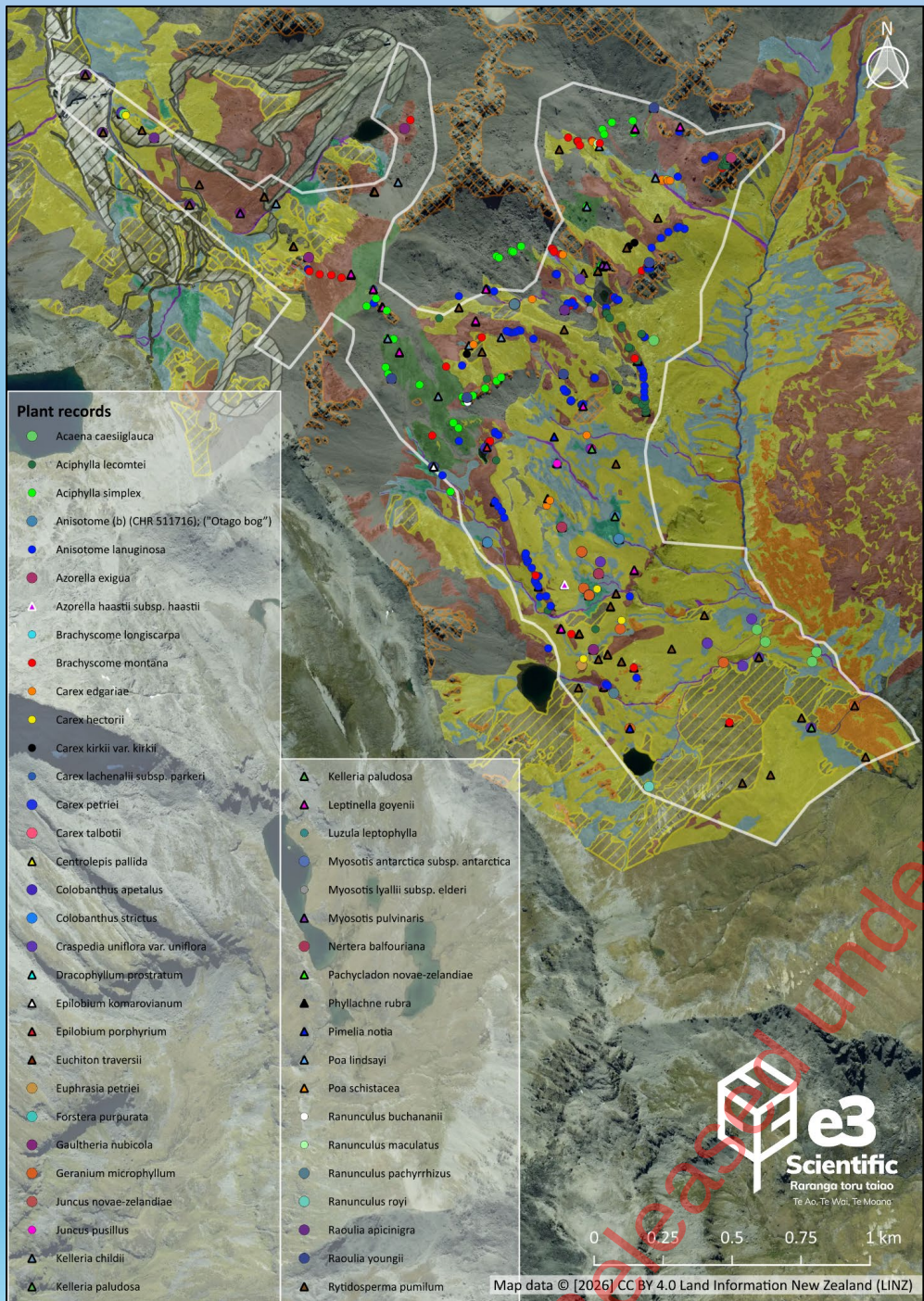












Ecological value	Number of Threatened, At Risk, Data Deficient or Unclassified species
Avifauna	3
Lizards	0
Plants	75
Invertebrates	24

▲ 6 Ecological Impact Assessment

▲ 6.1 Magnitude of Effect

6.1.1 Contextualising the loss of vegetation/habitat

▷ 6.1.2 Department of Conservation Guidelines

6.2 Vegetation Loss

6.3 Fragmentation and Infrastructure Impediment

6.4 Weed Introduction/Mobilisation

6.5 Sedimentation

▲ 6.6 Habitat Loss

6.6.1 Avifauna

6.6.2 Herpetofauna

6.6.3 Invertebrates

6.7 Loss of taonga species

▲ 6.8 Indirect Disturbance

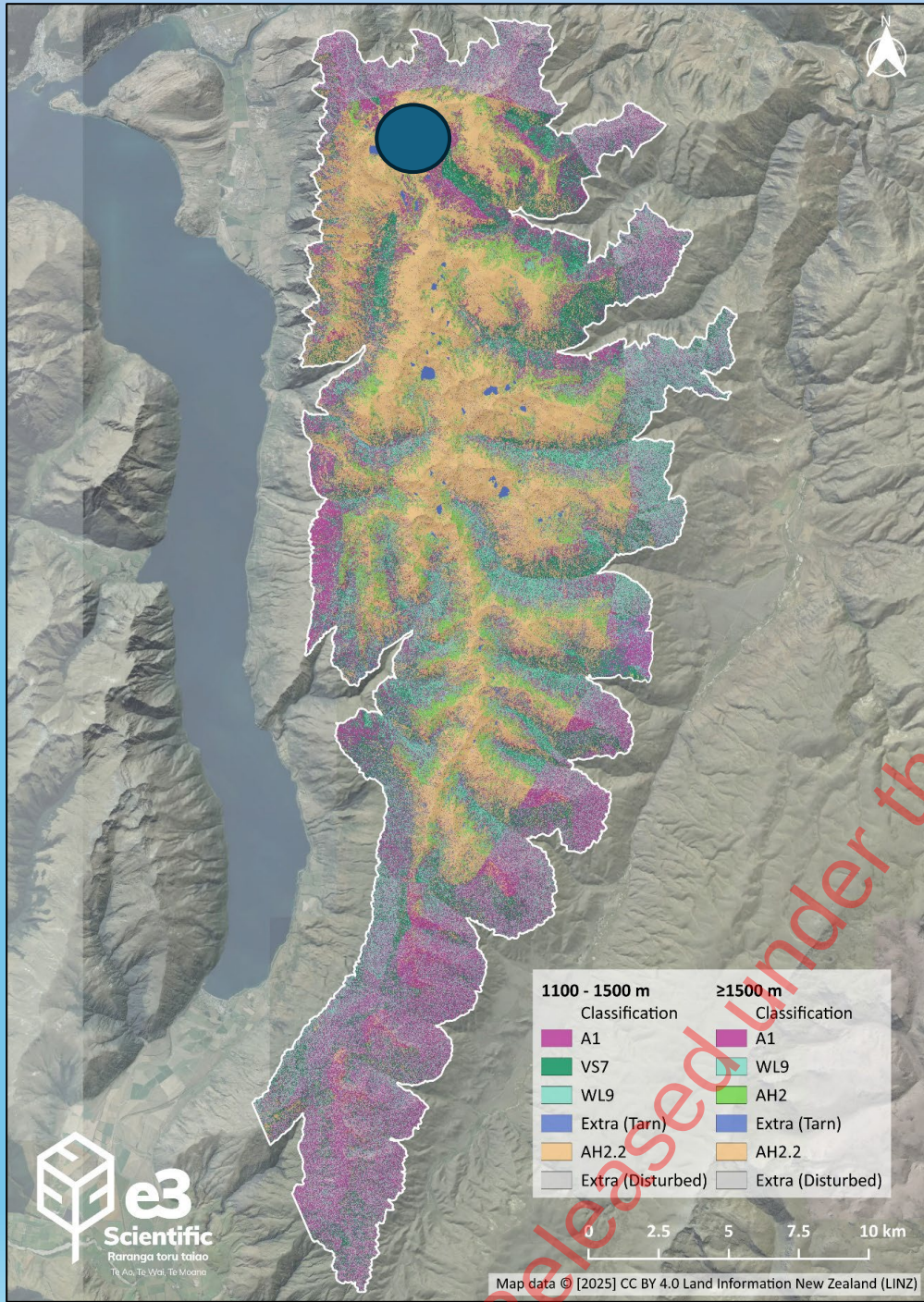
▷ 6.8.1 Noise

6.8.2 Light

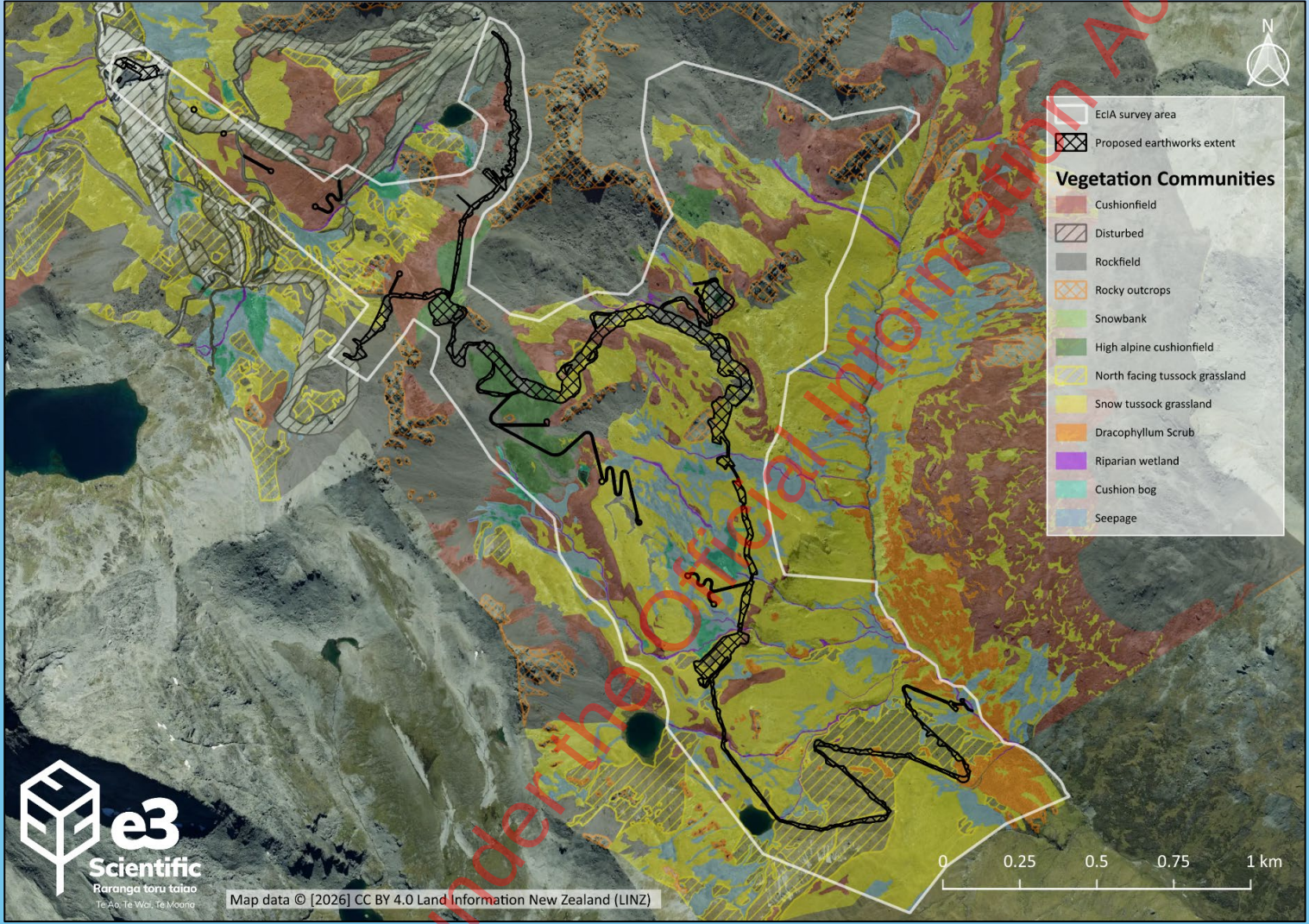
6.8.3 Construction Material

6.8.4 Increased Human Presence and Ski Field Operation

6.9 Cumulative effects



Singers & Rogers Classification	Total Area (ha) in Ecological District - above 1500 m asl	Total Area (ha) in Ecological District -1100-1500 m asl	Vegetation communities described in ski area expansion	% of Singers and Rogers	Total Area (ha) in Ecological District
AL1 - Narrow-leaved and slim snow tussock tussockland/ shrubland	3233.50	6849.08	Snow tussock grassland	69.99	7056.84
			North facing tussock grassland	30.01	3025.74
VS7 - <i>Dracophyllum rosmarinifolium</i> scrub	N/A - does not occur above 1500 m	3769.22	Dracophyllum scrub	100.00	3769.22
AH2 [cushion dominant]	3102.55	N/A - does not occur below 1500 m	Cushionfield	92.70	2876.26
			High alpine cushionfield	7.20	222.39
			Snowbank	0.10	3.90
AH2 [rockfield dominant]	8816.92	2316.65	Rockfield	85.50	11133.57
			Rocky outcrop	14.50	1614.90
WL9/WL17 – Cushion/ <i>Schoenus pauciflorus</i> sedgeland	1611.24	5274.38	Cushion bog	7.30	504.68
			Riparian wetland	5.20	361.04
			Waterways	7.10	487.37
			Seepage	80.40	5532.54
Unclassified	436.14	2203.72	Disturbed vegetation	100.00	2639.86



Vegetation community	Ecologia I Value	Ecosystem Classification (Singers & Rogers, 2014)	Area within ED (ha)		Maximum direct disturbance area (ha)	Maximum edge effects disturbance area (ha)		Percentage of vegetation community lost within the ED (%)		Magnitude of effect	Rationale	Level of effect	Residual effects (yes/no)
Snow tussock grassland	Very High	AL1 [Snow tussock grassland]	7056.840	10.27	5.492	1.045	0.714	0.11	0.09	Low	The overall percentage of loss of this vegetation community and habitat is assessed as low with reference to its extent in the Ecological District. However, it is of a scale that will affect the population and distribution of a number of plant species.	Moderate	Yes
North facing tussock grassland	High		3025.740		4.784		0.331		0.17				

Effect	Value Affected	Level of Effect (Doolans)	Level of Effect (Rastus)	Mitigation/Avoidance measure	Change in Level of Effect (Yes/No)	Residual level of effect
Vegetation Loss	High alpine <u>cushionfield</u>	High		- The alignment of proposed disturbance footprint will be delineated and marked out by a suitably qualified ecologist. - All areas of disturbance will be surveyed by a suitably qualified ecologist to record and delineate the location of all species to be translocated. This includes any variation to the footprint that may occur during construction. - Translocation of all At Risk – Declining, Threatened and taonga plant species into suitable and comparable nearby habitat. (see Table 16 for a list of species). - Translocation of up to 500 clusters of each At Risk- Naturally Uncommon and Data Deficient plant species. (see Table 16 for a list of species). - All batter slopes/exposed surfaces are to be revegetated utilizing removed vegetation within the trail footprint in accordance with the approved DOC/NZSki revegetation protocols (see Appendix F). In addition, the following controls shall be adhered to: - Where practicable, excavated vegetation shall be placed within one movement onto a suitable rehabilitation surface. - Where a single movement is not possible, vegetation should only be stored upright and for no longer than 1 day before being placed onto a suitable rehabilitation surface. - Rehabilitation sites shall be designated and approved prior to receiving any excavated vegetation. - All works are to be carried out by contractors experienced in vegetation translocation and rehabilitation and work with the appointed ecologist. - All plant translocations are to be monitored on an annual basis for 3 years and then biennially for a further 4 years. The monitoring shall be undertaken in accordance with an agreed methodology to be incorporated into the vegetation management plan. - All mitigation as per vegetation loss (see above) to be undertaken in addition to: - All hydrological function and connectivity of all wetlands and streams will be maintained.	Yes	Moderate
	Snow tussock grassland, <u>cushionfield</u> , snowbank, <u>rockfield</u> , rocky outcrop, cushion bog wetland, and seepage	Moderate			No (slight reduction) ⁱⁱ	Moderate
Loss of taonga species (plants)	Aciphylla <u>aurea</u> , Aciphylla kirkii, Aciphylla lecomtei, Aciphylla "Lomond", Aciphylla simplex, Juncus pusillus, Juncus novae-zelandiae, and Veronica salicifolia	High			Yes	Low
Fragmentation – vegetation communities	<u>Cushionfield</u> , high alpine <u>cushionfield</u> , rocky outcrop	N/A	Moderate		No (slight reduction) ⁱⁱ	Moderate
	North facing tussock grassland, <u>Dracophyllum</u> scrub, <u>cushionfield</u> , high alpine <u>cushionfield</u> , <u>rockfield</u> , rocky outcrop	High	N/A		No (slight reduction) ⁱⁱ	High
	Cushion bog, riparian wetland, and seepage	Very High			Yes	Moderate

Recommendations

Vegetation

- Translocation of all At Risk – Declining, Threatened and taonga plant species into suitable and comparable nearby habitat.
- Translocation of up to 500 clusters of each At Risk- Naturally Uncommon and Data Deficient plant species.
- All host specific Not Threatened plant species are to be translocated .
- All batter slopes/exposed surfaces are to be revegetated utilizing removed vegetation within the trail footprint.

Wetlands

- All hydrological function and connectivity of all wetlands and streams will be maintained.

Management plans

- A vegetation management plan will be prepared and implemented.
- A weed/vegetation management plan will be prepared.
- A site-specific sediment and erosion control management plan is to be prepared.

Fauna

- Avifauna nesting surveys will be undertaken to identify nesting individuals.
- Specific construction material and design will be implemented to limit fauna harm and environmental degradation.

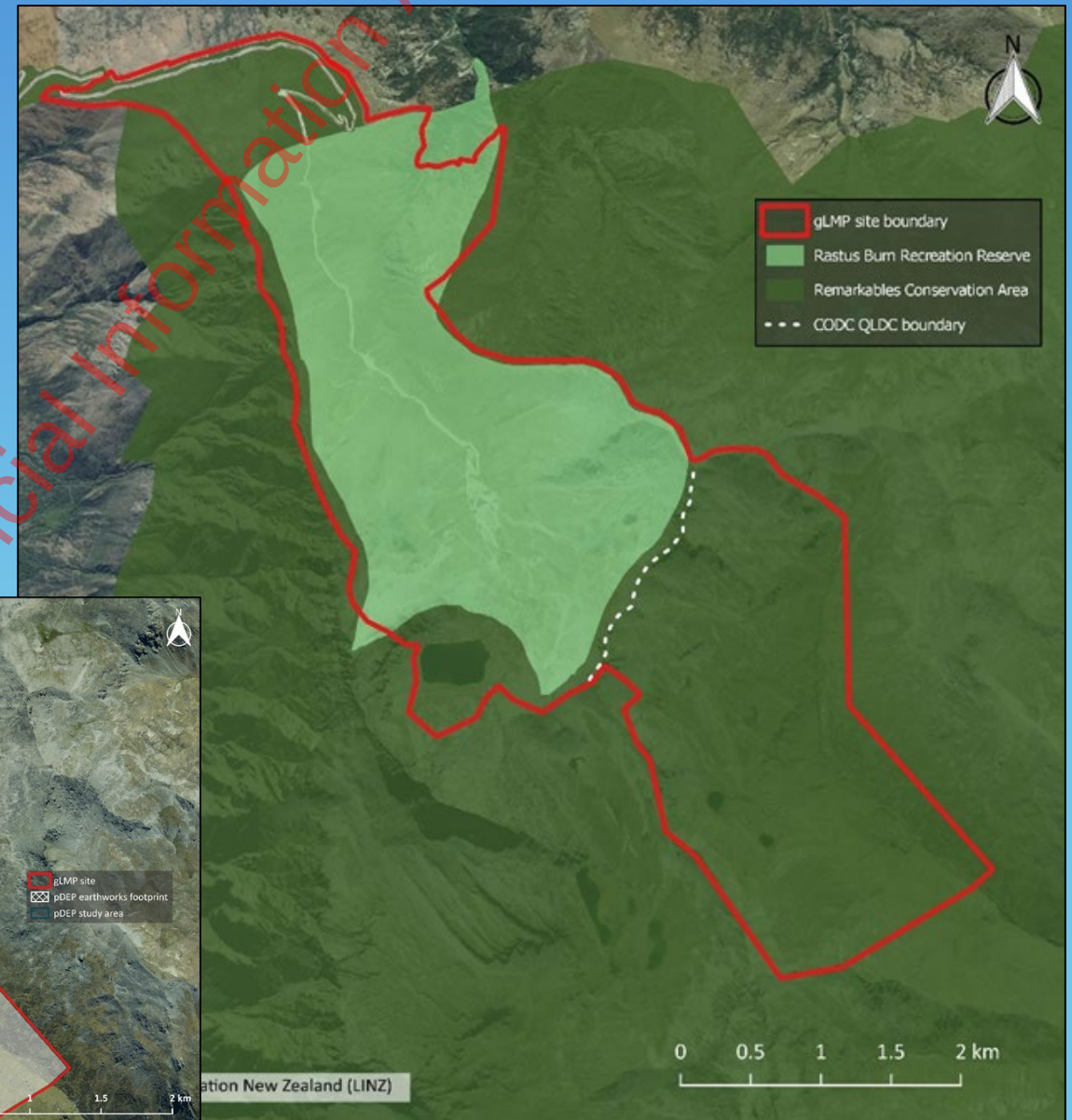
NZ Ski

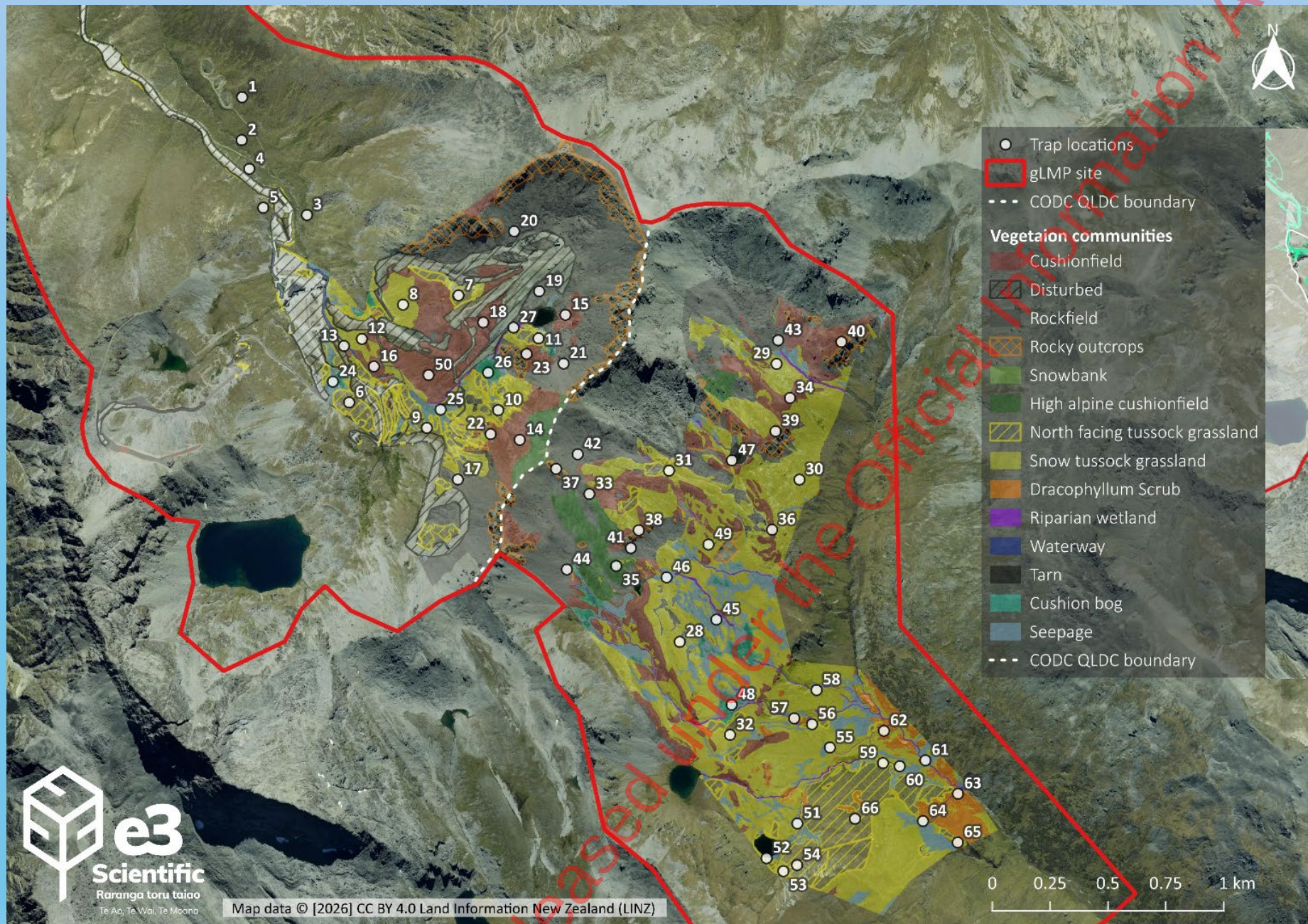
Global Lizard Management Plan



gLMP Overview

- 1) Shadow Basin Expansion Project.
- 2) Proposed Doolans Expansion Project (pDEP).
- 3) Maintenance of existing ski field infrastructure across both catchments.
- 4) Future development projects within the gLMP site.





Released under the Official Information Act

Table 4: Habitats known to support lizards

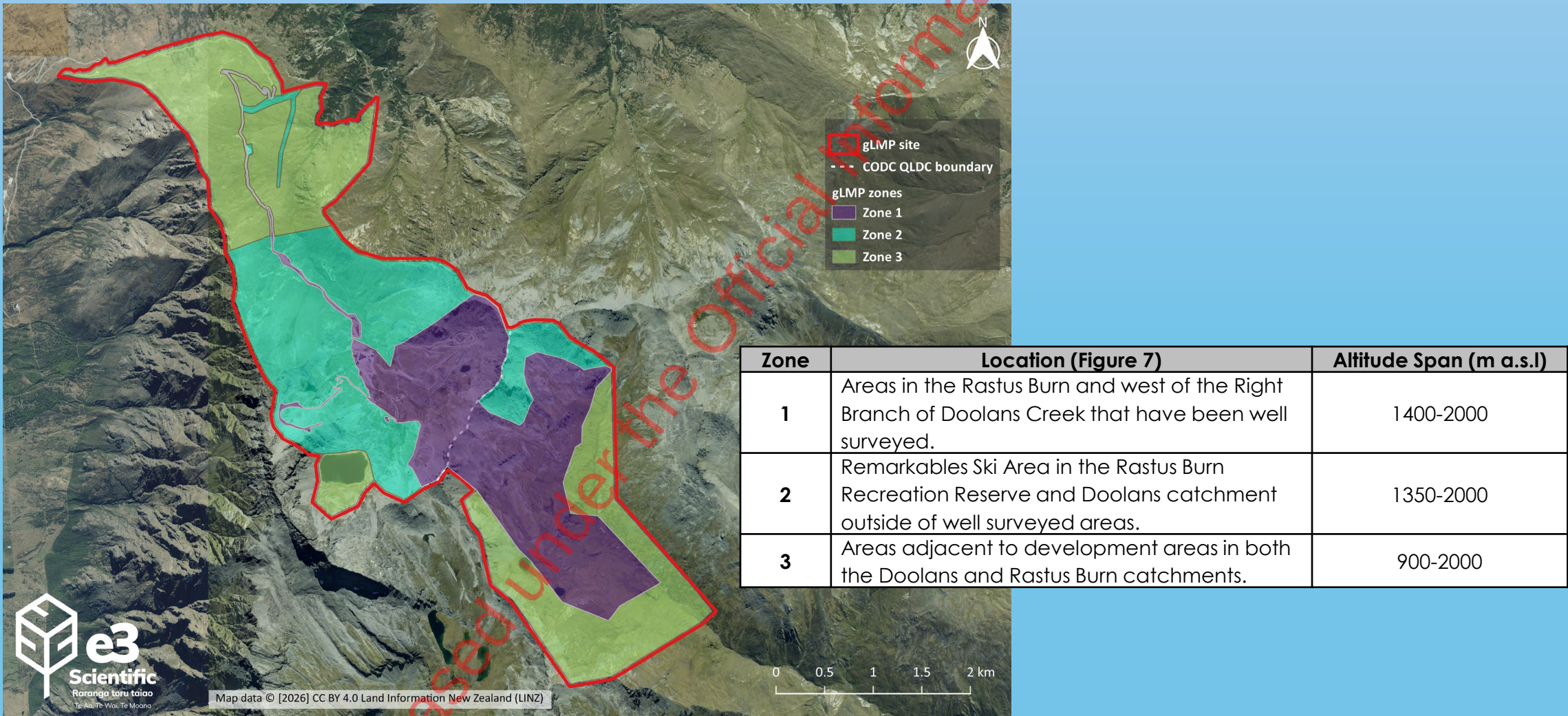
Vegetation community	McCann's skink		O. aff. inconspicuuum "Central-Southern"		Short toed gecko	
	Above 1600 m a.s.l.	Below 1600 m a.s.l.	Above 1600 m a.s.l.	Below 1600 m a.s.l.	Above 1600 m a.s.l.	Below 1600 m a.s.l.
Seepage/riparian wetland	*	Present	*	*	*	*
Chionochloa tussock grassland	Present in Rastus Burn outside pDEP only.	Present	Present in Rastus Burn outside pDEP only.	Present in Rastus Burn outside pDEP only.	Absent	Present in Rastus Burn outside pDEP only.
North facing chionochloa tussock grassland	Present	Present	*	*	*	*
Cushionfield	*	No habitat present	*	No habitat present	*	No habitat present
Rockfield	*	Present	*	*	*	*
Cushion bog	*	*	*	*	*	*
High alpine cushionfield	*	No habitat present	*	No habitat present	*	No habitat present
Rocky outcrop	*	Present	*	*	*	*
Tarn (at edge)	*	No habitat present	*	No habitat present	*	No habitat present
Dracophyllum scrub	No habitat present	Present	No habitat present	*	No habitat present	*

Table 5: Estimated numbers of lizards within the gLMP for Projects

Projects	Estimated Numbers Affected (Confidence)			
	McCann's skink (Not Threatened)	O. aff. inconspicuuum "Central-Southern" (At Risk – Declining)	Short toed gecko (At Risk – Declining)	Southern grass skink (At Risk – Declining)
Shadow Basin Expansion Project	<100 (Low)	>100 (Low)	0 (High)	0 (High)
pDEP	400-500 (High)	0 (High)	0 (High)	0 (High)
Ski-field Maintenance	<100 (Mod)	<50 (Mod)	>100 (Mod)	>500 (Mod)
Future Projects	>1000 (Low)	>500 (Low)	>100 (Mod)	>500 (Mod)

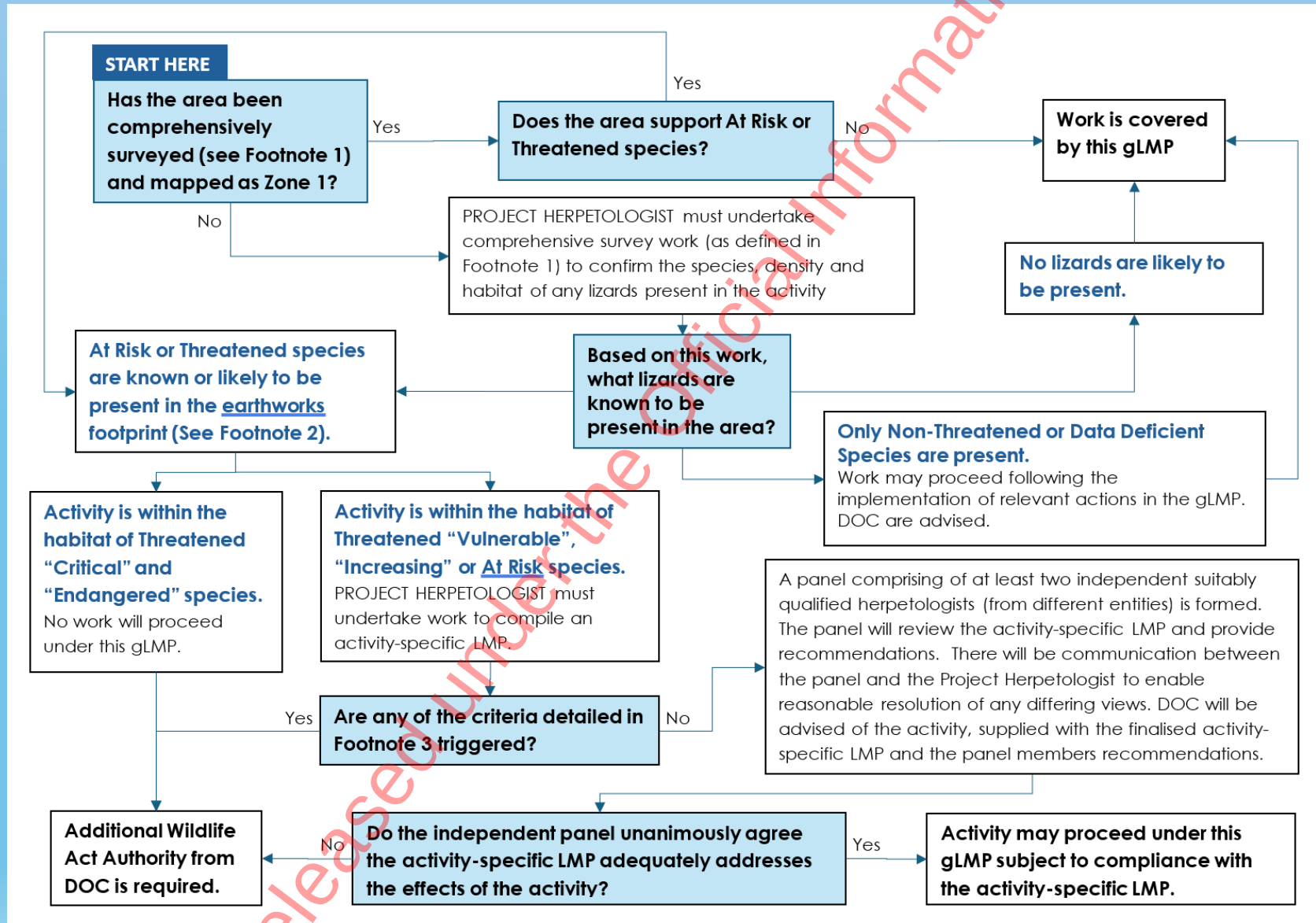
Released under the Official Information Act

Figure 7: The gLMP Site showing the three lizard management Zones (levels of ecological certainty).



Effects Management Framework:

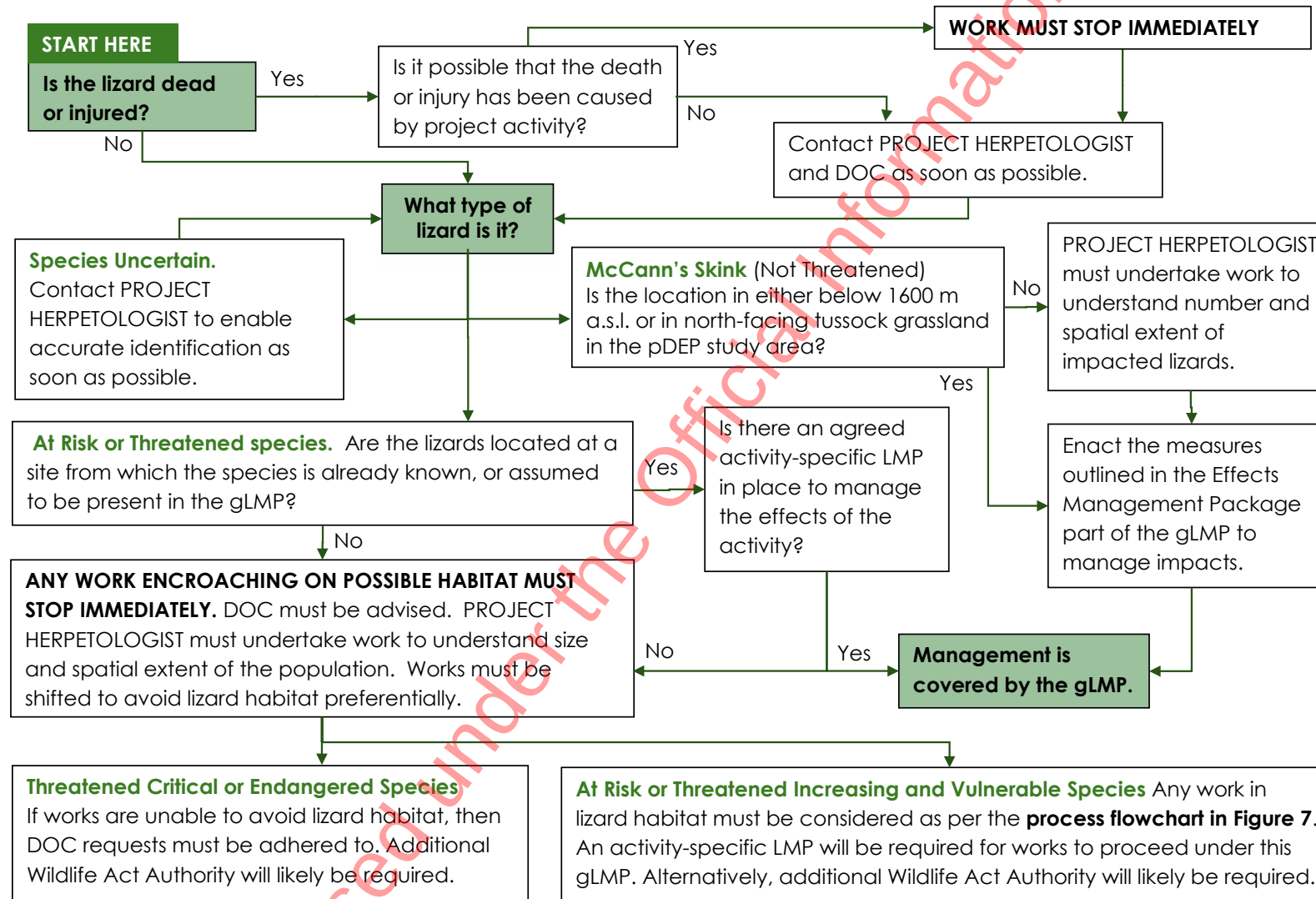
Based on flowchart of process to be followed to apply the gLMP.



Lizard Salvage

- Earthworks footprint plus 5m buffer in mapped lizard habitat
- Non-threatened species capped at maximum effort of 1000 traps days plus handsearching.
- At-Risk species aim to capture all lizards.
- Release sites preferentially in Zone 3, with rodent control and within same catchment, vegetation community, aspect and 200 m altitudinal range of capture site.

Incidental Discovery Protocol



Residual Effects Assessment

- Compensation package: Integrated Pest Control Strategy
 - Prepared by a SQEP for all of gLMP site.
 - Targeting feral cats, hedgehogs, rats, mustelids, possums, and mice; it may also include hares, rabbits, goats, chamois, red deer, fallow deer, and tahr where appropriate.
 - Baseline predator abundance assessment using tracking tunnels.
 - Across the gLMP site, rats, hedgehogs, mustelids, possums, and feral cats shall be suppressed to measurable levels for the duration of the gLMP (2058). At select lizard habitats, mice shall be suppressed only where monitoring indicates >10% tracking.

Remarkables Upgrade & Doolans Expansion Project Overview



Better mountains together

To be the ultimate alpine destination, where adventure stays with you, connections to our maunga run deep, and your experience is unforgettable. With sustainability and innovation at our core we are shaping snowsports for generations to come.

The Remarkables – 40 Years



the remarkables
Queenstown • New Zealand



<https://www.youtube.com/watch?v=aBtExu3hE3U>

Case for Upgrade & Expansion

Improved Customer Experience and Regional Benefit

- Cater to existing and forecast demand at The Remarkables through terrain expansion and facilities to efficiently accommodate up to 6500 skiers/day, everyday.
- Peak days exceed 4,000 skiers/day; existing infrastructure is at capacity. We currently see ~275,000 skier days/ year and reach capacity on more than 10% of open days
- Doolans altitude & southerly facing aspect will make The Remarkables more resilient into the future.
- QT Lakes is growing, tourism has rebounded, strong Australian market
- An expanded Remarkables should contribute \$350M/yr to regional spending, supporting over 2500 jobs indirectly in Queenstown Lakes



What's Proposed?

THE REMARKABLES (Rastus Burn)



Gondola (10pax)

- From adjacent to existing ski area building
- Up to a mid-station at Helicopter Ridge (between Sugar & Curvey)
- Tower structures within a defined "corridor"

Single formed ski trail and access road

- Co-located where practicable (to minimise disturbance)

Expansion to Base Building and arrival surrounds

Transportation Upgrades

- Access road intersection
- Car parks
- Transit hub

Services

- Upgrades to existing or establishment of new power, water, wastewater, stormwater, communications and snowmaking facilities
- Co-located where practicable (to minimise disturbance)

What's Proposed?

THE DOOLANS



Gondola (10pax)

- Up to a midstation at Helicopter Ridge (between Sugar & Curvey)
- Tower structures within a defined “corridor”

Multipurpose Base Building

- Integrated cabin storage and maintenance
- Bathroom facilities
- Café facilities
- Emergency shelter

Single formed ski trail and access road

- Co-located where practicable (to minimise disturbance)

Services

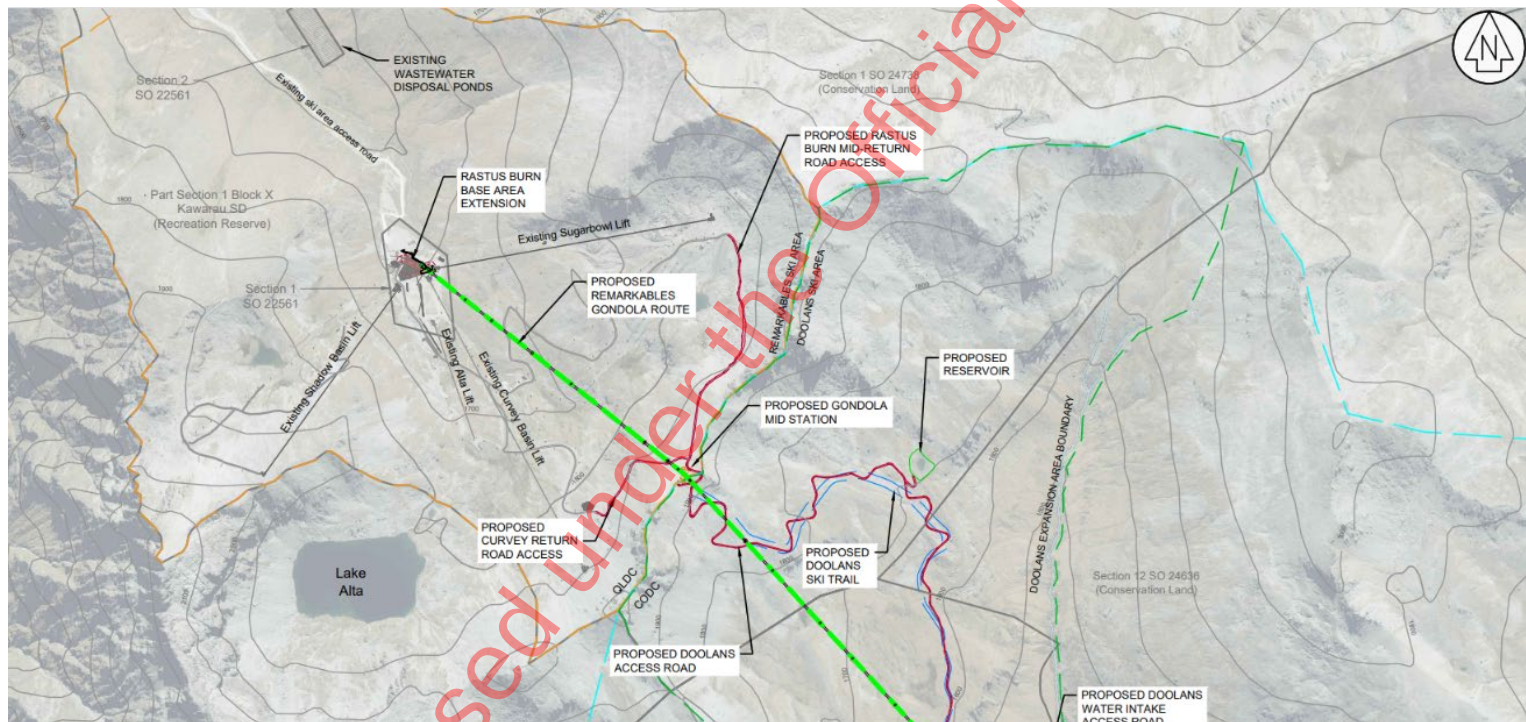
- Power, water, wastewater, stormwater, communications and snowmaking facilities
- Co-located where practicable (to minimise disturbance)

Learners slope

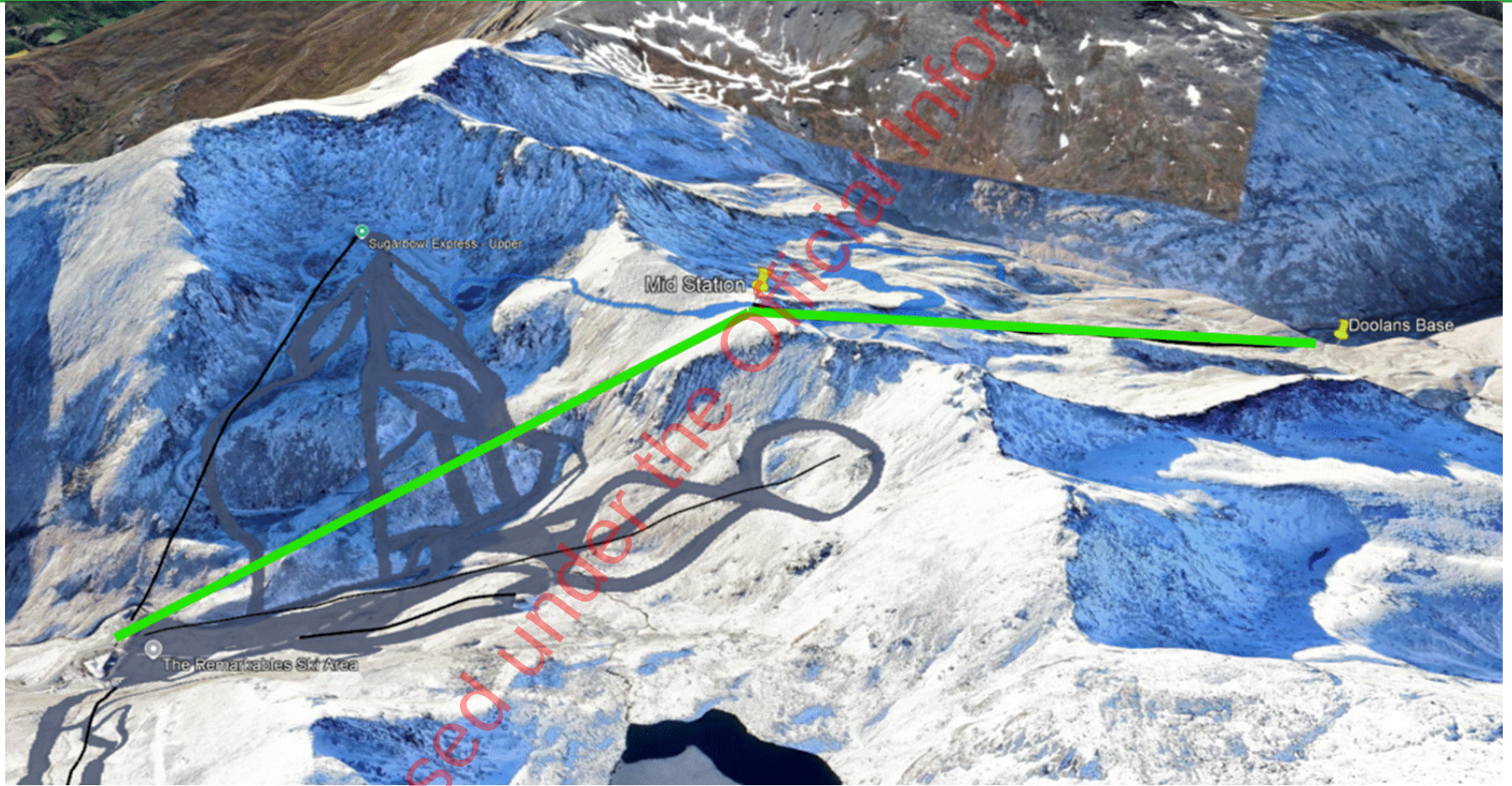
Water take & storage

- Access and tyrolean weir

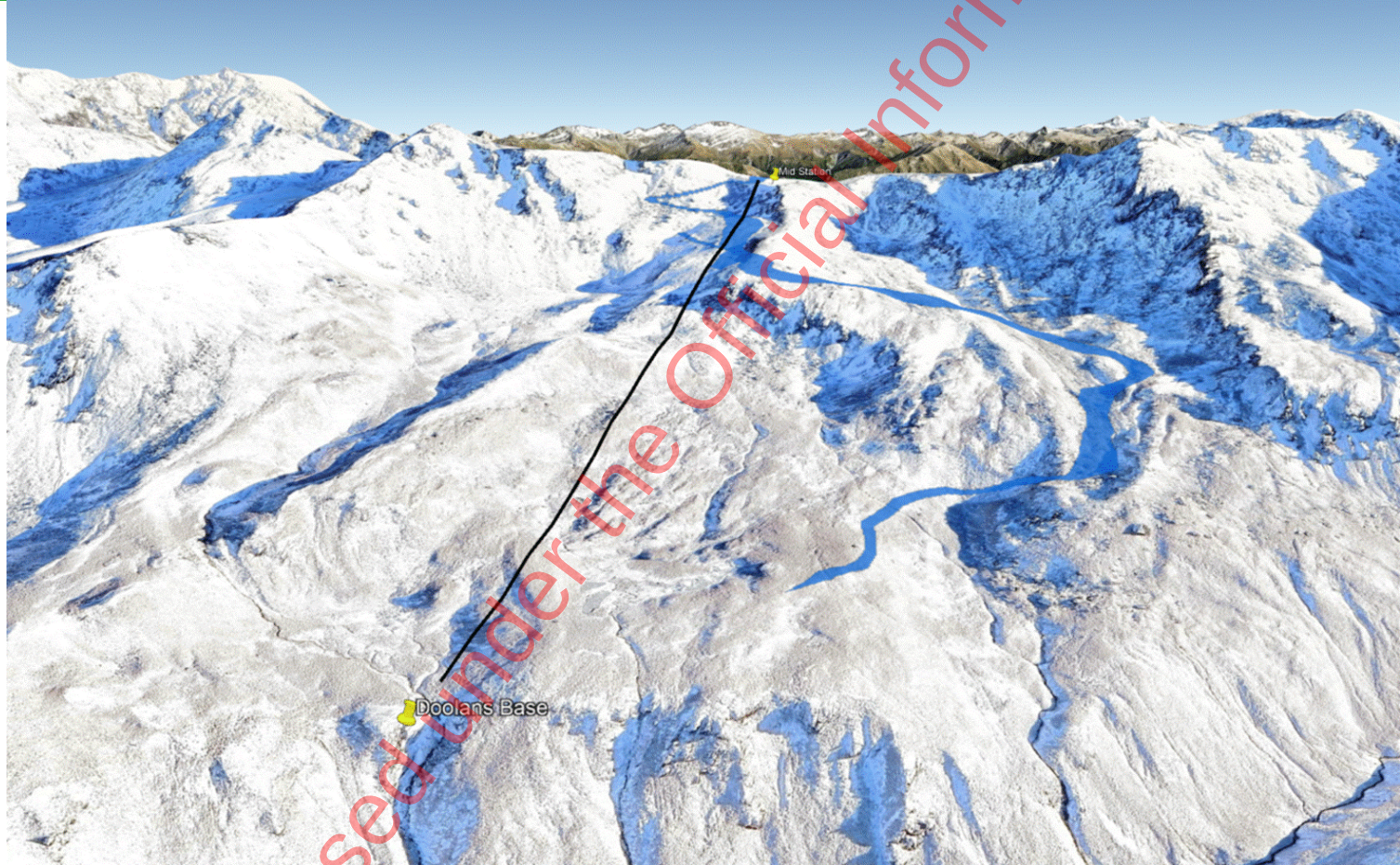
Overall Site Plan



Doolans Access Gondola



Doolans Access Gondola



What's Out of Scope?

- A tunnel from the Remarkables Ski Area to the Doolans
- Lookout view lift (top of Shadow)
- Multi-story carpark
- Second Doolans lift
- Doolans daylodge



Iterative siting and design

- Multiple workshops with engineers, surveyors, ecologists and NZSki
- Lift, access road and ski trail alignment seek to avoid most sensitive environments (flora, wetlands and waterways)
- Corridor widths minimised where avoidance not practicable
- Servicing and buildings co-located where practicable to minimise disturbance
- Utilise natural snow pack and terrain for additional trails



Engagement

- Kā Rūnaka / Ngāi Tahu
- Recreation groups
- Otago Regional Council
- Heritage NZ Pouhere Taonga
- Queenstown Lakes District Council
- Central Otago District Council
- NZ Transport Agency Waka Kotahi
- Department of Conservation

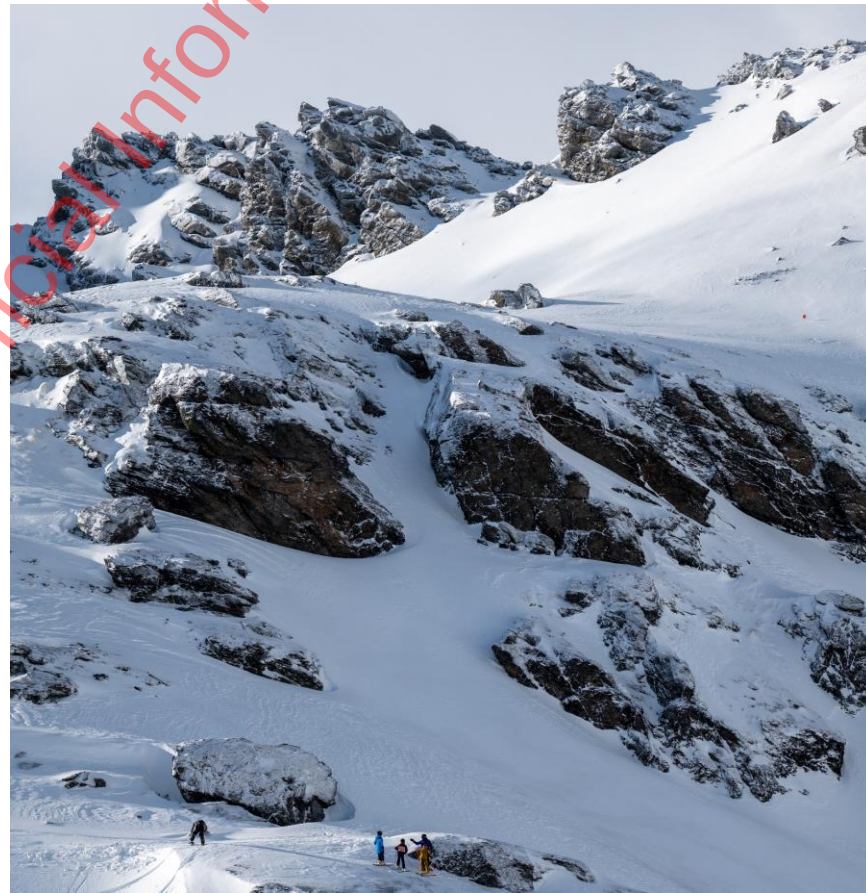


- Infrastructure and Servicing (Stantec) – draft received
- Heritage (Heritage Properties NZ) – draft received
- Natural hazards (Stantec) – draft received
- Recreation (Greenaway & Associates) – draft received
- Noise (Marshall Day Acoustics) – due late March
- Economic (Benje Patterson) – due mid March
- Erosion and Sediment Control (Enviroscope) – due late March
- Landscape and Visual (Boffa Miskell) – due early March
- Ecology (terrestrial) – e3 Scientific – due mid March
- Aquatic Ecology – e3 Scientific – due early March
- Hydrology – e3 Scientific – due early March
- Wastewater – due late February
- Water Quality – due early March
- Transportation – due late February

Which reports are of greatest interest?



- Filing by 1 April 2026
- Triage – areas of most interest first
 - Workshops with experts / discussions
 - Draft reports
- Genuine intent to continue to discussions / reviews / refinements following lodgement:
 - Time between lodgement and Panel Overview
 - Time between Panel Overview and Panel Conference
 - Time until comments close
 - Conditions

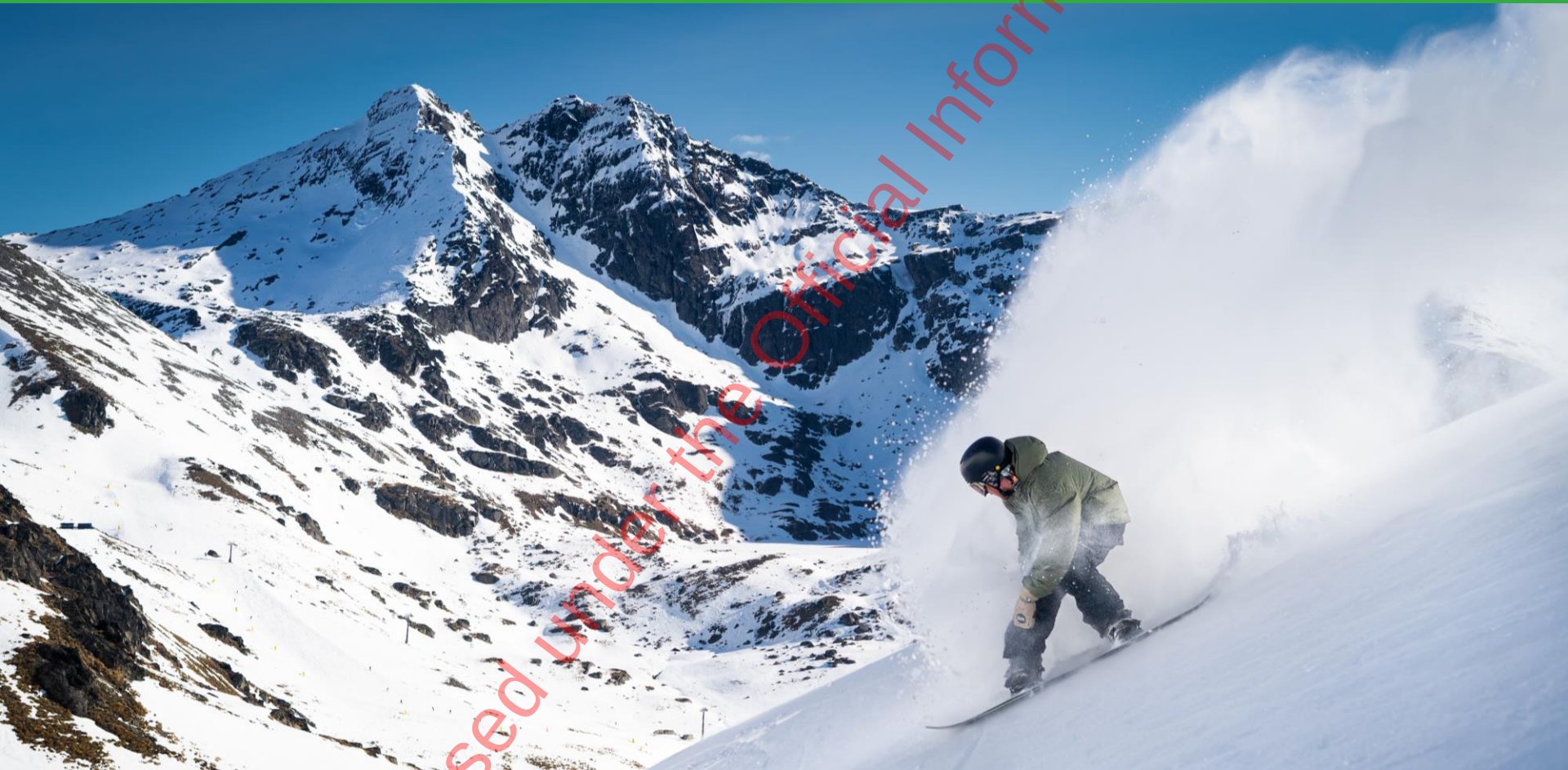


Questions?

Questions?



the remarkables
Queenstown • New Zealand





From: s9(2)(a)
Sent: Tuesday, 17 March 2026 12:36 pm
To: Emily Bayliss
Cc: Jenny Clafferty s9(2)(a)
Subject: RE: Request for permission to access zip folder - Remarkables / Doolans project

Categories: NZ Ski

Thanks for letting us know about the reshuffle – appreciate you identifying that early.

We are working through the draft reports at the moment – it is not until we have done a review of those that we will know if we are sending your through an executive summary or the full draft. Either way, we are aiming to get these out to your experts before the meetings, prioritizing the circulation of reports based on which meetings are occurring first.

On that basis, can you please let us know what your experts availability is like over the two weeks, knowing that we will circulate something before the meetings (the earlier the better in terms of being able to get good feedback / engagement).

s9(2)(a)



s9(2)(a)

Partner

s9(2)(a) | PO Box 489, Dunedin 9054
www.mitchelldaysh.co.nz

The information contained in this email message received from Mitchell Daysh Limited (and accompanying attachments) may be confidential. The information is intended solely for the recipient named in this email. If the reader is not the intended recipient, you are notified that any use, disclosure, forwarding or printing of this email or accompanying attachments is strictly prohibited. If you have received this message in error, please notify us immediately by return email.

From: Emily Bayliss <ebayliss@doc.govt.nz>
Sent: Tuesday, March 17, 2026 10:38 AM
To: s9(2)(a)
Cc: Jenny Clafferty <jclafferty@doc.govt.nz>
Subject: RE: Request for permission to access zip folder - Remarkables / Doolans project

Kia ora s9(2)(a)

Thanks for your email. I have some capacity and availability constraints later this year which we've realised means that this project needs to be reallocated. I write to introduce Jenny Clafferty who has been briefed on the project and will be taking on the Project Lead role on behalf of DOC. Would you please extend access privileges to Jenny so she can open the 3 March zip folder?

In the meantime, as discussed, we are pulling together a project team, which will likely require external (contract) resources. In order for our experts to be able to prepare for your proposed workshop and provide meaningful pre lodgement feedback we request that a project description, ecology reports, visual landscape assessment and draft concession documents be shared with us ASAP. Could you please provide us a timeframe for when executive summaries (if not the corresponding technical reports) will be available for our team to review?

Emily

From: s9(2)(a)

Sent: Sunday, 15 March 2026 9:53 pm

To: Emily Bayliss <ebayliss@doc.govt.nz>

Cc: s9(2)(a)

Subject: RE: Request for permission to access zip folder - Remarkables / Doolans project

Hi Emily,

We have just received the terrestrial ecology assessment and we have the aquatic ecology assessment for the Doolans. The Rastus Burn aquatic ecology assessment is about another week away.

In the interim, it would be great if we could get some dates from your experts re their availability over the next two weeks so we can schedule in a meeting / workshop with our experts to run through everything. Of course, the intention is to try and get the reports out to the experts before the meeting, but worst case it will be an executive summary.

s9(2)(a)



s9(2)(a)

Partner

s9(2)(a) | PO Box 489, Dunedin 9054

www.mitchelldaysh.co.nz

The information contained in this email message received from Mitchell Daysh Limited (and accompanying attachments)

may be confidential. The information is intended solely for the recipient named in this email.

If the reader is not the intended recipient, you are notified that any use, disclosure, forwarding or printing of this email or

accompanying attachments is strictly prohibited. If you have received this message in error, please notify us

immediately by return email.

From: Emily Bayliss <ebayliss@doc.govt.nz>

Sent: Wednesday, March 11, 2026 11:01 AM

To: s9(2)(a)

Cc: s9(2)(a)

Subject: RE: Request for permission to access zip folder - Remarkables / Doolans project

Thanks s9(2)(a) this now works again. In terms of technical reports, first cab off the rank would be the terrestrial and aquatic ecology assessments so we can engage the appropriate experts ASAP.

Happy to chat further as required,

s9(2)(a)

From: s9(2)(a)
Sent: Tuesday, 10 March 2026 3:30 pm
To: Emily Bayliss <ebayliss@doc.govt.nz>
Cc: s9(2)(a)
Subject: RE: Request for permission to access zip folder - Remarkables / Doolans project

Have reset now – let me know if it does not work: [04 Councils + DOC - WIP Plans 3 March 26](#)

Let me know which technical assessments you are most interested in and I can get you a list of the anticipated delivery date (some we already have). Of course, as you would expect, NZSki will need to do a quick review before they are being sent out more widely.

Kirsty



s9(2)(a)
Partner

s9(2)(a) | PO Box 489, Dunedin 9054
www.mitchelldaysh.co.nz

The information contained in this email message received from Mitchell Daysh Limited (and accompanying attachments) may be confidential. The information is intended solely for the recipient named in this email. If the reader is not the intended recipient, you are notified that any use, disclosure, forwarding or printing of this email or accompanying attachments is strictly prohibited. If you have received this message in error, please notify us immediately by return email.

From: Emily Bayliss <ebayliss@doc.govt.nz>
Sent: Tuesday, March 10, 2026 12:47 PM
To: s9(2)(a)
Subject: Request for permission to access zip folder - Remarkables / Doolans project

Kia ora s9(2)(a)

Nice to connect last week. As discussed, I am currently assembling our project team in anticipation of pre-lodgement consultation commencing, and am catching up with s9(2)(a) and her team later today in relation to project resourcing. To assist us, are you in a position to indicate when your expert reports and planset are likely to be ready for us?

Thank you for sending through a zip file with some preliminary material on Friday. I was able to access these files using my DOC credentials yesterday but this no longer works – could you please refresh these permissions? As discussed, this project will go through internal triage later this week – would you please restore access to the site map at least, so I can prepare a project brief?

Ngā mihi

Emily Bayliss

Senior Fast-Track Application Lead
Te Whanganui-a-Tara | Wellington



Department of Conservation
Te Papa Atawhai

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

From: s9(2)(a)
Sent: Friday, 27 March 2026 1:46 pm
To: Jenny Clafferty
Cc: s9(2)(a)
Subject: NZSki Draft Executive Summary of Terrestrial Ecology
Attachments: e3s Draft Executive summary of Terrestrial Ecology NZSki.pdf

Categories: NZ Ski

Good afternoon, Jenny,

I hope the rest of the conference goes well.

Have a lovely weekend.

Thanks

s9(2)(a)



s9(2)(a)

Associate

s9(2)(a) | PO Box 331152, Takapuna, Auckland 0740
www.mitchelldaysh.co.nz

The information contained in this email message received from Mitchell Daysh Limited (and accompanying attachments) may be confidential. The information is intended solely for the recipient named in this email. If the reader is not the intended recipient, you are notified that any use, disclosure, forwarding or printing of this email or accompanying attachments is strictly prohibited. If you have received this message in error, please notify us immediately by return email.

From: s9(2)(a)
Sent: Thursday, 26 March 2026 9:07 am
To: 'Jenny Clafferty' <jclafferty@doc.govt.nz>
Cc: s9(2)(a)
Subject: RE: Potential ecology site visit for the NZSki Project next week

Good morning, Jenny,

Thank you for the below. I understand about the site visit; it was on short notice. I will talk to the Ecologist and see what other dates could work.

No freshwater fisheries approvals are required. I will ask the team to add the highlighted points below to their presentation for Tuesday. Regarding the recreation assessment, I will check with s9(2)(a), the technical specialist, to see if he is available to join the Tuesday call; if not, I can organise a separate call.

Thanks

s9(2)(a)

From: Jenny Clafferty <jclafferty@doc.govt.nz>

Sent: Wednesday, 25 March 2026 9:02 pm

To: s9(2)(a)

Cc: s9(2)(a)

Subject: RE: Potential ecology site visit for the NZSki Project next week

Thanks s9(2)(a) That's helpful. We are likely going to need to contract some experts in. Are there freshwater fisheries approvals being applied for?

Sorry but we can't make that notice for a site visit work. Let's discuss at our meeting on Tuesday. As I said, it will be beneficial for this first meeting to give us an ecology overview as well as an overview of the concessions being requested and how they might relate to existing concessions. We are also able to have a recreation planner/visitor experience team member there.

Regards

Jenny Clafferty

Contractor - Fast Track Applications
Te Whanganui-a-Tara | Wellington
Mobile s9(2)(a)



Department of Conservation
Te Papa Atawhai

From: s9(2)(a)

Sent: Wednesday, 25 March 2026 3:45 pm

To: Jenny Clafferty <jclafferty@doc.govt.nz>; s9(2)(a)

Cc: s9(2)(a)

Subject: RE: Potential ecology site visit for the NZSki Project next week

Thanks, Jenny,

I appreciate that you have not been included in any workshops yet, and we will run through all this information on Wednesday next week. Plus, this is a very tight turnaround.

Key points on Freshwater Doolans Basin Expansion -

- High-Value Habitats: Doolans Creek and Tarn 3 are classified as high ecological value due to their representativeness and context.
- Major Impacts: Construction will cause temporary disturbance to Doolans Creek and permanent loss of 4,450 m² of tarn habitat.
- Mitigation Potential: With best-practice management, most temporary effects can be reduced to low, but tarn loss is a very high, non-mitigable impact.
- Restoration, such as riparian rehabilitation for Nevis galaxias, maybe necessary to offset habitat loss.

Key points on hydrology/ water take for the Doolans Basin -

- The Doolans Creek Catchment is undeveloped, steep, and alpine. A water take of up to 30 L/s is needed for snow making and drinking water, compared to an expected mean annual low flow (MALF) of 65 L/s.
- A preferred intake site was chosen after removing unsuitable options. It is low flood and avalanche risk, protecting infrastructure, and has nearby water storage. Various studies, including flow and ecological assessments, support this choice.
- Flow monitoring by e3Scientific shows flow usually stays above 65 L/s, meaning a 30 L/s take leaves 54% of the flow. The site has seasonal flow changes with storm and snowmelt events. The take is about 0.5% of the Nevis River MALF and minor, especially during winter when downstream irrigation is inactive. A condition of consent will require maintaining 20 L/s residual flow at all times.

In terms of freshwater/hydrology, various approvals will be required for the works that would ordinarily be required under the Resource Management Act and the Conservation Act. We are still working through the details of these, but indicatively, this will likely include (but is not limited to):

- Water permits, discharge permits and land use consents associated with:
 - The taking and use of water from Doolans Creek for the purposes of water supply and snow making
 - The diversion of water during the construction (and operation) of culverts, fords and weirs
 - The discharge of treated wastewater to land (Rastus Burn only – subject to a later / targeted wastewater meeting with DOC and QLDC).
 - The discharge of stormwater to land and water during operation;
 - The establishment of a weir (and the associated alteration and disturbance) within the bed of Doolans Creek
 - The (continued) taking and use of water from the Rastus Burn for the purposes of potable water supply (and associated structures)
 - The disturbance of the bed of a tarn
 - The placement of structures within a wetland

- The permanent loss of the wetland
- Earthworks and discharges within 100m of a wetland
- Concessions (lease, licences and easements), including (but not limited to):
 - A licence to operate the skifield
 - Various leases for 'permanent' structures such as buildings, gondola stations
 - Easements for access roads, civil infrastructure, the gondola, etc

Hopeful this will help you ensure the correct personnel are involved,

Thank-you

s9(2)(a)



s9(2)(a)

Associate

s9(2)(a)

PO Box 331152, Takapuna, Auckland 0740

www.mitchelldaysh.co.nz

The information contained in this email message received from Mitchell Daysh Limited (and accompanying attachments)

may be confidential. The information is intended solely for the recipient named in this email.

If the reader is not the intended recipient, you are notified that any use, disclosure, forwarding or printing of this email or

accompanying attachments is strictly prohibited. If you have received this message in error, please notify us

immediately by return email.

From: Jenny Clafferty <jclafferty@doc.govt.nz>

Sent: Wednesday, 25 March 2026 2:49 pm

To: s9(2)(a)

Cc: s9(2)(a)

Subject: RE: Potential ecology site visit for the NZSki Project next week

Hi s9(2)(a)

I wasn't involved this morning. I will see about those dates with DOC personnel but doubt they will be able to be available at such short notice. Agree that site visits would be beneficial prior to snow. Site visits will be on a cost recoverable basis, from the applicant.

Can you please provide with urgency a brief overview of the freshwater environment and hydrology/impacts/approvals sought – just what you have to hand now - so that we can have some understanding in that space; this will assist with ensuring the correct personnel are involved. Even just a few bullet points.

Regards

Jenny Clafferty

Contractor - Fast Track Applications
Te Whanganui-a-Tara | Wellington
Mobile [s9(2)(a)]



Department of Conservation
Te Papa Atawhai

From: [s9(2)(a)] >

Sent: Wednesday, 25 March 2026 1:44 pm

To: [s9(2)(a)]; Jenny Clafferty

<jclafferty@doc.govt.nz> [s9(2)(a)]

Cc: [s9(2)(a)]

Subject: Potential ecology site visit for the NZSki Project next week

Good afternoon [s9(2)(a)] and Jenny,

Thank you very much for this morning, it was great to have you all involved.

Regarding setting up a **full-day site visit** for ecology purposes, including Otago Regional Council, Central Otago District Council, DOC, and NZSki ecologists, both [s9(2)(a)] and [s9(2)(a)] We would like to know if you all are available next week, either –

- Monday 30th March
- Wednesday 1st April
- Thursday 2nd April

The Site Visit would include entering the Doolans Basins, where the proposed extension is, as discussed in the presentation workshop.

Sorry for the short timeframe, this is due to seasonal constraints (Before the snow in May) and staff availability. Please let me know as soon as possible.

Thank you

s9(2)(a)



s9(2)(a)

Associate

s9(2)(a)

| PO Box 331152, Takapuna, Auckland 0740

www.mitchelldaysh.co.nz

The information contained in this email message received from Mitchell Daysh Limited (and accompanying attachments)

may be confidential. The information is intended solely for the recipient named in this email.

If the reader is not the intended recipient, you are notified that any use, disclosure, forwarding or printing of this email or

accompanying attachments is strictly prohibited. If you have received this message in error, please notify us

immediately by return email.

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.



Remarkables Ski Field Expansion Project Ecological Impact Assessment - Executive Summary

NZ Ski Limited (NZSki) is seeking consent under the Fast-track Approvals Act 2024 to expand the existing Remarkables Ski Area into the adjacent Doolans Basin. The proposal includes the installation of a new chairlifts, ski trail and access road development and upgrades of existing infrastructure.

The Project is located in the subalpine and alpine environments of the Upper Rastus Burn and Doolans catchments and will require earthworks and associated vegetation and habitat clearance of approximately 20.7 ha.

The Ecological Impact Assessment documents the ecological values of the Project area and characterise the effects on botanical vegetation, invertebrate, lizard and avifaunal values. The investigations undertaken to understand the ecological values were undertaken over two fieldwork campaigns in the summers of 2024/25 and 2025/26. This work has culminated in the preparation of detailed botanical, vegetation and fauna descriptions and plans that have been used to support an assessment of impacts on the ecological values directly and indirectly disturbed by the construction and operation of the proposed ski field. In summary the ecological values within the footprint of the Project area include:

- A total of 12 highly representative vegetation communities have been described including four wetland communities.
- A total of 247 indigenous plant species have been recorded in the Project area with one species listed as Threatened – Nationally Endangered, 34 species listed as 'At Risk' and a further 38 listed as Regionally At Risk, Data Deficient or Regionally Threatened.
- One or more plant species listed as either Nationally/Regionally At Risk or Threatened are present in all 12 vegetation communities.

- NZ pipit, listed as 'At Risk – Declining' and Eastern falcon, listed as 'Threatened – Nationally Vulnerable' are present within both the Rastus Burn and Doolans catchments.
- The Not Threatened McCanns skink is the only lizard species recorded in the Project Area.
- A diverse invertebrate assemblage of ground dwelling and flying invertebrates has been recorded with a total of 120 distinct taxa from 15 Orders and 64 Families identified.
- In total, 24 invertebrate species were either unclassified or classified as Data Deficient, At Risk, or Threatened.

All of the vegetation communities contain ecological values that are significant under assessment criteria set out in National, Regional and Territorial Policy documents and District Plans.

Understanding the ecological values of the Project area have been integral in the design of the project with the direct disturbance of wetlands being reduced through design to slightly over 2000 square metres. Detailed engineering consideration has also ensured that direct disturbance is as low as possible.

In addition to characterising ecological values, the impact assessment includes detailed geospatial analysis of the Remakables Ecological District in an attempt to understand the areal extent of the vegetation communities across the Ecological District. This work enabled the project to contextualise the extent of the proposed vegetation and habitat loss within the ED. The assessment found that the percentage loss is greatest for high altitude cushionfields (0.94%) with the loss less than 0.3% for the remaining communities.

Ecological effects remain unavoidable in a project such as this where clearance of high and very high value vegetation and habitat is required. A detailed range of measures have been recommended to minimise effects.

Notwithstanding the recommendations above, based on the EcIA guidelines Moderate to High residual ecological effects are expected to occur within the ED as a result of the proposed development. The following characterises these ecological effects:

- Direct loss of 20.7 ha of indigenous vegetation that is characterised as a Moderate level of effect.

- Fragmentation of indigenous vegetation in the Rastus Burn is assigned a Moderate level of residual effect.
- Fragmentation of indigenous vegetation in the Doolans is assigned a High level of residual effect as the vegetation remains largely intact.
- Sedimentation of wetland communities is assigned a Moderate level of effect even when erosion and sediment controls are implemented.
- A Moderate level of effect on falcon based on a slight change to habitat conditions with respect to a pipit (bird of prey).
- A High level of effect on pipit below 1,700 metres in the Doolans.
- A Moderate to High level of effect of habitat loss on invertebrates.
- Construction noise effects are assigned as Moderate on eastern falcon, NZ pipit and kea and Moderate to High for invertebrates.

Released under the Official Information Act

Subject: NZSki - Workshop on Freshwater Ecology and Terrestrial Ecology with DOC
Location: Microsoft Teams Meeting
Start: Tue 31/03/2026 3:00 pm
End: Tue 31/03/2026 5:00 pm
Show Time As: Tentative
Recurrence: (none)
Organizer: s9(2)(a)

Good afternoon, Everyone,

The purpose of this workshop is to introduce the NZSki Project, the Hydrology, Freshwater Ecology, and Terrestrial Ecology Survey methodology and results, and the recommended mitigation, which will be submitted as a Fast Track Application in April.

The purpose of the workshop will be to elicit feedback/questions and comments/concerns in an open discussion. We will share information post the workshop.

The draft agenda follows –

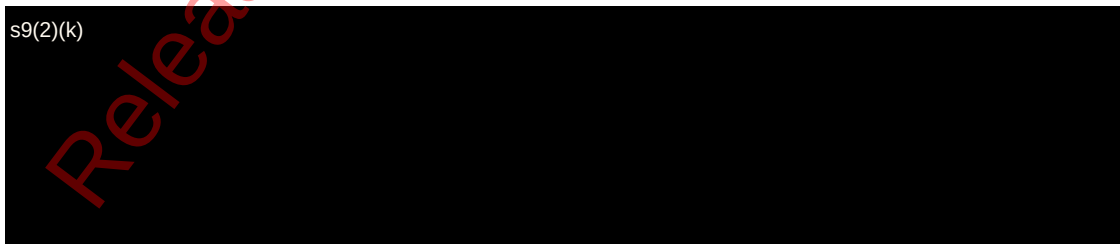
- Introduction of the NZSki Team
- Proposed NZSki Project Description
- Hydrology surveys methodology results and recommended mitigation
- Freshwater Ecology surveys methodology, results and recommended mitigation
- Terrestrial Ecology surveys methodology results and recommended mitigation
- Global Lizard Management Plan
- Open discussion on the information shared and any questions
- AOB

Thank-you

s9(2)

Microsoft Teams meeting

s9(2)(k)



[Need help?](#) | [System reference](#)

For organizers: [Meeting options](#)



s9(2)(a)

Associate

s9(2)(a)

| PO Box 331152, Takapuna, Auckland 0740

www.mitchelldaysh.co.nz

The information contained in this email message received from Mitchell Daysh Limited (and accompanying attachments)

may be confidential. The information is intended solely for the recipient named in this email.

If the reader is not the intended recipient, you are notified that any use, disclosure, forwarding or printing of this email or

us accompanying attachments is strictly prohibited. If you have received this message in error, please notify

immediately by return email.

Released under the Official Information Act

From: s9(2)(a)
Sent: Tuesday, 31 March 2026 3:26 pm
To: Jenny Clafferty
Cc: s9(2)(a)
Subject: RE: NZSki - List of technical experts

Categories: NZ Ski

Apologies one more – CODC have also engaged s9(2)(a) from Origin from a heritage perspective.



s9(2)(a)

Partner

s9(2)(a) | PO Box 489, Dunedin 9054
www.mitchelldaysh.co.nz

The information contained in this email message received from Mitchell Daysh Limited (and accompanying attachments) may be confidential. The information is intended solely for the recipient named in this email. If the reader is not the intended recipient, you are notified that any use, disclosure, forwarding or printing of this email or accompanying attachments is strictly prohibited. If you have received this message in error, please notify us immediately by return email.

From: s9(2)(a)
Sent: Tuesday, March 31, 2026 3:15 PM
To: Jenny Clafferty <jclafferty@doc.govt.nz>
Cc: s9(2)(a)
Subject: NZSki - List of technical experts

Hi Jenny,

Here is a list of the technical assessments and firms / experts and where their technical assessments are at. Those in italics I anticipate we will be in a position to share in the next week or so.

- Recreation (Greenaway & Associates)– draft received. Ready for circulation.
- Economic (Benje Patterson) – draft received. Ready for circulation.
- Heritage (Heritage Properties NZ) – draft received. Ready for circulation.
- *Landscape and Visual (Boffa Miskell) – draft received, currently being reviewed by NZSki.*
- *Ecology (terrestrial) – e3 Scientific – draft received, currently being reviewed by NZSki.*
- *Aquatic Ecology – e3 Scientific – draft received, currently being reviewed by NZSki.*
- *Hydrology – e3 Scientific – draft received, currently being reviewed by NZSki.*
- Transportation – draft received, currently being reviewed by NZSki.
- Erosion and Sediment Control (Enviroscope) – draft received, currently being reviewed by NZSki
- Wastewater (Stantec) – draft received, currently being reviewed by NZSki.
- Water Quality (e3 Scientific) – draft received, currently being reviewed by NZSki.

- Servicing (electricity, potable water supply, water storage, water take, telecommunications, stormwater) (Stantec) – draft received, currently being reviewed by NZSki.
- Noise (EMM) – draft underway.
- Natural hazards (Stantec) – draft underway.

Also, if it is of assistance:

- Central Otago District Council have engaged the following, as well as using internal experts:
 - s9(2)(a) (Planning)
 - s9(2)(a) (Wildlands)
 - s9(2)(a) (Wildlands)
 - s9(2)(a) (Landscape)
 - Economics (Savey Consulting)
- Otago Regional Council have engaged the following, as well as using internal experts:
 - s9(2)(a) (Planning)
 - s9(2)(a) (Morphum)
 - s9(2)(a) (SLR)
 - s9(2)(a) (Torlesse Environmental)
- QLDC have engaged the following, as well as using internal experts:
 - Economics (Savey Consulting)
 - s9(2)(a) (Landscape)

s9(2)(a)

From: s9(2)(a)
Sent: Wednesday, 1 April 2026 4:54 pm
To: Jenny Clafferty
Subject: NZSki Updated Heritage Assessment
Attachments: Project Area.zip; 26.03.19 Remarkables Upgrade and Doolans Expansion A Heritage Assessment.pdf

Categories: NZ Ski

Good afternoon, Jenny,

I hope all is well. I have just received an updated Heritage Assessment, and the project area shapefile is included as a zipped file to help with the report review. This includes only those areas shown on the project area map (figure 1 of the report), not the specific areas of proposed work.

Have a lovely long weekend and chat soon.

Thanks

s9(2)(a)



s9(2)(a)

Associate

s9(2)(a) | PO Box 331152, Takapuna, Auckland 0740
www.mitchelldaysh.co.nz

The information contained in this email message received from Mitchell Daysh Limited (and accompanying attachments) may be confidential. The information is intended solely for the recipient named in this email. If the reader is not the intended recipient, you are notified that any use, disclosure, forwarding or printing of this email or accompanying attachments is strictly prohibited. If you have received this message in error, please notify us immediately by return email.



Remarkables Upgrade and Doolans Expansion

A Heritage Assessment

Report Prepared for Mitchell Daysh

Author: s9(2)(a)

Reviewed by: s9(2)(a)

Remarkables Upgrade and Doolans Expansion

A Heritage Assessment

Prepared by New Zealand Heritage Properties Ltd

Dunedin | Invercargill | Christchurch & Wellington (trading as Underground Overground Archaeology Ltd)

+643 477 3935 | www.heritageproperties.co.nz

Project Details

Archaeological Site No.	None
HNZPT List Entry No.	None
District Council Heritage Listings	None
Property Address	The Doolans, the Remarkables Ski Area
Client	Mitchell Daysh for NZSki
Client Address	c/o [REDACTED] Mitchell Daysh [REDACTED]
Report Authors	[REDACTED]
Reviewed By	[REDACTED]
Report Submitted To	NZSki, Mitchell Daysh
Document Control ID	J011420_HA_REV A

Document Control

Revision No.	Date Submitted	Description	Prepared By	Reviewed By
A	June 2025	Draft issued to client	SI, DC, CT	DC
B	March 2026	Minor updates	SI, DC, CT	DC

Ownership and Disclaimer

This report has been prepared for the sole use of the client in relation to a specific work program described in Section 1.2 of this report. This report and the information contained herein are subject to copyright. Ownership of the primary materials created in the course of the research remains the property of the named researchers and New Zealand Heritage Properties Ltd. This report remains the property of the client and New Zealand Heritage Properties Ltd. The professional advice and opinions contained in this report are those of the consultants, New Zealand Heritage Properties Ltd, and do not represent the opinions and policies of any third party. The professional advice and opinions contained in this report do not constitute legal advice and are only current for the proposed work as described in Section 1.2.

Cover Photo: "Otago - Hayes, Lake" Double Cone Peak (top left background) and the Doolans. Photographer: J. Waddington, c.1975, Ref: R24810456, Archives New Zealand https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE25369712

Executive Summary

New Zealand Heritage Properties Ltd (NZHP) has been commissioned by Mitchell Daysh on behalf of NZSki to undertake a heritage assessment of upgrades to the Remarkables ski field and an expansion into the adjacent basin, called the Doolans. This assessment has been prepared to assess the heritage potential of the project area and to consider the impact that the proposed works will have on any sites.

Within the project area, there are no archaeological sites documented by the New Zealand Archaeological Association's Recording Scheme (ArchSite), no heritage items scheduled by the Central Otago District Council (CODC) or Queenstown Lakes District Council (QLDC) or listed by Heritage New Zealand Pouhere Taonga (HNZPT). The Remarkables Ski Area is included within the Rastus Burn Recreation Reserve and the Doolans expansion area is within the Kawarau/Remarkables Conservation Area administered by the Department of Conservation (DOC). The wider conservation area is regarded as having aesthetic, archaeological, architectural, historical, social, and technological significance (Matthew Schmidt & Barr, 2020, pp. 16–20).

NZHP undertook extensive documentary research into the history of both the Remarkables Ski Area, Lower Remarkables, and the Doolans Basin, drawing on archival material, historic maps, and contemporary newspaper accounts. Existing assessments, including those of the Kawarau/Remarkables Conservation Area within which the Doolans sit, were also reviewed. This research shows that the wider landscape was traversed, occupied, and utilised by Māori, and later navigated by nineteenth-century explorers whose movements were shaped by the extreme alpine environment of the Remarkables. From the late 1850s pastoralists established large inland Runs across the wider region, followed by waves of gold mining and, to a lesser extent, coal mining. However, no evidence of mining or early occupation was identified in the area now occupied by the Remarkables Ski Area within the Rastus Burn Recreation Reserve. Mining-related activity was primarily confined to the Doolans, including mid-1860s gold workings at the head of the right branch of Doolans Creek and the construction of the Welshmen's water race in 1869. A pedestrian survey was subsequently undertaken across the proposed Doolans expansion area to verify whether any physical remnants of these activities remained. No archaeological or heritage features were identified.

Since documentary research identified no evidence of heritage sites within the Remarkables Ski Area, no heritage values were ascribed to that part of the project area. Although the pedestrian survey could not confirm the presence of physical remains within the proposed Doolans expansion area, it forms part of the wider Kawarau/Remarkables Conservation Area which is recognised as having established heritage values. For this reason, low heritage values were attributed to the Doolans portion of the project area, reflecting its contribution to the broader landscape setting.

The conclusions and recommendations of this report are as follows:

- This assessment has found no documentary evidence of archaeological or historic heritage within the Remarkables Ski Area (including the access road and car park).
- This assessment has found no physical evidence of archaeological or historic heritage within the Doolans Basin Expansion Area. However, there is evidence of gold mining activity beyond the project area on the right branch of Doolans Creek. As part of the wider Kawarau/Remarkables Conservation Area, the Doolans expansion area contributes to the setting of adjacent historic heritage. Overall, the historic heritage values for the Doolans expansion area, as part of the Kawarau/Remarkables Conservation Area, are low. The proposed works will have a negligible adverse impact on these heritage values in that the setting will be slightly changed. NZHP support the proposed work with mitigation to include
 - Consideration of how visual impacts on the wider heritage landscape can be minimised by careful placement and camouflaging of structures.
 - Consultation with DOC on increased visitation and public interpretation.

- This assessment has found that there is not sufficient evidence to indicate that archaeology is present within the project area; as such, there are no triggers for an archaeological authority under the HNZPTA 2014.
- No evidence was found of specific archaeological sites relating to manawhenua within the project area> However, Kawarau/the Remarkables is a scheduled wāhi tūpuna in QLDC's Proposed District Plan (39.6 Schedule of Wāhi Tūpuna, Ref: 36), and manawhenua should be consulted.
- Work must follow the accidental discovery protocols (ADP), which are provided in Appendix A. All project managers and contractors engaged in earthworks must be familiar with the ADP. A copy must be available on site. NZHP recommend including heritage and the ADP as part of the site induction process.

Released under the Official Information Act

Abbreviations

Abbreviation	Definition
CODC	Central Otago District Council
DOC	Department of Conservation
HVA	Heritage Values Assessment
HNZPT	Heritage New Zealand Pouhere Taonga
HNZPTA 2014	Heritage New Zealand Pouhere Taonga Act 2014
ICOMOS	International Council on Monuments and Sites
ICOMOS NZ	International Council on Monuments and Sites New Zealand/Te Mana o Nga Pouwhenua o Te Ao
NZAA	New Zealand Archaeological Association
NZHP	New Zealand Heritage Properties Limited
QLDC	Queenstown Lakes District Council
RMA 1991	Resource Management Act 1991

Acknowledgements

New Zealand Heritage Properties acknowledges and thanks the following individuals who assisted in this project:

- s9(2)(a)
- s9(2)(a)
- The NZHP team

Table of Contents

Project Details	ii
Document Control.....	ii
Ownership and Disclaimer	ii
Executive Summary	iii
Abbreviations	v
Acknowledgements	v
Table of Contents.....	vi
List of Figures	viii
List of Tables.....	ix
1 Introduction.....	1
1.1 Project Area	1
1.2 Proposed Activities.....	1
1.2.1 Project Summary.....	3
1.3 Authorship	4
2 Statutory Requirements.....	5
2.1 Fast-track Approvals Act 2024.....	5
2.2 Resource Management Act 1991.....	5
2.3 Central Otago District Plan.....	6
2.4 Queenstown Lakes District Plan.....	6
2.5 Iwi/Hapu Management Plans.....	6
2.6 Heritage New Zealand Pouhere Taonga Act 2014.....	7
2.7 Conservation Act 1987.....	8
3 Methodology	10
3.1 Research to Inform Heritage Values	10
3.2 Assessment of Heritage Values.....	11
3.3 Assessment of Effects on Heritage Values.....	12
4 Physical Environment and Setting.....	14
5 Historical Background	18
5.1 Māori Occupation and Activity	18
5.1.1 Pā and Kāika.....	19
5.1.2 Mahika Toi.....	20
5.1.3 Mahika Kai.....	22
5.1.4 Ara Tawhito and Nohoaka.....	22
5.2 Māori and Pākehā: Guides, Explorers, and Runholders.....	23
5.3 The Beginning of European Settlement in the Wakatipu Basin.....	25
5.3.1 Gold Mining	26
5.3.2 Pastoral Runs.....	27
6 Heritage Background for the Doolans Basin.....	29
6.1 Māori Occupation and Activity in the Doolans Creek Area.....	30
6.2 Pastoral Runs	31
6.2.1 Run 330C	32
6.2.2 Run 345C	33
6.2.3 Run 345D.....	34
6.3 Gold Mining and the Doolans.....	35
6.3.1 Gold Mining at the Head of Doolans Creek.....	35

6.3.2	The Welshmen's Water Race	36
6.3.3	The Race (F41/241) and the Raceman's Hut.....	38
6.4	Coal Mining.....	40
6.5	Summary of Findings for the Doolans Basin.....	40
7	Heritage Background for the Remarkables Ski Area and Lower Remarkables	41
7.1	Māori Occupation and Activity in the Remarkables Ski Area and Lower Remarkables	41
7.2	Pastoral Run 345C	41
7.2.1	Lot 31, Block XII, Coneburn District.....	42
7.3	Gold Mining.....	43
7.4	Climbers and Adventurers.....	43
7.5	Summary of Findings for the Remarkables Ski Field and Lower Remarkables.....	44
8	Previous Investigations and the Wider Heritage Context	45
8.1	Previous Work in the Kawarau/Remarkables Conservation Area and Rastus Burn Recreation Reserve 45	
8.2	The Wider Heritage Context.....	47
9	Physical Evidence of Heritage Sites	50
10	Research Results	56
10.1	Constraints and Limitations	57
11	Statement of Heritage Significance.....	58
12	Assessment of Impacts on Heritage Values.....	60
12.1	Recommendations to Reduce or Mitigate Adverse Impacts.....	60
12.2	Summary of Effects on Heritage Values.....	61
13	Conclusions and Recommendations.....	62
14	References	63
Appendix A	Accidental Discovery Protocols	A-1

List of Figures

Figure 1-1. Location of the project area.	2
Figure 4-1. Map showing key features in the physical environment.	15
Figure 4-2. Doolans back country (Ski Touring New Zealand, 2013).	17
Figure 4-3. Doolan's Ridge looking north (Ski Touring New Zealand, 2013).	17
Figure 5-1. Distribution of pounamu (nephrite and bowenite) in the South Island (Beck & Mason, 2002).	21
Figure 5-2. Detail of 1798 engraving of the map Tuki Tahua sketched in 1793 for Philip King, showing lake feature in the South Island interior (Tahua, 1798).	21
Figure 5-3. Detail of Shortland's 1844 map, reproduced from the drawings of Te Huruhuru, showing "Wakatipua, the famed Waipounamu" (Shortland, 1851: facing 205).	22
Figure 5-4. Detail of Mantell's 1848 map titled 'Hand Sketch of the South part of Middle Island' showing "Native Paths" near the Kawarau Mouth and Whakatipu-wai-māori (Mantell, 1848).	23
Figure 5-5. Edwards Shortland's 1851 map based on Te Huruhuru's map of Whakatipu Waimāori, Wānaka and Hāwea, drawn for Shortland in 1844 (Huruhuru & Shortland, 1844)	25
Figure 5-6. Gold mining camp at Gabriels Gully in 1862 (Unknown, 1862).	27
Figure 5-7. Bank of New Zealand and gold office at with Arthurs Point or Maori Point (north of Lake Wakatipu), 1864 (Unknown, 1864).	27
Figure 5-8. "Workers' Homes at Kawarau, Otago, South Island: view showing the Remarkables in the Background" (Milligan & Auckland Weekly News, 1920).	28
Figure 6-1. Detail of SO 801 showing Run 330C, as surveyed in 1909. The northern-most corner falls into the proposed Doolans Basin Expansion Area (Burton, 1909b).	32
Figure 6-2. Detail of SO 799 showing Run 345C, as surveyed in 1909. The south corner of the run falls in the proposed Doolans Basin Expansion Area (Burton, 1909a).	33
Figure 6-3. Detail of SO 798 showing Run 345D, as surveyed in 1909 The south western corner of the run falls in the proposed Doolans Basin Expansion Area (Burton, 1909a).	34
Figure 6-5. View of some of the relics found elsewhere in the Remarkable Conservation Area (Mitchell & Muellen, 2020).	36
Figure 6-6. Detail from a 1938 survey plan of the Kawarau Survey District showing a portion of the remaining part of the Welshman's Water Race (indicated by the circle) (Morrison, 1938).	37
Figure 6-7. An example of an "old water race" (indicated by the arrow) and two huts (indicated by the circle) on the right branch of the Doolans Creek, recorded in 1881. These sites could be connected to the Welshmen's water race (SO 1255).	37
Figure 6-8. The proposed Doolans Basin Expansion Area overlaid on a 1903 topographical map (Vincent Map NZMS15 Sheet 3, 1903). The "old water race" (i.e., the Cambrian or Welshmen's water race) is highlighted yellow. The location of the Raceman's hut is indicated by the orange dot.	39
Figure 6-9. Aerial image showing the Raceman's hut (circled in yellow) and the water race in the hills behind (indicated by the arrows). Uphill the race disappears into the banks of the right branch of Doolans Creek (entering from the left of the image) (Google Earth, April 2023).	39
Figure 7-1. Run 345C, surveyed in 1909, overlaid with the existing ski field, access road, and entrance (Burton, 1909a). Laing's and Owen's Creeks are identified.	42
Figure 7-2. Detail of SO 379 (1870) showing the survey of Block 12, Coneburn District.	43
Figure 7-3. Detail from SO 343, dated 1866, recording the pre-emptive right containing the homestead, near Kawarau Falls (marked in blue). Double Cone is to the right of the image (marked in red).	43
Figure 7-4. A 1956 aerial view of the area now occupied by the Remarkables Ski field (Retrolens, 1956).	44
Figure 8-1. Map showing the Remarkables Conservation Area, Ratus Burn Recreation Reserve, adjacent covenant areas, and recorded archaeological sites.	46
Figure 8-2. Raceman's Hut (Devlin, 2020).	48
Figure 8-3. Artefacts collected from I44/67 in 1874-1875 (Keyes, 1967).	49

Figure 9-1. Photograph looking south across the project area.	50
Figure 9-2. Map of the survey tracks overlaid with the proposed expansion area, lift, buildings, reservoir, tracks, and trails.	51
Figure 9-3. Photograph looking southeast across the southern portion of the area surveyed.	52
Figure 9-4. Photographs looking south across the northern portion of the survey area, showing the general ground cover (left) and the grass vegetation limiting ground visibility (right).....	52
Figure 9-5. Photographs of the southern survey area . Left photograph shows a scree slope encountered, looking north. Right photograph shows a boulder field, looking east.....	53
Figure 9-6. Photographs showing the steep faces encountered across the project area, both looking southwest	53
Figure 9-7. Left photograph showing rock shelters investigated, looking southeast. Right photograph showing a dry stream bed and plateau, looking northwest.....	53
Figure 9-8. Detail of the LINZ aerial basemap showing the Raceman's Hut, with the race extending beyond. An overview shows the relationship between the hut site and the Doolans Basin Expansion Area.....	54
Figure 9-9. Photograph showing the head of the creek, with no evidence of the water race or gold mining.	54
Figure 9-10. Photo looking down the Doolans Creek. No evidence of a race or gold mining can be seen.	55

List of Tables

Table 1-1. Summary of project area.	1
Table 1-2. Expected Population Staging for the Proposed Expansion.....	1
Table 3-1. Criteria for the assessment of heritage values as defined in HNZPT's <i>Significance Assessment Guidelines</i> (Heritage New Zealand Pouhere Taonga et al., 2019).	11
Table 3-2. Levels of significance (adapted from DfT, 2008).	12
Table 3-3. Magnitude of the impacts of the proposed work against the heritage values (DfT, 2008).	13
Table 3-4. Matrix of significance of effects on the heritage values (DfT, 2008).....	13
Table 6-1. Timeline of events with documentary sources	29
Table 7-1. Timeline of events with documentary sources	41

1 Introduction

New Zealand Heritage Properties Ltd (NZHP) has been commissioned by Mitchell Daysh on behalf of NZSki to undertake a historic heritage assessment of proposed Remarkables Ski Field Expansion Project. This assessment has been prepared to assess the heritage potential of the project area and to consider the impact that the proposed works will have on any sites. The Conservation Act 1987 protects heritage of all periods. The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA 2014) affords protection to archaeological sites, which are areas that witnessed human occupation prior to the year 1900 and can provide information on the history of New Zealand through archaeological investigation.

1.1 Project Area

The project area includes both the current Remarkables Ski Area and Lower Remarkables (comprising the lower carpark and access road) as well as the proposed Doolans Basin Ski Expansion Area (Figure 1-1). A summary of the project area is provided in Table 1-1. The current ski area sits within the Rastus Burn Recreation Reserve and the proposed expansion area falls within the Kawarau/Remarkables Conservation Area, which are administered by the Department of Conservation (DOC) under the Conservation Act (1987). Currently, there are no recorded archaeological sites and no heritage buildings, structure or sites within the project area scheduled on the Central Otago District Plan, Queenstown Lakes District Council (QLDC) Plan, or entered on Heritage New Zealand Pouhere Taonga's List/Rārangi Kōrero. The QLDC Proposed District Plan includes Kawarau/The Remarkables in 39.6 Schedule of Wāhi Tūpuna (Ref: 36).

Table 1-1. Summary of project area.

Site Address	The Doolans and the Remarkables Ski Area (including access road and carpark)
Legal Description	Part Section 8 SO 24742, Part Section 12 SO 24636, Part Section 1 SO 24738; Sections 1 and 2 SO 22561 and Part Section 1 Block X, Lot 2 DP17411, and Section 1 SO 24060, Otago Land District
Landowner	The Crown
Territorial Authority	Central Otago District Council (the Doolans), Queenstown Lakes District Council (The Remarkables Ski Area)
Archaeological Site No.	N/A
Previous Archaeological Authorities	None
New Zealand Heritage List/Rārangi Kōrero	None
Covenant or Heritage Order	N/A/
Scheduled on District Plan	Kawarau/The Remarkables Wāhi Tūpuna (QLDC Proposed District Plan, 39.6 Schedule of Wāhi Tūpuna, Ref: 36)
Conservation Area	Remarkables Conservation Area, Rastus Burn Recreation Reserve
Reserve Status	Rastus Burn Recreation Reserve Held for conservation purposes Set apart as a Government purpose (access road) reserve
Statutory Acknowledgement Area	N/A
Customary Marine Title	N/A

1.2 Proposed Activities

Located approximately 24 km from downtown Queenstown, the Remarkables Ski Area is a popular destination for New Zealanders and international visitors alike. Currently designed to accommodate a maximum of approximately 6,000 skiers per day, demand has regularly exceeded capacity in recent years (Table 1-2).

Table 1-2. Expected Population Staging for the Proposed Expansion.

Location	Current Occupancy	Development Stage 1	Development Stage 2
Site Wide	3,500 people/day (average) 4,000 people/day (maximum)	4,500 people/day	6,000 people/day
Rastus Burn Ski Area	3,500 people/day	3,500 people/day	3,500 people/day
Doolans Creek Basin	n/a	1,000 people/day	2,500 people/day

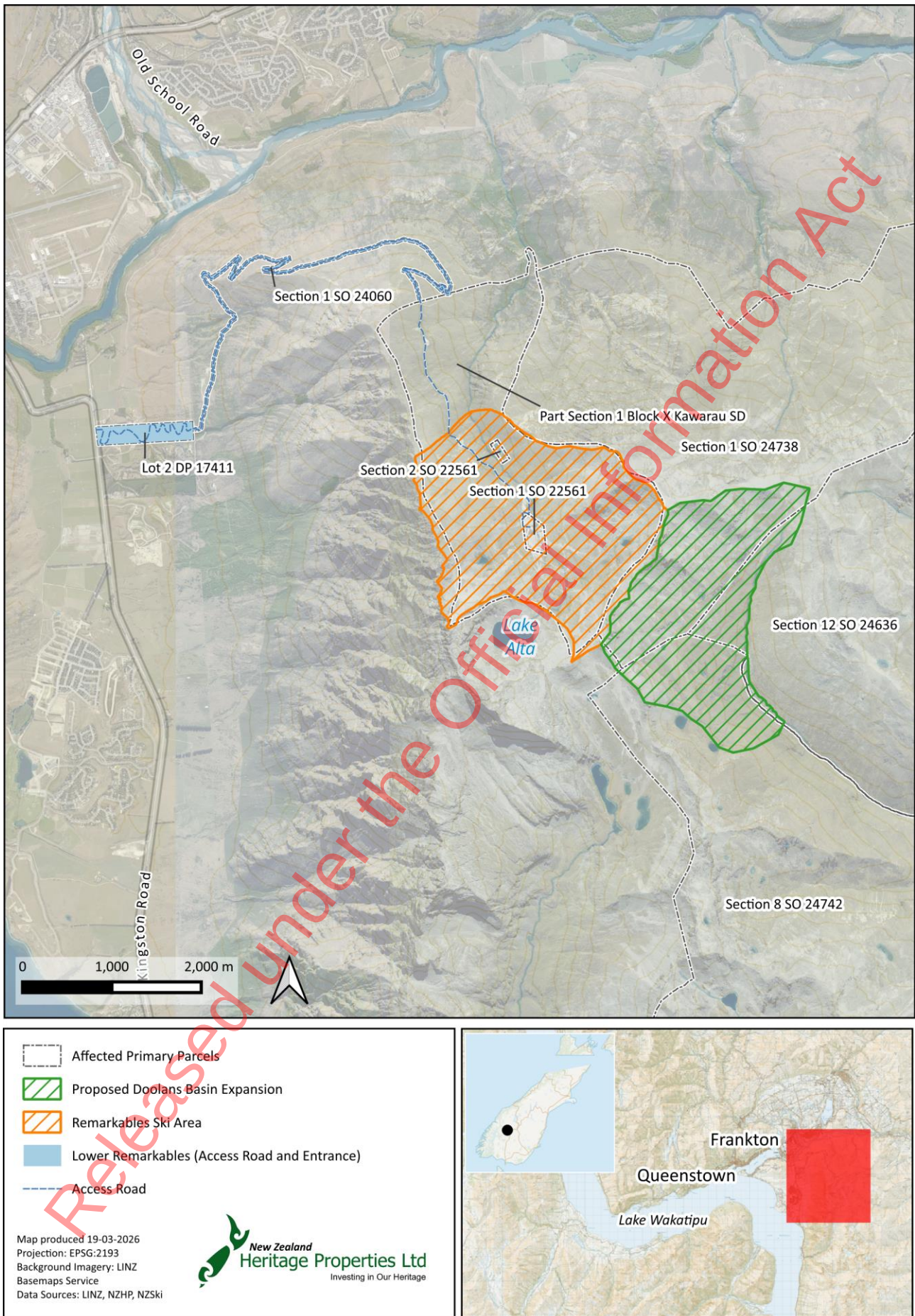


Figure 1-1. Location of the project area.

The primary objective of the Remarkables Ski Field Expansion Project (**‘the Project’**) is to provide a world class multi-valley ski area that will attract local and international visitors and cater to both the existing and future visitor demands for ski tourism in the district and region.

To achieve the objective, the Project seeks to upgrade the existing infrastructure within the Remarkables Ski Area and expand the skiable terrain available through an expansion into the adjacent Doolans Basin. The Doolans Basin will be accessed via a newly established gondola and ski trails.

At the completion of the Project, the expanded ski field will accommodate up to 6000 skiers per day. This growth is anticipated to occur over two stages, as shown in Table 1-2. Stage 1 represents when the “Install” stage of the Project is complete, with Stage 2 representing the completion of the “Expand” stage.

The Project also has also been designed to improve the overall resilience of the ski area to the effects of climate change and increasingly variable weather patterns. The Doolans Basin is located at a higher elevation than the existing Remarkables Ski Area and is also located on a south facing slope. The Doolans Basin therefore has a heightened ability to retain snow, improving its longer-term resilience to the potential effects of climate change.

1.2.1 Project Summary

The Project is located within the Rastus Burn and Doolans Basin, within the wider Remarkables Ranges. The Project site comprises a footprint of approximately 568 hectares and broadly falls within one of two distinct areas:

1. **The existing Remarkables Ski Area and Lower Remarkables:** This area includes the existing ski area in the Rastus Burn and the associated Remarkable Ski Area Access Road.
2. **The Doolans Basin Ski Expansion Area:** This area is a new expansion of the existing ski field into the adjacent Doolans Basin.

Existing Remarkables Ski Area and Lower Remarkables Upgrades

The key project works proposed within the existing Remarkables Ski Area and the Lower Remarkables are summarised below and include:

- Upgrades to existing infrastructure services and associated structures including upgrades to mains power supply, infield power distribution, water, wastewater, stormwater, communications, and snowmaking.
- Upgrades to existing Lower Remarkables car park area and provision of additional bus / shuttle and ride sharing facilities.
- Expansion of the existing Rastus Burn Base Building and reconfiguration of the arrival surrounds.
- Construction and use of the new Doolans Gondola providing access into the Doolans Basin, including construction of the new Base Station adjacent to the Rastus Burn Base Building and construction of gondola towers, cables and associated infrastructure up to the new Helicopter Ridge Midstation.
- Upgrades to existing and establishment of new access roads and ski trails to provide vehicular access and ski return trails to and from the Doolans Basin.
- Installation of new operational controls to maintain the health and safety of ski field users. Such controls include wayfinding signage, barriers/gates, permanent safety fencing/netting, snow fences, avalanche control, boundary markers.
- Refer to the full project description contained in the substantive application for further details and plans relating to the above.

Establishment of the Doolans Basin Ski Expansion Area

The key project works proposed within the Doolans Basin are summarised below and include:

- Establishment and use of the new Doolans Gondola from the Rastus Burn Base Building into the Doolans Basin. The new gondola includes the new Base Station directly adjacent to the existing Rastus Burn Base Building, the new Helicopter Ridge Midstation (with a patrol hut), and the new Doolans Return Station

directly adjacent (and connected) to the proposed Doolans Cabin Building. It also includes construction of gondola towers, cables and associated infrastructure.

- Establishment and use of a new multi-purpose Doolans Cabin Building, designed to accommodate gondola cabin parking, integrated cabin maintenance, storage, bathroom facilities, café facilities and emergency shelter space.
- Establishment and use of ski trails and access roads between the gondola midstation, the Doolans Cabin Building and associated infrastructure. Where practicable, ski trails and access roads will be co-located to minimise the level of ground disturbance.
- Construction of a learners snowsports area adjacent to the Doolans Cabin Building with a covered passenger conveyor lift, supported by snowmaking infrastructure.
- Establishment of supporting services and facilities in the Doolans Basin, including power, water, wastewater, stormwater, communications and snowmaking facilities.
- Installation of new operational controls to maintain the health and safety of ski field users. Such controls include wayfinding signage, barriers/gates, permanent safety fencing/netting, snow fences, avalanche control, boundary markers.

Refer to the full project description contained in the substantive application for further details and plans relating to the above

1.3 Authorship

The primary author of this report is s9(2)(a). I am the s9(2)(a) at NZHP s9(2)(a)

I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2023. This report has been prepared in compliance with that Code, as if it was expert evidence presented in proceedings before the Environment Court. Unless I state otherwise, this report is within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this report.

2 Statutory Requirements

The legislative requirements relating to archaeological sites and artefacts are detailed in the following sections. There are two main pieces of legislation that provide protection for archaeological sites: the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA 2014) and the Resource Management Act 1991 (RMA 1991). Artefacts are further protected by the Protected Objects Act 1975. In addition, the Conservation Act 1987 provides protection of historic resources as defined as a historic place under the HNZPTA 2014, a wide definition that extends beyond the pre-1900 cut-off for archaeological sites.

2.1 Fast-track Approvals Act 2024

The Fast-track Approvals Act 2024 is designed to streamline the decision-making process for large development and infrastructure proposals, enabling them to receive approvals more swiftly and efficiently. This “one-stop-shop” approach integrates various approval processes into a single system, encompassing resource consents, notices of requirement, and certificates of compliance. It consolidates approvals not only from the Resource Management Act 1991 but also from several other legislative Acts, thereby simplifying and expediting the overall approval process for significant projects (Ministry for the Environment, 2025).

Unless specifically listed in the Act, projects must apply for referral to utilise the Fast-track system. For each Fast-track project, expert panels composed of independent decision-making bodies are established. These panels have the authority to hold hearings, prepare or commission reports, request additional advice, and identify other relevant experts to invite comments from. Although the proposal is not publicly notified, the panel must invite written comments from certain individuals or groups listed in the Act. These include:

- Relevant local authorities
- Relevant iwi authorities
- Treaty settlement entities relevant to the project
- Landowners and occupiers of the land where the project is located and adjacent land, unless they cannot be identified
- The Minister for the Environment and other relevant portfolio Ministers
- Relevant administering agencies, including the Ministry for Business, Innovation and Employment, the Environmental Protection Authority, Heritage New Zealand Pouhere Taonga, the Ministry of Primary Industries, the Department of Conservation, and local authorities
- Other relevant groups defined in the Act for specific situations

Once the necessary assessment information has been gathered, the panel makes its decision based on the application and the assessment. This streamlined process ensures that large development and infrastructure projects can proceed more efficiently while still considering the input of key stakeholders and maintaining compliance with relevant regulations (Fast-track, 2025).

2.2 Resource Management Act 1991

The RMA 1991 defines historic heritage as those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, and it may include historic sites, structures, places, and areas; archaeological sites; and sites of significance to Māori. It should be noted that this definition does not include the 1900 cut-off date for protected archaeological sites as defined by the HNZPTA 2014. Any historic feature that can be shown to have significant values must be considered in any resource consent application.

Historic heritage is considered a matter of national importance under Section 6 of the RMA 1991. The act requires city, district, and regional councils to manage the use, development, and protection of natural and physical resources in a way that provides for the well-being of today’s communities while safeguarding the options of future generations.

Under the RMA 1991, local authorities are required to develop and operate under a district plan, ensuring that historic heritage is protected. This includes the identification of heritage places on a heritage schedule (or list) and designation of heritage areas or precincts and documents the appropriate regulatory controls. All heritage schedules include, but are not limited to, all items on the New Zealand Heritage List/Rārangī Kōrero. Additional sites of significance to the local authority may also appear on the schedule.

2.3 Central Otago District Plan

The Doolans Basin fall within the Central Otago District Council (CODC) boundaries. As noted above, the RMA 1991 requires local authorities to develop and operate under a district plan. The CODC District Plan identifies the significance of historic buildings to the character of region. The heritage resources identified by the council are included in Schedule 19.4: Register of Heritage Buildings, Places, Sites and Objects and Notable Trees. The register includes all HNZPT Category 1 and Category 2 listed sites, which have been evaluated according to criteria outlined in the HNZPTA 2014. As noted above, currently there are no recorded archaeological sites and no heritage buildings, structure or sites within the project area scheduled on the Central Otago District Plan.

2.4 Queenstown Lakes District Plan

The Remarkables Ski Area falls within the Queenstown Lakes District Council (QLDC) boundaries. The Operative QLDC district plan was last revised on 7 November 2025. QLDC also issued the Proposed District Plan on 20 February 2026. While some aspects are currently under appeal, the issues, objectives, policies, and rules relating to heritage are not under appeal; therefore, this version of the district plan is treated as operative by the Council. The Operative District Plan recognises heritage as fundamental to community wellbeing, identity, and local character. Under the new Proposed District Plan, Chapter 26 sets out objectives, policies, and rules for managing the District's heritage through an Inventory of Listed Heritage Features, which groups places into three protection categories reflecting national, regional, district, or local significance. The objectives and policies emphasise identifying and protecting heritage features, managing effects of development, discouraging demolition or inappropriate relocation, supporting sustainable and economically viable use, recognising Māori heritage and the layered nature of historic landscapes, and enhancing public understanding through interpretation and incentives. The rules of Chapter 26 apply only to listed heritage features, heritage precincts, heritage overlay areas, and recorded archaeological sites, ensuring that works affecting identified heritage resources are appropriately managed while activities outside these areas are not subject to heritage-specific provisions.

Of relevance to this report, the Proposed District Plan also identifies Outstanding Natural Landscapes (ONL) and wāhi tupuna. Wāhi tupuna are defined by QLDC as landscapes and places that “embody the relationship of mana whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred places), and other taoka (treasure)” (Queenstown Lakes District Council, 2026b). Scheduling these areas allows their cultural values to be recognised, safeguarded, and protected. QLDC worked collaboratively with Kāi Tahu rūnaka consultancies, Aukaha and Te Ao Marama, to identify and map wāhi tūpuna across the district, acknowledging that Kāi Tahu regard the entire district as part of their ancestral landscape (Queenstown Lakes District Council, 2026b).

2.5 Iwi/Hapu Management Plans

Iwi/hapu management plans are planning documents that are recognised by an iwi authority, relevant to the resource management issues, including heritage, of a place and lodged with the relevant local authority. They have statutory recognition under the RMA 1991. Iwi Management Plans set baseline standards for the management of Māori heritage and are beneficial for providing frameworks for streamlining management processes and codifying Māori values. Iwi Management Plans can be prepared for a rohe, heritage inventories, a specific resource or issue or general management or conservation plans (NZHPT, 2012).

The rūnanga Te Rūnanga o Moeraki, Kāti Huirapa Rūnanga ki Puketeraki, Te Rūnanga o Ōtākou and Te Rūnanga o Hokonui are collectively involved in the protection/promotion of the Otago region's natural and physical

resources by providing input into the processes required by the RMA and other relevant legislation. *Kai Tahu Ki Otago Natural Resource Management Plan* (Kāi Tahu Ki Otago, 2005) has been collectively developed by the rūnanga and supporting councils.

The rūnanga Papatipu o Murihiku; Te Rūnanga o Awarua, Te Rūnanga o Oraka/Aparima, Te Rūnanga o Hokonui and, Te Rūnaka o Waihōpai are collectively involved in the protection/promotion of the Murihiku region's natural and physical resources by providing input into the processes required by the RMA and other relevant legislation. *Te Tangi a Tauira - The Cry of the People: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan* (Ngāi Tahu ki Murihiku, 2008) has been developed by Ngāi Tahu ki Murihiku and supporting councils.

QLDC notes that iwi management plans are a primary tool for identifying and addressing resource management issues of significance to Kāi Tahu. *Te Tangi a Tauira* and the *Kai Tahu ki Otago Natural Resource Management Plan* (2005) are both recognised as iwi management plans relevant to the Queenstown Lakes District (Queenstown Lakes District Council, 2023b). While CODC has not individually adopted these plans, it is a signatory to the Te Rōpū Taiao Governance Charter: a formal agreement between Otago rūnanga and Otago local authorities to work collaboratively at both collective and individual council levels. This relationship is acknowledged as fundamental within both iwi management plans.

Both management plans are recognised by iwi authority Te Rūnanga o Ngāi Tahu. The plans provide explanation of kaitiakitanga, outline cultural values and places of significance, identify primary issues, and provide policy and management guidelines. Several rūnanga and Ngāi Tahu Whānui (of Murihiku and Otago) share an interest in the lakes and mountains near Whakatipu-wai-māori (Lake Wakatipu).

2.6 Heritage New Zealand Pouhere Taonga Act 2014

The HNZPTA 2014 came into effect in May 2014. The purpose of this act is to promote identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage. HNZPT administers the act and was formerly known as the New Zealand Historic Places Trust (Pouhere Taonga). The act provides definitions of archaeological sites, historic areas, and historic places.

An **archaeological** site is

- (a) any place in New Zealand, including any building or structure (or part of a building or structure), that--:
 - (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
 - (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- (b) includes a site for which a declaration is made under section 43(1)

Additionally, HNZPT has the authority (under section 43(1)) to declare any place to be an archaeological site if the place.

- (a) was associated with human activity in or after 1900 or is the site of the wreck of any vessel where that wreck occurred in or after 1900; and
- (b) provides, or may be able to provide, through investigation by archaeological methods, significant evidence relating to the historical and cultural heritage of New Zealand.

A **historic area** is an area of land that

- (a) contains an inter-related group of historic places; and
- (b) forms part of the historical and cultural heritage of New Zealand; and
- (c) lies within the territorial limits of New Zealand.

A historic place

- (a) means any of the following that forms a part of the historical and cultural heritage of New Zealand and that lies within the territorial limits of New Zealand:
 - (i) land, including an archaeological site or part of an archaeological site;
 - (ii) a building or structure (or part of a building or structure);
 - (iii) any combination of land, buildings, structures, or associated buildings or structures (or parts of buildings, structures, or associated buildings or structures); and
- (b) includes any thing that is in or fixed to land described in paragraph (a).

Archaeological sites are protected under Section 42 of the act, and it is an offense to carry out work that may “modify or destroy, or cause to be modified or destroyed, the whole or any part of that site if that person knows, or ought reasonably to have suspected, that the site is an archaeological site”, whether or not the site has been previously recorded. Each individual who knowingly damages or destroys an archaeological site without having the appropriate authority is liable, on conviction, to substantial fines (Section 87).

Any person wishing to carry out work on an archaeological site that may modify or destroy any part of the site, including scientific investigations, must first obtain an authority from HNZPT (Sections 44(a,c)). The act stipulates that an application must be sought even if the effects on the archaeological site will be no more than minor as per Section 44(b). A significant change from the Historic Places Act (1993) is that “an authority is not required to permit work on a building that is an archaeological site unless the work will result in the demolition of the whole of the building” (Section 42(3)).

Once granted and beyond the point of appeal, an authority remains current for a period of up to 35 years, as specified in the authority. If no period is specified in the authority, it remains current for a period of five years from the commencement date.

The authority is tied to the land for which it applies, regardless of changes in the ownership of the land. Prior to any changes of ownership, the land owner must give notice to HNZPT and advise the succeeding land owner of the authority, its conditions, and terms of consent.

An additional role of HNZPT is maintaining the New Zealand Heritage list, which is a continuation of the Register of Historic Places, Historic Areas, Wāhi Tapu, and Wāhi Tapu Areas. The list can include archaeological sites. The purpose of the list is to inform members of the public about such places and to assist with their protection under the Resource Management Act 1991. As noted above currently, there are no recorded archaeological sites and no heritage buildings, structure or sites within the project area entered on Heritage New Zealand Pouhere Taonga's List/Rārangi Kōrero.

2.7 Conservation Act 1987

The Conservation Act 1987 defines **conservation** as “the preservation and protection of natural and historic resources for the purpose of maintaining their intrinsic values, providing for their appreciation and recreational enjoyment by the public, and safeguarding the options of future generations.” This provides for the protection of historic resources, a wide definition, where **historic resource** means a historic place as per the HNZPTA 2014 (see Section 2.2); and includes any interest in a historic resource.

The Act sets out the majority of DOC's responsibility and roles. Under Section 6, DOC has a particular responsibility to interpret and administer the act to give effect to the principles of the Treaty of Waitangi and build effective conservation relationships with mana whenua. Section 6 sets out the functions of DOC which includes but is not limited to, in relation to historic resources:

- to manage for conservation purposes, all land, and all other natural and historic resources, for land managed by DOC and for land whose owner agrees with the Minister they should be managed by DOC
- to advocate the conservation of natural and historic resources generally:

- to promote the benefits to present and future generations of—the conservation of natural and historic resources generally and the natural and historic resources of New Zealand in particular; and the conservation of the natural and historic resources of New Zealand's Sub-Antarctic Islands and, consistently with all relevant international agreements, of the Ross Dependency and Antarctica generally; and international co-operation on matters relating to conservation:
- to the extent that the use of any natural or historic resource for recreation or tourism is not inconsistent with its conservation, to foster the use of natural and historic resources for recreation, and to allow their use for tourism.

The public conservation land DOC administers has different layers of protection, depending on which category or land status it holds under various legislation, which is complex often with additional or multiple layers of protection overlaying each other. Categories or land status may include, but are not limited to, National Parks, specially protected areas, wilderness areas, amenities area, reserves (e.g., historic, scientific, recreation as per Reserves Act), marginal strips, stewardship areas and DOC is also party to land covenants. To implement conservation, the protection of historic resources within public conservation land is guided by DOC's general policy, conservation management strategies (CMS) and conservation plans as statutory documents and may differ between the category or land status of public conservation land. This means that for projects planned on public conservation land, DOC must be contacted to determine their requirements for assessment of effects on historic resources, any requirements such as CMS or conservation plans, for managing historic resources when identified during assessments. Assessments of historic resources may be required for landowner or affected party consultation and consent for the archaeological authority process under the HNZPTA 2014, Resource Consent, or obtaining a concession or access agreement from DOC.

Released under the Official Information Act

3 Methodology

In preparing this assessment, guidance on methodology is considered from *Sustainable Management of Historic Heritage Guidance Information Sheet 9 Preparing a Heritage Impact Assessment* produced by the then New Zealand Historic Places Trust (NZHPT, 2007b) and *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS, 2011). Presented below are the methods used to gather information to identify the heritage potential of the project area, determine the significance, and assess the effects of the proposed work on identified values.

3.1 Research to Inform Heritage Values

The first half of this report provides the information gathered to inform on the heritage values of the project area, including the setting, historical background, heritage context, and the site survey. Documentary research was undertaken to inform the background research sections of this assessment. The setting and physical environment section documents the setting of the project area, its land use, and considers environmental factors that may influence how the site was occupied through time. The heritage background first provides an overview of human history for the wider area before narrowing down on evidence that is specific to the project area itself to determine the nature and significance of the archaeology. Previous research and investigation for the project area provide an understanding of research results, areas of modification, and informs on the potential for the proposed works to affect archaeology. This section also considers the wider heritage context, including the consideration of sites recorded near the project area and how they are represented in the archaeological record at the local, regional, and national level. Sources utilised for this research include:

- Historic newspaper articles through PapersPast,
- Historic maps accessed via Prover and from Archives New Zealand,
- Warden's Court applications (held by Archives New Zealand),
- Reports from the Appendices to the Journals of the House of Representatives (AJHRs),
- Historical photographs of the area (searches were conducted using the DigitalNZ website, Hocken Snapshot, Museum of New Zealand Te Papa Tongarewa – collections online, and Alexander Turnbull Library)
- Aerials from Retrolens (LINZ)
- Documentary resources including DOC reports on the values of the Remarkable Conservation Area and local histories
- Ka Huru Manu,
- ArchSite,
- The HNZPT archaeological reports digital library,
- New Zealand Heritage List/Rārangī Kōrero, and
- Published primary and secondary sources.

A site survey provides the opportunity to identify heritage features that are present within the project area along with their condition. A pedestrian survey of the project area was undertaken in March 2025 by NZHP archaeologists. This survey consisted of a walkover of the proposed Doolans Basin Ski Expansion Area, including access roads, ski runs, gondola and chair lift lines, building locations and other areas of proposed excavation. A GPS unit loaded with the project area was carried and was used to track the survey path. The survey was paused when previously unrecorded features or points of interest were encountered to allow for closer inspection. Potential features as well as the general landscape and area were photographed. The topography of the area did not allow for standardised transects to be adhered to in many cases. In steep areas, transects were centred on valley floors or ridgelines to maximise visibility of features and other team members. In high areas, ridgelines and hill tops were used to view sparsely vegetated areas and identify potential heritage remains.

A survey of the Remarkables Ski Area and Lower Remarkables was not completed, as no triggers for heritage were identified in the documentary research.

3.2 Assessment of Heritage Values

Assessment of heritage significance is guided by the criteria outlined in HNZPTA 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards established by HNZPT in *Significance Assessment Guidelines* (Heritage New Zealand Pouhere Taonga, O'Brien, & Barnes-Wylie, 2019). This guideline was intended to provide standardised assessment criteria for considering historic places and areas for inclusion on the New Zealand Heritage List/Rārangī Kōrero. The guideline requires a twofold assessment, firstly considering the nature of the ascribed heritage value, and secondly the degree of their significance. The degree of significance is not rigorously defined in the guideline, but examples include 'special' or 'outstanding' for the highest values, and at the other end of the spectrum there may be 'little' to 'no heritage value' or even 'adverse' or 'negative value'.

Table 3-1. Criteria for the assessment of heritage values as defined in HNZPT's *Significance Assessment Guidelines* (Heritage New Zealand Pouhere Taonga et al., 2019).

Criteria	Threshold for Inclusion	Key Questions
Aesthetic significance or value	The place has, or includes, aesthetic qualities that are considered to be especially pleasing, particularly beautiful, or overwhelming to the senses, eliciting an emotional response. These qualities are demonstrably valued, either by an existing community or the general public, to the extent that they could be expected to experience a sense of loss if the qualities which evoke the aesthetic value were no longer there.	1. What aesthetic qualities is the place recognised for? 2. How has the importance of the aesthetic qualities of the place been acknowledged or acclaimed by the community or group? 3. How do the aesthetic qualities compare with other places with similar qualities?
Archaeological significance or value	The place provides, or is demonstrably likely to provide, physical evidence of human activity that could be investigated using archaeological methods. Evidence obtained as a result of an archaeological investigation could be expected to be of significance in answering research questions, or as a new or important source of information about an aspect of New Zealand history.	1. Is the place likely to contain physical evidence of human activity that archaeological methods could locate or identify? 2. What aspect of New Zealand history could this evidence provide information about? 3. Is the physical evidence, located through archaeological methods, likely to provide significant evidence about this aspect of New Zealand history? 4. Is this place the only, or one of a very few, sites that can provide this evidence about New Zealand history?
Architectural significance or value	The place reflects identifiable methods of construction or architectural styles or movements. When compared with other similar examples, or in the view of experts or relevant practitioners, it has characteristics reflecting a significant development in this country's architecture. Alternatively, or in conjunction with this, the place is an important or representative example of architecture associated with a particular region or the wider New Zealand landscape.	1. What method of construction or architectural style or movement does the place reflect? 2. Why is this construction method, style or movement of importance in New Zealand history? 3. How well does the place represent this method, style or movement compared to other places?
Cultural significance or value	The place reflects significant aspects of an identifiable culture and it can be demonstrated that the place is valued by the associated cultural group as an important or representative expression of that culture.	1. What culture is associated with this place? 2. How does this place reflect that culture? 3. How has the significance of the place as an important or representative expression of the culture been demonstrated?
Historical significance or value	The place contributes towards the understanding of a significant aspect of New Zealand history and has characteristics making it particularly useful for enhancing understanding of this aspect of history, especially when compared to other similar places.	1. What significant aspect of New Zealand history is the place related to? 2. What does the place contribute to the understanding of that aspect of New Zealand history? 3. How does the place's ability to contribute to the understanding of this aspect of history compare with other similar places?
Scientific significance or value	The place includes, or is demonstrably likely to include, fabric expected to be of significance in answering research questions or a new or important source of information about an aspect of New Zealand's cultural or historical past through the use of specified scientific methods of enquiry.	1. What information could be obtained through scientific methods of enquiry? 2. What fabric exists at the place that might help to provide this information? 3. How does its ability to provide information through scientific methods compare with other similar places?
Social significance or value	The place has a clearly associated community that developed because of the place, and its special characteristics. The community has demonstrated that it values the place to a significant degree because it brings its members together, and they might be expected to feel a collective sense of loss if they were no longer able to use, see, experience or interact with the place.	1. Is this a place that brings people together? 2. Is there an existing community associated with the place? 3. How has the community demonstrated that they value the place?

Spiritual significance or value	The place is associated with a community or group who value the place for its religious, mystical or sacred meaning, association or symbolism. The community or group regard the place with reverence, veneration and respect, and they might be expected to feel a collective sense of loss if they were no longer able to use, see, experience or interact with the place.	1. Is there a community or group who value the place for its religious, mystical or sacred meaning, association or symbolism? 2. How is the community or group's shared belief, faith or spiritual experience demonstrated at this place?
Technological significance or value	The place includes physical evidence of a technological advance or method that was widely adopted, particularly innovative, or which made a significant contribution to New Zealand history OR The place reflects significant technical accomplishment in comparison with other similar examples, or in the view of experts or practitioners in the field, and has characteristics making the place particularly able to contribute towards our understanding of this technology.	1. What technological advance or method does the place demonstrate? 2. What physically demonstrates the technology used? 3. Why is this technology of importance in New Zealand history? 4. How well does the place represent this technology compared to other places?
Traditional significance or value	The place reflects a tradition that has been passed down by a community or culture for a long period, usually generations and especially since before living memory, and has characteristics reflecting important or representative aspects of this tradition to a significant extent.	1. What community or culture has practised, or is the custodian of, the tradition that is associated with this place? 2. What tradition is associated with this place? 3. What physical aspects of the place reflect the tradition? 4. How is this place an important or representative expression of the tradition?

3.3 Assessment of Effects on Heritage Values

When considering the impacts to heritage, the following methodology is applied. The Department for Transport (2008) established a three-stage approach for assessing the effects on heritage, which has been adopted by many heritage practitioners (Bond & Worthing, 2016; ICOMOS, 2011; NZTA, 2015). This approach requires careful consideration of at three clearly defined stages, (1) assessment of overall level of significance, (2) assessment of the magnitude of impact and (3) determination of the significance of effects, and while it remains a qualitative assessment, there is clear guidance and justification for the decisions made at each stage (DfT, 2008).

Once the heritage values have been identified, it is necessary to consider the overall level of significance, whether the site be significant at the international, national, regional, or local level (Table 3-2). This scale for measuring the level of significance, ranging from very high for sites of international significance to sites of low significance that may represent a site of local significance but having poor preservation or contextual associations.

Table 3-2. Levels of significance (adapted from DfT, 2008).

Level of Significance	Criteria
Very High	• World Heritage Sites • Assets of acknowledged international importance • Assets that can contribute significantly to acknowledged international research objectives • Historical landscapes of international value (designated or not) and extremely well-preserved historic landscapes with exceptional coherence, time depth, or other critical factor(s)
High	• Scheduled asset and undesignated assets of schedulable quality and importance • Category 1 listed buildings and Category 2 listed buildings of special interest. • Other listed buildings that can be shown to have exceptional qualities in their fabric or associations not adequately reflected in their listing category • Conservation areas containing very important buildings • Undesignated structures of clear national importance • Designated and undesignated historic landscapes of outstanding historic interest; undesignated landscapes exhibiting considerable coherence, time depth, or critical factor(s) • Assets that can contribute significantly to acknowledged national research objectives
Medium	• Designated or undesignated assets that contribute to regional research objectives • Category 2 listed buildings • Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association • Conservation areas containing important buildings that contribute significantly to their historic character • Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings (e.g., street furniture or other structures) • Designated landscapes of special historic interest (including Category 2 registered parks and gardens); undesignated landscapes that would justify such a designation; averagely well-preserved historic landscapes with reasonable coherence, time depth, or other critical factor(s); landscapes of regional value.

Low	- Designated and undesignated assets of local importance including those comprised by poor preservation and/or poor survival of contextual association - Assets of limited value, but with potential to contribute to local research objectives - Locally listed buildings and historic (unlisted) buildings of modest quality in the fabric or historical association - Historic townscapes or built-up areas of limited historic integrity in their buildings or built settings (e.g., street furniture or other structures) - Robust undesignated historic landscapes; historic landscapes with importance to local interest groups; and historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations
Negligible	- Assets with very little surviving archaeological interest - Buildings of little architectural or historical note - Landscapes with little significant historical interest

Assessing and evaluating the potential effects on heritage values can be very difficult and subjective. To mitigate against this, NZHP follows the defensible system defined by the Department for Transport (2008) and adopted by others, including ICOMOS (2011). Using this system, the impacts are first considered to be either beneficial or adverse, including both direct impacts to the site (a primary consequence of the proposed work) or indirect (resulting from a secondary consequence). The assessment of effects considers the magnitude of the proposed work on the heritage asset on a nine-point scale, ranging from a major adverse effect to a major beneficial effect (Table 3-3). The significance of effects can be either adverse or beneficial on a scale ranging from neutral to very large and is determined using the value or overall level of significance and the magnitude of the effects, as shown in the matrix below (Table 3-4).

Table 3-3. Magnitude of the impacts of the proposed work against the heritage values (DfT, 2008).

Magnitude	Description
Major	Change to key historic building/ site elements, such that the asset is totally altered. Comprehensive change to the setting.
Moderate	Change to many key historic building/ site elements, such as the asset is significantly modified. Changes to the setting of an historic building/ site, such that it is significantly modified
Minor	Change to key historic building/ site elements, such that the asset is slightly different. Changes to the setting of an historic building/ site, such that it is noticeably changed.
Negligible	Slight changes to historic building/ site elements or setting that hardly affect it.
No change	No change to fabric or setting.

major	moderate	minor	negligible	neutral	negligible	minor	moderate	major
ADVERSE					BENEFICIAL			

Table 3-4. Matrix of significance of effects on the heritage values (DfT, 2008).

Heritage Value	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate-Large	Large-Very Large	Very Large
High	Neutral	Slight	Moderate-Slight	Moderate-Large	Large-Very Large
Medium	Neutral	Neutral-Slight	Slight	Moderate	Moderate-Large
Low	Neutral	Neutral-Slight	Neutral-Slight	Slight	Slight-Moderate
Negligible	Neutral	Neutral	Neutral-Slight	Neutral-Slight	Slight

Once the significance of effects on heritage values has been defined, the proposed work is considered against the best practice recommendations, such as the guidelines provided by HNZPT and any local design guidelines, the importance of the buildings or structures, their condition, potential for alternative use, and the benefits of the redevelopment. These matters then need to be considered in the context of the designation and the functional requirements of the network utility operator.

4 Physical Environment and Setting

The geographical setting plays an important role in determining why people were drawn to the Wakatipu and how the area was utilised. The project areas sit within the Remarkables with the current ski area being on the west slope and the Doolans Basin on the east slope (Figure 4-1). The Kawarau River borders the area to the north and east, and the Nevis Valley to the south.

The Remarkables, one of New Zealand's most notable mountain ranges, are known by Māori as Kāwarau. Surveyor Alexander Garvie renamed the mountains The Remarkables in 1857 after witnessing a glorious sunset on their dramatically jagged ridges (Southland Times, 1926). Steep and rugged, the range extends to 2,234 meters, with its highest peak, Double Cone, standing at 2,319 meters (Devlin, 2020). Visitors are treated to spectacular views of Lake Wakatipu and beyond, as well as features of the outstanding landscape, including waterfalls, glacial tarns, and schist outcrops. There are walking tracks for hikers, including the Lake Alta and Wye Creek tracks, which offer stunning vistas and opportunities to explore the natural beauty of the area.

Nestled within the Remarkables is the Rastus Burn Recreation Reserve. Rastus Burn is managed by DOC who play an active role in protecting the area's significant wetlands (Department of Conservation, 2025). The Northern Remarkables landscape is identified by QLDC as an Outstanding Natural Landscape (ONL), with the Rastus Burn recognised as an important hydrological feature supporting significant indigenous vegetation and providing valued habitat for native lizard species. The western extent of this ONL overlaps with the mapped Kawarau/The Remarkables wāhi tūpuna (Queenstown Lakes District Council, 2023a).

Within the Rastus Burn Recreation Reserve sits the Remarkables Ski Area, accessed solely via the Ski Field Access Road, which branches steeply from State Highway 6 south of Queenstown. The landscape is defined by steep to very steep alpine slopes characterised by extensive schist outcrops, rugged bluffs, and widespread scree fields, with the northern faces dominated by large post-glacial landslides formed after the retreat of Late Pleistocene glaciers. At the foot of these slopes, the alluvial fans and shingle beds of the Rastus Burn and Owens Creek continue to shape the basin through active sediment deposition. Small tarns in the vicinity of the Ski Field further reflect the area's glacial origins, while the upper slopes support snow tussock grasslands, mixed snow-tussock–*Dracophyllum* scrub, and cushionfields typical of high-altitude environments. The terrain comprises three interconnected north-facing bowls rising from a base elevation of 1,586 m to a highest point of 1,943 m, forming a dramatic alpine landform with a vertical drop of 357 m. (NZSki, 2019; Queenstown Lakes District Council, 2026a).

The Doolans Basin sits on the east face of the Remarkables and at the top of the Nevis Valley. The area combines high mountains with vast basins. The basin is named for the creek that runs below – Doolans Creek Right Branch, which has numerous small tributaries. Comprising around 450 hectares, during winter the tussock covered hills are blanketed in snow. There are few access routes, and the wild terrain is remote and isolated. Under the Central Otago District Council's District Plan, the Doolans is part of a wider swathe of land identified as an area of Outstanding Natural Landscape, and within that are areas of Significant Natural Value.

The Doolans and a small portion of the access track to the existing ski field sit within the Kawarau/Remarkables Conservation Area. The Conservation Area is made up of two areas totalling over 33,000 hectares, including Kawarau/The Remarkables, Tāpuae O'Uenuku/Hector Mountains and Te Papapuni/Nevis River valley. This land was returned to the Crown through the tenure review process and includes the pastoral leases of Coneburn, Glenroy, Wentworth, Loch Linnhe, Ben Nevis, Glen Nevis and Mt Rosa Stations (Devlin, 2020; Matthew Schmidt & Barr, 2020). This large area contains significant natural, landscape, recreational, historic heritage and Ngāi Tahu values (Devlin, 2020) (Figure 4-1). These values have since been recognised through the scheduling of the Kawarau/The Remarkables wāhi tūpuna in the proposed QLDC District Plan.

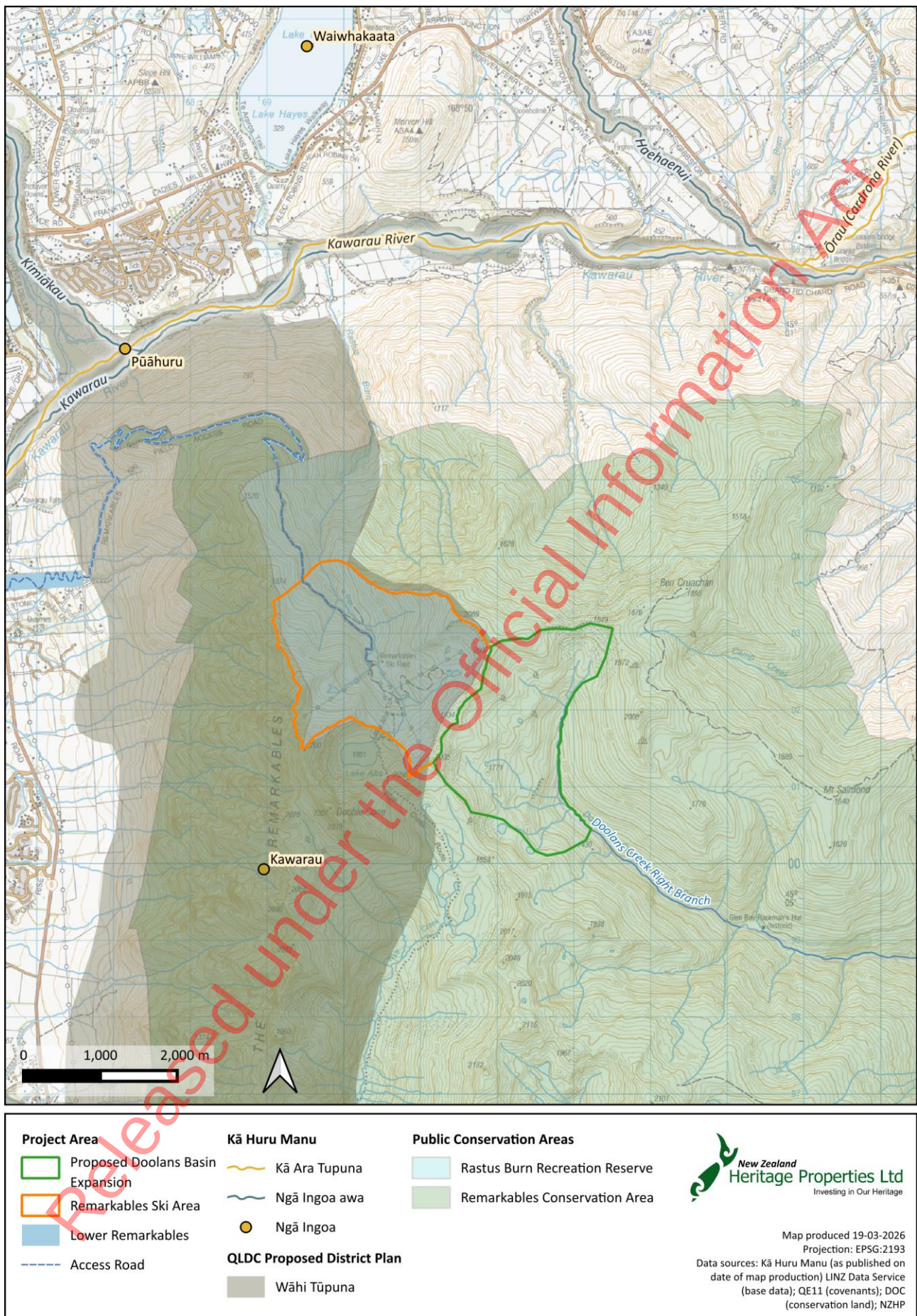


Figure 4-1. Map showing key features in the physical environment.

Millions of years ago, Otago's general terrain is believed to have been relatively low lying. Around five million years ago the Wakatipu mountains emerged as a result of the "Kaikoura Orogeny, a crustal mountain building phase" and are a relatively recent event in geological terms (Thomson, 2023). Lake Wakatipu is a post-glacial lake and the Doolans also contain a number of small glacial lakes at the head of Wye Creek (McLintock, 1966b). There are also numerous waterways in the district. The Nevis River is a major water course, as is Doolans Creek with its right and left branches. There are also numerous creeks throughout the valley below the Doolans (Figure 4-1).

The area is rich in minerals, carrying auriferous seams and deep deposits of coal. As early as 1872 the rocks in the Basin were defined as "clay slates and gold-bearing mica schists" (Russell, 1876). By 2000 it was estimated that inland Otago had produced at least 38,000 kg of alluvial gold. Other significant mineral deposits include scheelite and stibnite, or antimonite. Non-metallic deposits include limestone and coal (Turnbull, 2000).

The mountainous landscape was described in detail by a visitor to the area in 1874:

The coal seams on the Kawarau lie in a slope of the Remarkables, and on ascending above the coal workings and crossing a saddle the visitor finds himself confronted with some of the wildest scenery to be found even in this rugged district. A mountain torrent of considerable size, called Doolans Creek, lies at his feet; here gold mining has been by fits and starts carried on to some extent, but at present by only a few parties. The valley of the creek is mostly narrow, and the mountains on each side are very high, which gives it the appearance of a dangerous and gloomy place. In some parts perpendicular cliffs rise abruptly from the creek to a height of 1,500 feet, and the huts of the miners have often been damaged by masses of rock slipping down upon them. In one case a large stone rolled down the hill and passed right through one of them, but did not hurt the occupants. It however, so frightened them, that they left the creek for a short time, until they regained courage to return. Large numbers of small stones are often dislodged by sheep, and come flying down into the creek, to the dismay of those working there; and the din and the roaring of the water is anything but soothing to the nerves. The coldness of the temperature in winter is also something to be remembered, as it gets very little sunshine, and if you stand still for a short time you feel as if the cold were taking bodily hold of you. The instant a prospect is tried the gold freezes hard to the bottom of the dish. Fortunately scrub for firewood is plentiful, although heavy timber is scarce, except at the head of the creek, and the Kawarau coal seam crosses the creek at one part of it, but as the stream is fourteen miles in length and without tracks, the coal is not generally available. Some portions of the creek yield fair returns of gold, the sample being coarse flat pieces, very bright and much waterworn. The severe climate and inaccessibility of the place prevent it from commanding that attention which its resources would otherwise claim. It falls into the Nevis river about two miles above its junction with the Kawarau, and at the junction of Doolan's and the Nevis the scenery is positively awful, and rendered still more so by the noise of these large bodies of water travelling at a furious rate over rocks and enormous boulders. The place is so uninviting that although excellent prospects of gold can be obtained on the Lower Nevis, no one seems to care about pushing his fortune in these dreadful wilds" (Evening Star, 1874).

Today the physical environment of the Remarkables and the Doolans is also recognised for its recreational potential. The current recreational use is outside the scope of this report (Figure 4-2 and Figure 4-3).



Figure 4-2. Doolans back country (Ski Touring New Zealand, 2013).

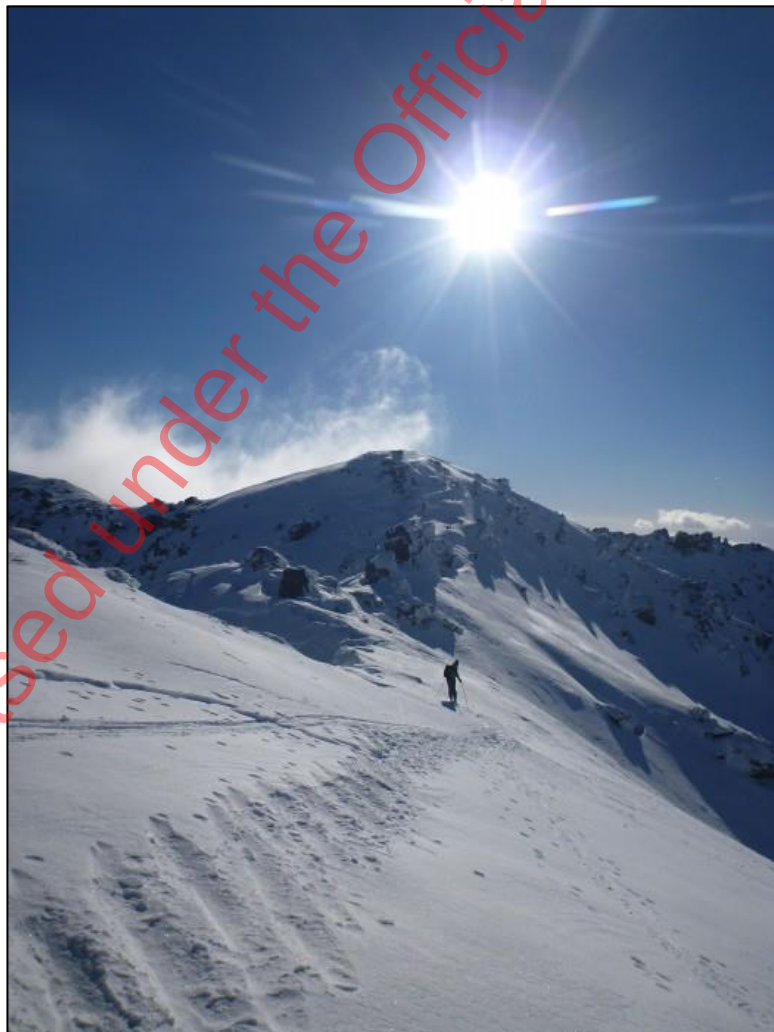


Figure 4-3. Doolan's Ridge looking north (Ski Touring New Zealand, 2013).

5 Historical Background

The historical setting of a site provides invaluable contextual information through which greater understanding of the project area can be achieved. The broader history of the area guides the interpretation of the area's significance at a local level.

5.1 Māori Occupation and Activity

The Otago region was first settled and navigated by Māori communities descended from some of the earliest Polynesian settlers to Aotearoa. Archaeological evidence shows that people had settled the Otago interior by the fourteenth century (Anderson *et al.*, 1996; Ritchie, 1980). There is some debate about when the first Māori communities came to the area, but umu (ovens) around the Dart River, beyond the north-western end of Lake Whakatipu, have been radiocarbon dated to 1227AD, 1363AD, 1508AD and 1613AD. The discovery of shell midden and crafted stone tools such as adzes and chisels were also identified in the area from the 1870s (Ritchie, 1980; Taylor, 1952). The archaeological record indicates that early groups accessed various resources from the lakes, rivers and valleys in the interior, establishing smaller “transient” nohoaka (camps) and kāika (villages) that served as semi-permanent sedentary bases. Recorded archaeological sites have uncovered evidence of Māori lifeways such as cooking features and food resources (including kaimoana); stone resources for the production of tools and ornaments; re-purposed animal bone used in the production of tools and ornaments; timber and plant resources used in the construction of buildings, waka, and smaller objects and in the production of textiles (e.g., harakeke and kareao). A rich local record of Māori traditions and place names recount some of the earliest Polynesian settlers to Te Waipounamu (South Island). Three principal streams of descent are recognized in the traditions of Kāi Tahu manawhenua (Waitaha, Kāti Mamoe and Kāi Tahu).

The first people to arrive in Te Waipounamu were linked through whakapapa to the iwi Waitaha, arriving aboard the canoes *Uruao* and *Waka-A-Raki* (O'Regan, 2001: 4). Certain traditions and texts also reference Rapuwai and Kāti Hāwea as groups established in Te Waipounamu during the earliest period of settlement, though the traditions of these groups are often interwoven into the histories and whakapapa of Waitaha (Anderson, 1998: 18-20; see Tau, 2003: 159 for discussion). According to O'Regan (2001) and Tau (2003), Waitaha descendants were associated with the first explorations, the naming of places and the earliest landscape transformations, with all major landmarks in Te Waipounamu derived from Waitaha tradition (see also Whatahoro, 1886; Stack, 1898). For example, the wider area surrounding the Remarkables and the Nevis is known as Ngā Puna Wai Karikari a Rākaihautū after the captain of the canoe *Uruao*. Rākaihautū is traditionally credited with the creation of the inland lakes and lagoons, including Lakes Hāwea, Wānaka and Whakatipu Waimāori which proved more difficult to scoop out. For some, the stories connected to Waitaha are considered significant for the establishment of a unique mythology and whakapapa specific to the iwi and landscapes in the south (Cain, 2020; O'Regan, 2001; Matthew Schmidt & Barr, 2020).

By the late sixteenth century, Kāti Mamoe descendant groups from Hawke's Bay had begun to settle Te Waipounamu, engaging in both battle and intermarriage with established groups as they ventured south. While there is a detailed documented history for the migrations and interactions of individuals and hapū groups during the later seventeenth and eighteenth centuries, very little has survived of the history of Waitaha and Kāti Mamoe in the interior. In the seventeenth century, several groups related by ancestry and marriage began moving down from the East Coast of Te Ika-a-Maui (North Island), later unifying under their common descent from Tahu Pōtiki of Hawke's Bay. Kāi Tahu descendants moved south and went through periods of long-running conflicts, intermarriage, and peace alliances with other established groups. The documented histories relating to the seventeenth and eighteenth centuries often recount skirmishes between Kāti Mamoe and Kāi Tahu descendants¹

¹ It is important to note that the collective use of Kāti Mamoe and Kāi Tahu does not mean that the various hapū groups connecting at an iwi level were acting as a single tribal unit. Instead, Tau and Anderson (Tau and Anderson, 2008: 26) state that individual actions or concerted invasions were conducted mostly at a personal or family level, perhaps facilitated by the interrelatedness of groups through shared ancestry, or through marriage.

(e.g., Anderson, 1998; Tau and Anderson, 2008). Over time, descendants of these groups would collectively come to be known as Kāi Tahu with the interwoven histories and traditions of groups in Te Waipounamu forming a collective Kāi Tahu identity (O'Regan, 2001: 45).

In the context of Central Otago and Queenstown Lakes area, while evidence for Māori habitation does exist, it is indicative of a migratory route through the district used for seasonal hunting and fishing and as trade networks established between the east and west coasts (Parcell, 1951; Peat, 2002; Roxburgh, 1957, 1990; Veitch, 2003). While it is clear that local Māori communities knew the area well (as evidenced by Nathanael Chalmers' 1853 expedition, when he was guided throughout Otago by two Māori guides, Reko and Kaikōura), it has been argued that there is a lack of evidence for any permanent pre-contact Māori settlements having been established within the district (Parcell, 1951; Veitch, 2003). This claim is contested by early Pākehā accounts of older villages that were no longer in use by the time of European arrival (Anderson, 1983). An abundance of artefacts have been found throughout the district, along with numerous moa butchery sites, indicating that Māori were instead utilising nohoaka throughout inland Otago (McCraw, 2007). Similarly some references discuss the lack of Māori occupation throughout the Clutha region (Anderson, 1989; Jill Hamel, 2001), though it is widely accepted that multiple centres were heavily populated by the time of European arrival (Anderson, 1998; Jill Hamel, 1977; Te Rūnanga o Ngāi Tahu, 2022). These inland areas also include several urupā, tuahu, ritual sites and wāhi tupuna sites. While known to exist, these are often not formally disclosed due to their cultural sensitivity, however they are known through oral traditions and histories within iwi and hapū (Potiki & KTKO Consultancy Ltd, n.d.).

5.1.1 *Pā and Kāika*

Throughout Ōtākou, Māori activity can be seen clearly through the archaeological, historical and ethnographical evidence of pā and kāika. These settlements and fortifications give information not only of the time of occupation by Māori in certain areas, but also of the different iwi, hapū, relationships, lifestyles, and favoured resources. This section discusses these pā and kāika around Otago's interior, where recorded.

Whakatipu-wai-māori (Lake Wakatipu) supported seasonal camps and semi-permanent settlements, sometimes for several years at a time. While camps of the interior were generally deserted in winter, eeling and birding parties often returned during summer months (Kāi Tahu Ki Otago, 2005). Named settlements in the vicinity of Whakatipu-wai-māori include Tahuna, near present-day Queenstown, Te Kirikiri pā, located in Frankton where the Queenstown gardens are found today, a kāika near the Kawarau Falls called O Te Roto (or Oteroto), the kāika Takerehaka near Kingston, and the kāika Tititea, located at the junction of Kawarau and Shotover Rivers (Kāi Tahu Ki Otago, 2005). Other settlements and camping sites have been found at Takerehaka near present day Kingston, Punatapu (Bob's Cove), Wāwahi Waka (Pigeon Island) and Puahuru (junction of Kawarau and Shotover Rivers) (Queenstown Lakes District Council, 2020; Taylor, 1952). These settlements are predominantly associated with Kāti Māmoe descendants, with traditions indicating descendant groups had permanently settled the area in the seventeenth century (Anderson, 1982; Taylor, 1952).

By about the mid-eighteenth century Waitaha and Kāti Māmoe descendants had abandoned the interior of Te Waipounamu as far south as Whakatipu (Anderson, 1982). By the end of the eighteenth century, Kāi Tahu had established dominance over much of North Canterbury and began making their way south. Kāi Tahu set out under Te Mahika to destroy the Tititea pā. They could not take it, however, and were forced to retreat (Taylor, 1952). On recounting this event Anderson (1998: 43) states:

a contemporary, Ngati Mamore relative of Te Rakitauneke was Tuwiri-roa. He lived initially at Tititea, where the Kawarau River leaves Lake Wakatipu...Tuwiri-roa's kinsman, Putete, had obtained a Ngai Tahu wife at Te Waiaeruati (Temuka), and taken her back to Tititea, but there she died suddenly and her people were suspicious of the circumstances. A Ngai Tahu taua, under Te Mahika, marched through the interior to attack Tititea, but turned back before doing so when Putete convinced them of the superiority of the Tititea forces (Anderson 1998).

Kāiti Māmoe, after the first Kai Tahu raids, retained a ‘tenuous grip’ on the settlements, but by the mid-eighteenth century seem to have retreated to areas south of Whakatipu (Anderson, 1982).

As Anderson records:

it is impossible to be more emphatic or precise about the course of events because of the uncertainties introduced by variations in the ascription of individuals to tribal groups, and of attributions of events to settlements. Moreover, given mobility in settlement patterns, the lack of a traditional encounter at any particular settlement need not mean that it had already been abandoned, only that it was empty when it came to the attention of a raiding party. (Anderson, 1982)

5.1.2 *Mabika Toi*

Stone was an important material for the day to day lives of Māori throughout the country, with stone source locations being one of the driving forces for settlement and travel. In the Otago region, silcrete and porcellanite raw materials were particularly important during periods of early Māori settlement, with over 300 outcrops mapped in the south-eastern districts of the South Island (Jill Hamel, 2001). Near Alexandra, G42/23 records a quarry site and working floor located in the hills to the northeast of the town. The site is recorded as silcrete, with large slabs and boulders showing hammer marks. A working floor at the top of the spur was recorded as the find spot for flakes, blades, coves, hammerstones and anvils. Similarly, just north of Roxburgh, on Mount Bengier, G43/4 is recorded as a porcellanite outcrop quarried by the Māori, then damaged during damming of the area. The site record form (SRF) records that cores in various stages of working are scattered across the site.

One of the most prized stones for Māori throughout Aotearoa was pounamu (nephrite). Nephrite sources in New Zealand are contained mainly to the west coast of the South Island, with the main sources being found around Lakes Wānaka and Whakatipu-wai-māori (Beck & Mason, 2002) (Figure 5-1.). Pounamu is considered a taoka to Māori, due to its rarity and strength when used for tools. Pounamu sourced from the Great Lakes would have been transported across Murihiku by the river systems, as both a trading commodity and item of prestige (Coutts, 1971). Pounamu tools have been found along the Nevis Valley at multiple sites (J Hamel, 1994). This includes moa butchery sites, believed to be early in the occupation of the area, which is uncommon as Hamel states that pounamu became more common and abundant in sites in the later phase (J Hamel, 1994).

The knowledge and significance of local pounamu sources in inland Otago area is also demonstrated by two early maps. The first is a 1798 engraving chart of Aotearoa originally drawn in charcoal on the deck of the *Endeavour* by Māori rakatira at Whitianga, and reproduced more permanently by the Northland Māori rakatira, Tuki Tahua and Ngahuruhuru (or Te Hurukokoti). This engraving shows Aotearoa with two main islands, ‘Te Aho no Maui’ (The Fish of Maui) and ‘Pounamu’ (Greenstone) (Binney, 2004). While the North Island is depicted larger, with greater detail, the South Island references a large lake with the annotation ‘Lake, where Stones for Hatchets are got’ (Figure 5-2).

The second, is an 1844 map drawn by Edward Shortland (Figure 5-3). Shortland’s map was reproduced from original pencil drawings documented by Te Huruhuru, a prominent rakatira based at the Waitaki River. The map depicts Whakatipu-wai-māori as “Wakatipua (the famed Waipounamu)”.



Figure 5-1. Distribution of pounamu (nephrite and bowenite) in the South Island (Beck & Mason, 2002).



Figure 5-2. Detail of 1798 engraving of the map Tuki Tahua sketched in 1793 for Philip King, showing lake feature in the South Island interior (Tahua, 1798).

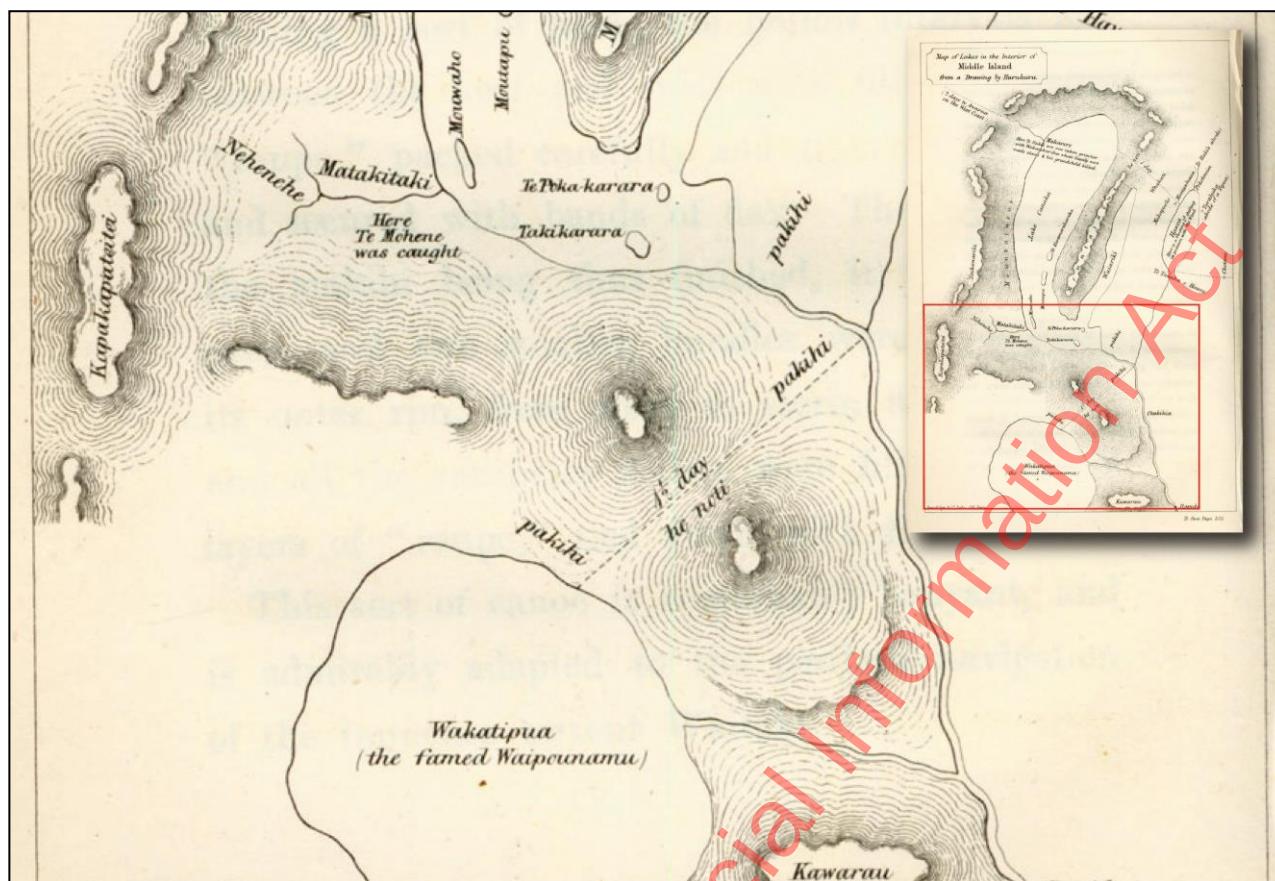


Figure 5-3. Detail of Shortland's 1844 map, reproduced from the drawings of Te Huru, showing "Wakatipua, the famed Waipounamu" (Shortland, 1851: facing 205).

5.1.3 Mahika Kai

Though permanent settlements often focused on the coastal regions, inland Otago was utilised during seasonal expeditions for the collection of food resources and raw materials from seasonal settlements known as kāika mahika kai. The settlements are referred to as mahika kai, being “places at which resources were obtained” and being often associated with seasonal camping sites or nohoaka (Potiki & KTKO Consultancy Ltd, n.d.; Williams, 2010). Mahika kai includes marine resources, freshwater fishing, fowling, plants for consumption and trees and plants for material production (Anderson, 1998).

Only tentative details are known about the earliest periods of occupation in inland Otago area, but from the archaeological and ecological evidence available it appears the first Māori in this region took advantage of the abundant moa, small birds and tuna (eels) which lived in the beech forests that once covered the area (Jill Hamel, 2001). Evidence for this can be seen in the Nevis Valley, with sites recorded along the valley suggesting food gathering took place. At the eastern end of Schoolhouse Creek, a large occupation site has been recorded (F42/7) that shows the valley was also utilised mahika kai for moa.

5.1.4 Ara Tanbito and Nohoaka

Murihiku and Ōtākou, like the rest of Aotearoa, is crossed by “a complex infrastructure of ara tawhito (traditional travel routes)”, the knowledge of which was passed down from generation to generation and inherited by Kāi Tahu as they moved south across Te Waipounamu (Kā Huru Manu, 2018). These routes over land and along rivers were utilised to access important food and material resources, and to travel between communities (Kā Huru Manu, 2018). Ara tawhito followed food resources to sustain their travellers over large distances; the knowledge of local resources came with the knowledge of the routes (Waitangi Tribunal, 1991).

Routes to the interior from the coast often followed river courses, and while inland journeys would be made on foot the return to the coast would often be made by raft back down the river (Coneburn Area Resource Study, 2002). The Kawarau River was traditionally used as a route from the western lake Whakatipu-wai-māori, into the east by joining the Mata-au (Te Rūnanga o Ngāi Tahu, 2022). The river was an important trail for Murihiku Māori, carving a path from the coast to some of the great lakes of Ōtākou: lakes Wānaka, Hāwea and Whakatipu-wai-māori. Tributaries of the river were well known to early Māori, with one, Te Papapuni (the Nevis River), passing through the Nevis Valley. The rivers acted as a natural pathway through the mountains, allowing access across water to the width of Te Waipounamu, with Anderson noting that the Nevis River used as a route by Te Puoho and his raiding party in 1836 (A Middleton, 2005).

One early depiction of ara tawhito in the interior is shown on Mantell's 1848 map of the South Island (Figure 5-4). This map illustrates several trails in the vicinity of Whakatipu-wai-māori and the Kawarau River. The "Place of wahi ponamu" (or place of pounamu) is also referenced, signifying the importance of pounamu, likely relayed to him by the Māori informants assisting him on his surveys.

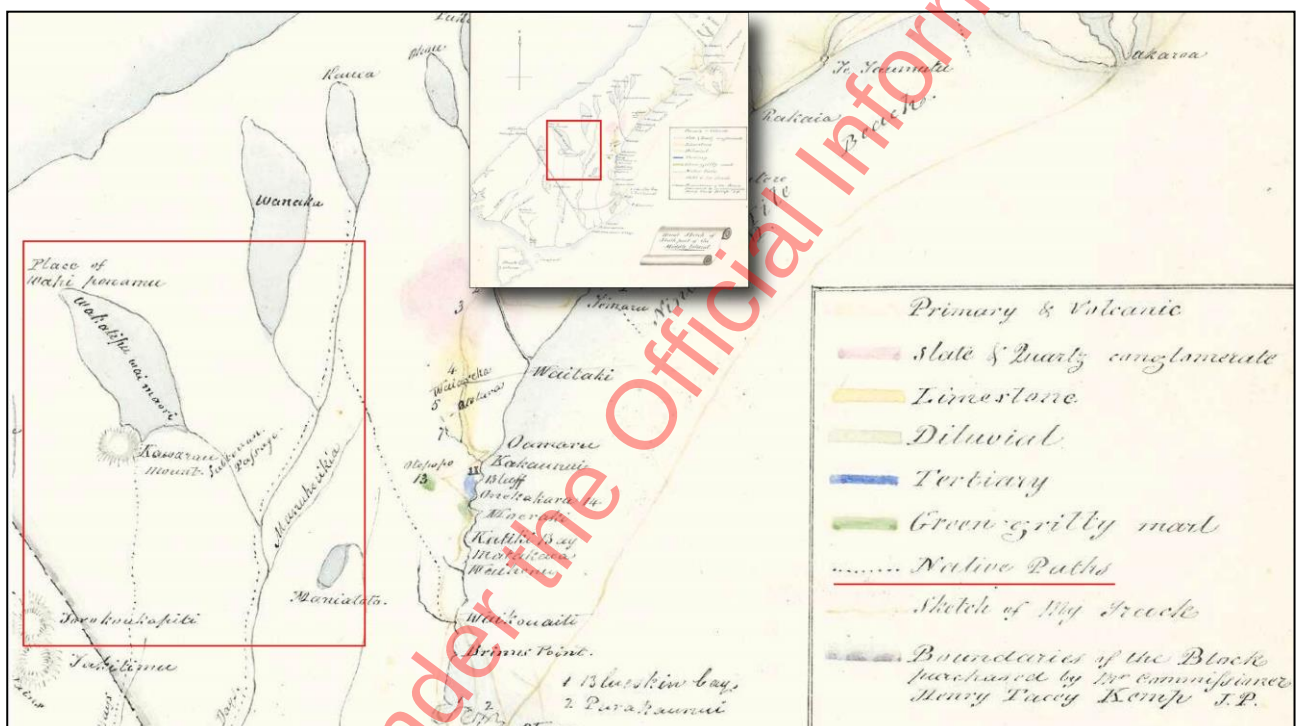


Figure 5-4. Detail of Mantell's 1848 map titled 'Hand Sketch of the South part of Middle Island' showing "Native Paths" near the Kawarau Mouth and Whakatipu-wai-māori (Mantell, 1848).

Today the place retains strong tangible and intangible values for Ngāi Tahu through its enduring links to whakapapa. Modern impacts on the landscape have not diminished manawhenua's role as kaitiaki, nor its commitment to upholding Ngāi Tahu values and tikanga. The area remains a significant expression of Ngāi Tahu practices, forming part of a wider network of mahika kai, ara tawhito, place names, nohoanga, and Statutory Acknowledgement areas, all of which reinforce its ongoing cultural associations for Ngāi Tahu (Ailsa Cain & Cain, 2020).

5.2 Māori and Pākehā: Guides, Explorers, and Runholders

In 1853 a young Scot, Nathaniel Chalmers, helped drive a herd of cattle from Southland to Dunedin. On the overland trip he met Reko, a Kāi Tahu kaumātua who lived at Tuturau. At Chalmers request to explore inland Otago to the north, Reko agreed to guide him in return for a three-legged pot. In September 1853, Chalmers, Reko and another Māori companion travelled north from Tuturau. Chalmers found the journey more arduous than anticipated - his clothes were torn to shreds and his boots had to be replaced by sandals made from flax. Finally,

they reached the Nevis Valley, with Chalmers being the first recorded Pākehā to set eyes on the valley (New Zealand Historic Places Trust Pouhere Taonga, 2009); however, while he could see Lake Whakatipu-wai-māori, he never made it to the shores. Chalmers was so sick and exhausted from his journey thus far, that he had to be carried back to friends and he never reached the lake shores (Frazer, 1990).

In 1856 John Chubbin, a pioneer squatter of the Mataura Valley, John Morrison and Malcom Macfarlane were the first three Pākehā to stand on the shores of Lake Whakatipu. They had also found their way to the area directed by Reko. Chubbin described how the kaumātua “drew a map of the course of the Mataura [River] for me. He drew it in sand with a stick, the streams being represented by hollows and the mountains by little mounds of sand”(Barton, 1998). This interaction saw the passing of knowledge of ara tawhito from manawhenua to the newcomers, allowing them access to some of the more valued locations of Otago.

Early European observers documented the remains of a number of village and campsites and even saw an eeling trip (*Coneburn Area Resource Study*, 2002). One such observer, Edward Shortland, arrived in Otago in 1843. A doctor by training, Shortland was an early administrator with a talent for languages and an ethnographer’s curious nature. He travelled to the South Island to as an interpreter and collect information on Māori land tenure. Shortland collected histories and sketches of names places in the South from notables such as Tūhawaiki, Tōpi Pātuki and Te Puke. In 1844 he spent six days with Te Huruhuru, “a man of singularly pleasing manner and address”(Anderson, 1990). Te Huruhuru drew for Shortland the first sketch map of the Otago Lakes district. Shortland’s work became the first census of Māori in the south and, using the information gathered (Figure 5-5), in 1851 he published the first authoritative history of South Island Māori (Anderson, 1990).

By the late 1850s, most explorers were looking for land to claim for farming. Pastoral rights were issued by the Crown on the principle of ‘first come, first served’. The claim had to be identified by a sketch map of the area showing hills, rivers and lakes (Knudson, 2009). One of the first runholders was William Rees. In 1861/1862 Alfred Duncan, a shepherd for Rees, recorded that they sometimes found traces of Māori occupation: “stake nets, baskets for catching eels, spears, waddies, ashes, and other debris betokening a somewhat recent camp, but we never saw any signs of them in the flesh, although the Dunedin papers of the day warned people against settling in the far interior in an unprotected state, because it was believed that a tribe of Maoris that had levanted from near Waikouaiti had taken up their residence at the top of the Wakatipu Lake”(Duncan, 1888, pp. 49–50). In 1886 an article titled “Maori Relics” recorded artefacts discovered by Messrs Steele at the new coal pit high on Doolan’s Saddle. The find consisted of a “finely-worked greenstone chisel about 6in long, with an edge like that of a razor, and a porphyry spear head, also handsomely carved” (Otago Witness, 1886). According to the writer the discovery was particularly valuable from an ethnological standpoint “proving that contrary to the hitherto conceived notion, the Otago and Southland Maoris in the dark ages did not travel to the West Coast for greenstone following the reivers, but aided by a superior knowledge of the geography of the island took the nearest routes from saddle to saddle in the ranges. Discoveries of Maori relics now prove this route to have been via the Dome Pass, Doolan’s Saddle, the Matatapu and Haast (head of Lake Wanaka) Saddles”(Otago Witness, 1886).

Given the extreme height of the Remarkables, Doolans Basin and surrounding mountains, it was not an everyday occurrence for these areas to be explored. In 1892 the newspapers of the day celebrated a party of four making an ascent of the Remarkables’ “triple cone”, one of the highest peaks: “The climb was very difficult when going up the cone and, in some places, the ledges are only a few inches wide with a sheer down precipice below. The gentleman...left their names and date in a cairn in a watch-case on the top of the peak” (Lake Wakatipu Mail, 1892).



Figure 5-5. Edwards Shortland's 1851 map based on Te Huruhuru's map of Whakatipu Waimāori, Wānaka and Hāwea, drawn for Shortland in 1844 (Huruhuru & Shortland, 1844)

5.3 The Beginning of European Settlement in the Wakatipu Basin

In 1859 a party set out from Dunedin to explore the uncharted territory of inland Otago in search of pastoral lands under the governance of the Waste Lands Board (Marlborough Press, 1860). The party found the territory more challenging than expected. After a dangerous crossing of the Clutha River, and finding little land suitable for large scale farming, the party decided to return to Dunedin. Only William Gilbert Rees and Nicholas van Tunzelman continued on, crossing the Crown Range and finding the Wakatipu. After investigating the area for several days, they decided to return to Dunedin to apply for pastoral licences: Rees on the eastern side of the Lake and von Tunzelman on the west (Coneburn Area Resource Study, 2002; William Rees, *Queenstown's "Founding Father,"* 2023; Otago Daily Times, 1868a).

Soon after seeing the Wakatipu area for the first time, William Gilbert Rees described his explorations in a letter to the *Otago Witness*. In response, the editor wrote an article on the Wakatipu and, with prophetic accuracy, guessed at the future rich rewards that might be offered by the district: “[t]he information indicates the country around the Wakatipu is in all probability a gold bearing district ... and should the precious metal be discovered the 65 miles of inland water carriage [the Kawarau River] would be such an immense advantage that in all probability the country would be extensively wrought. But apart from any consideration of wealth to be derived from the mineral resources of the country, the existence of such lakes as are to be found in Otago will we have no doubt, at some future date, cause this part of New Zealand to be extensively visited for the mere purpose of viewing the grandeur of the scene” (Otago Witness, 1860).

Rees established his high country run on, what would become, the Queenstown side of Lake Wakatipu. He built a homestead near the mouth of the Kawarau River, naming Frankton for his wife Frances and Cecil and Walter Peaks for his son (William Rees, *Queenstown’s “Founding Father,”* 2023). Other early pastoralists established runs in the neighbouring area including the Hawksburn Run which took up much of the Lower Nevis basin, and the Staircase Run situated about halfway between present day Queenstown and Kingston (A Middleton, 2005). Just as Rees and his fellow pastoralists appeared to have set the scene for the future of the Wakatipu Basin, gold was discovered.

5.3.1 Gold Mining

In May 1861 Gabriel Read discovered gold near the Tuapeka River in inland Otago. Two months later there were some 2,000 miners camped near his location (Figure 5-6). Between July and December 1861 Otago’s population almost tripled, rising from just under 13,000 to over 30,000. During the winter of 1862 a new field was discovered at the Dunstan; by September there were 3,000 miners swarming along the Clutha River. Rumours also began to circulate of gold discoveries further in the interior. Jack Tewa, one of William Rees’ shearers, had indeed found gold in the Arrow River but in deference to his employer’s wishes kept the find quiet. When fellow shearer, William Fox, found deposits he failed to be quite as discreet. When a further discovery was made on the Shotover River at Arthur’s Point, the news of the Wakatipu finds spread (McLintock, 1966).

Gold was first reported in the Nevis valley in late 1862 and the area soon became a focus for miners. The upper and Lower Nevis saw intensive gold mining with sites being present high on the Garvie Mountains. However, most individuals and small parties focussed operations in the Lower Nevis due to the proximity of the gold fields to the towns of Bannockburn, Cromwell and Queenstown (Coneburn Area Resource Study, 2002; William Rees, *Queenstown’s “Founding Father,”* 2023). By 1863 there were around 6,400 miners in the interior of Otago and several shanty towns had popped up in the landscape (McLintock, 1966).

The miners were followed by storekeepers, accommodation-keepers, hoteliers, carriers and banks (Figure 5-7). Tent towns sprouted almost overnight and could die away just as quickly. Occasionally the tent towns survived and grew into service centres. In the Wakatipu, Rees’ growing pastoral empire was interrupted by swarms of gold miners, so he set about taking advantage of the opportunity. As the owner of the only boat in the area, he would bring supplies in and take the gold out. He converted his woolshed on the shores of the Lake to the first hotel, the Arms Tavern (later Eichardt’s Hotel). Within a few short years Rees had helped establish a timber mill, churches, government offices, the hospital and even a Masonic Lodge (Coneburn Area Resource Study, 2002; William Rees, *Queenstown’s “Founding Father,”* 2023). Rees left the district in 1867 but left behind a fledgling settlement that would blossom into a town of international renown.



Figure 5-6. Gold mining camp at Gabriels Gully in 1862 (Unknown, 1862).



Figure 5-7. Bank of New Zealand and gold office at with Arthurs Point or Maori Point (north of Lake Wakatipu), 1864 (Unknown, 1864).

5.3.2 Pastoral Runs

The project area formed a small part of much larger pastoral runs: Run 330, Run 331, and Run 345. These runs would later be subdivided. More specific information on the runs within the project area are discussed in Sections 6.2 and 7.2, while an overview of the earlier history is provided below for context.

Europeans quickly saw the promise held by Otago's sweeping interiors for establishing large pastoral runs. On the east coast of the South Island, running sheep for their wool was an early profitable venture, but only if the areas of land were sufficiently large. The price for large areas of Crown owned land was set extremely high, so most early runs were held under a leasehold system. When a prospective leaseholder found a desirable piece of land, he lodged an application with the Waste Lands Board, describing the area and its approximate boundaries, often using topographical features: deep streams, rivers and high summits. If the application was approved, the runholder

gained a depasturing licence for a term of 14 years. The lease could be surrendered at any time if the property was needed for settlement or agricultural development (Waite, 1948).

The Run Book in Dunedin was opened on 1 September 1852 but given the number of runs entered on that date it is clear that many of the properties were occupied by then. The earliest run selections ran up the coast north of Dunedin (Waite, 1948). In 1855 the Otago Wastelands Act was passed to encourage runs in the more isolated parts of the district. This legislation gave impetus to entrepreneurs such as William Gilbert Rees to establish high country runs in Otago's interior. As a result, even the highest ranges would become part of large pastoral runs. These early pastoralists introduced sheep into the Wakatipu and Nevis Valley, but encountered numerous difficulties including hot and dry summers and icy cold winters, inhospitable and mountainous terrain, and problems with wild dogs (Matthew Schmidt & Barr, 2020).

Forging through such difficulties, pastoral farming continued to develop. While sheep were seasonally mustered into the high basins, including Wye Creek, Staircase Creek, and the Doolans, buildings and structures also sprang up (Coneburn Area Resource Study, 2002; Matthew Schmidt & Barr, 2020). Accommodation ranged from substantial dwellings to men's huts and shearers' quarters. Farm buildings included stables, sheds, dairies, fowl houses, woolsheds, dips, and sheep, cattle and horse yards. There were various forms of fencing as well as shelter belts (Coneburn Area Resource Study, 2002; Otago Daily Times, 1866b).

The early buildings, especially the huts, were usually primitive. Alfred Duncan, a shepherd on Rees' run, described their hut as "having been built of sods, never during our stay in it became thoroughly dried, and every morning a grey mist which had been drawn out of the damp walls during the night lay on our blankets. Our chimney, being made of old sacks, was in the habit of catching fire periodically... Two bunks, one on each side of the fire-place, a tin-lined box to keep our food from the rats, and a couple of logs for stools, constituted the entire furnishing of the establishment, and, with a "billy," a camp oven, a few tin plates and pannikins wherewith to partake of our food" (Duncan, 1888, p. 47, 50). Even the more permanent buildings on the homestead block were rough and ready structures: "a long narrow hut, consisting of three rooms--a kitchen, with a small bedroom off it, and a large room with bunks built all round it, after the fashion of the 'tween decks of an emigrant ship." (Duncan, 1888).

Although many early huts were temporary and transitory, there is no evidence in the historical record that these buildings and structures were built at extreme alpine heights Figure 5-8. "Workers' Homes at Kawarau, Otago, South Island: view showing the Remarkables in the Background" (Milligan & Auckland Weekly News, 1920).. Survey plans, for example, do not indicate any farm buildings erected in or in close proximity to the proposed extension areas. Yet the faces of the mountain played an important part in the farming activities of the surrounding runs (Matthew Schmidt & Barr, 2020).

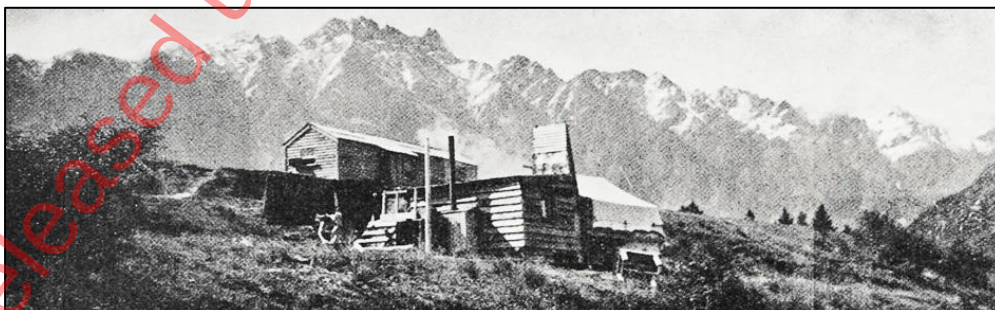


Figure 5-8. "Workers' Homes at Kawarau, Otago, South Island: view showing the Remarkables in the Background" (Milligan & Auckland Weekly News, 1920).

6 Heritage Background for the Doolans Basin

The wider history of the Remarkables has been documented elsewhere (Matthew Schmidt & Barr, 2020, pp. 16–20) and an overview of the historic context is provided in Section 5. The following sections focus on the history of the Doolans Creek area and the project area in particular. This research illustrates that there is evidence of Māori visiting and travelling seasonally through the Whakatipu-wai-māori area. From the mid-nineteenth century, research shows European pastoralists and runholders came to dominate the landscape. Pastoral pursuits were barely established, however, before the discovery of gold signalled a rush of miners to potentially auriferous areas of the district. In these vast swathes of land crude dwellings, farm buildings, tracks and mining works began to dot the landscape. Particular attention is given in this section to the mining and pastoral activities in the landscape which can inform on the archaeology and heritage resources that may still be present within the proposed Doolans expansion. The proposed expansion area form part of a wider context of events and exchanges of ownership summarised in Table 5-1 below.

Table 6-1. Timeline of events with documentary sources

Year	Event	Source
1859	William Saunders applies for Run 300 (Wakatip Lake East) and Run 345 (Wakatip Lake)	(Otago Daily Times, 1868a)
1859	Run 331 applied for by Donald and A. Cameron. Named the Staircase Run	(Coneburn Area Resource Study, 2002; Otago Daily Times, 1882)
c.1860	Saunders transfers Run 300 and Run 345 to E. and C.F. Black	(Otago Daily Times, 1868a)
c.1850	E. and C.F. Black transfer Run 300 and Run 345 to Watson Shennan	(Otago Daily Times, 1868a)
1862	Shennan transfers Run 345 to William Gilbert Rees, and partners Grant and Gammie. Named the Peninsula Run	(Otago Daily Times, 1868a)
c. 1862	Donald and A. Cameron transfer Run 331 to Rees, Grant and Gammie	(Coneburn Area Resource Study, 2002)
1863	James McKerrow carries out reconnaissance survey of the area	(McKerrow, 1863)
1863	Shennan transfers Run 330 to John Douglas and Frances Alderson	(Otago Daily Times, 1866a, 1868b, 1868a)
c.1863	Owen Doolan establishes a mining claim under the United Mining Company	(Lake Wakatip Mail, 1863a).
1864	"Doolans" first recorded as a place name	(Otago Daily Times, 1864)
1864	First record of mining at Doolans Creek	(Otago Daily Times, 1864)
c.1866	Rees, Grant and Gammie transfer Run 345 to Boyes Brothers	(Beattie, 1979; Otago Daily Times, 1868b).
c.1866	Douglas and Alderson merge ownership of Run 330 with the New Zealand and Australian Land Company	(Beattie, 1979; Otago Daily Times, 1868b)
1869-1872	Water race built from the head of the right branch of Doolans Creek to the flat. Known as the Cambrian water race and, later, the Welshmen's water race	(Cromwell Argus, 1872)
1870	First coal mine established at Doolans Creek	(Otago Witness, 1870)
c.1871	Run 331 leased by Boyes Bros. Run 331 and Run 345 become Kawarau Falls Station	(Beattie, 1979)
1875	Ten acres of Run 331 added to Kawarau Falls Station	(Evening Star, 1875)
1876	The Doolans come under the auspices of the Tokomairiro Road Board who form a road near the Doolans	(Bruce Herald, 1876)
1882	Run 345 separated into Run 345 and Run 345A	(Evening Star, 1883)
1882	Run 331 separated into two runs. Lease taken up by G. Joachim	(Clutha Leader, 1883; Otago Daily Times, 1882)
1886	Charles Steele applies for a lease to mine coal on Doolans Saddle	(Application for Mineral Lease - Charles Steele - Doolans Saddle, 1886)
1886	New Zealand Loan and Mercantile Agency Co. purchases a 14 year lease of Run 331	(Lake Wakatip Mail, 1886)
1889	Gibson's coal mine established on Doolan's Saddle	(AJHRs, 1889)
1883	Run 300 separated into Run 330A and Run 330B	(Clutha Leader, 1883)
1895	Contract let for cleaning, repairing Welshmen's water race	(Lake Wakatip Mail, 1895a)
c.1895	Raceman's hut possibly built near water race	(Federated Mountain Clubs, 2017)
1881	William Bryant lodges application for water race at Doolans Creek	(Application for Water Race - William Bryant - Doolans Creek, 1881)
1887	Doolans Creek claim lodged by Brown and Fraser	(Lake County Press, 1887)
1890	William Mackay lodges application for water race at Doolans Creek	(Application for Water Race - William Mackay - Doolan's Creek, Kawarau, 1890);
1892	Martin Macale lodges application for water race at Doolans Creek	(Application for Water Race - Martin Macale - Doolans Creek, 1892)

Year	Event	Source
1900	Thomas McNulty applied for a coal license at Doolans Creek	(Application for Lignite License - Thomas McNulty - Doolans Creek, Nevis, 1900)
1900	Doolans Creek Coal Company formed	(Evening Star, 1900)
1901	Coal Pit Road formed, ending at Doolans Creek	(Evening Star, 1901)
c. 1909	Daniel McBride leased Run 331 and 331A	(Lake County Press, 1909)
1909	Run 331C created from Run 331A	(Lake County Press, 1909).
1910	John Duncan either builds or uses an existing water race at Doolans Creek	(Lake County Press, 1910d)
1910	Duncan and Churchill repair Welshmen water race	(Lake County Press, 1910a)
1910	Run 330C created. Leased to J. Cockburn and named Wentworth Run	(Lake County Press, 1910e). (Lake Wakatip Mail, 1910; Otago District Wentworth Run 330C, 1910)
1910	Run 345C created. Leased to Mrs Elenore Rebecca Chalmers	(Lake County Press, 1911b)
1910	Run 345D created. Leased to Edgar Shand and named Glenroy	(Otago District Glenroy Run 345D, 1920)
1910	Repairs to bridle track from the Doolans Creek to the Nevis	(Cromwell Argus, 1910b)
c.1910	Irrigation race support construction of irrigation water race from Doolans Creek to Gibbston	(Lake County Press, 1910c)
1911	Miners still working claims at Doolans Creek	(Lake County Press, 1911a, 1911c)
1912	Track from Vincent County border to left branch of the Doolans Creek repaired	(Dunstan Times, 1912)
1919	Run 345C, known as Cone Peak Station, leased to James Watt, jun.	(Otago Daily Times, 1919)
1914	J Vidal takes up the lease of Run 330C	(Cromwell Argus, 1920; Otago Daily Times, 1914)
1937	Water brough through a tunnel through the hill between Doolans Creek and the Kawarau River	(Lake County Press, 1926, 1927; Lake Wakatip Mail, 1926)
1922	Nevis Gorge Syndicate mining around Doolans Creek	(Lake Wakatip Mail, 1933; Waihi Daily Telegraph, 1935)
1922	Dickson Jardine leases all of Run 331 (including Run 331C) and merges it with Run 345, the Kawarau Falls Station	(Matthew Schmidt & Barr, 2020)
1924-1930	Area of Doolans Creek leased for coal mining purposes	(Lease for Coal Mining Purposes - Donald Henderson, William Hannah, James Hannah - Doolan's Creek, 1924)
1927	John G. Beaton leases Run 330C	(Cromwell Argus, 1927)
c.1928	F.S. Bloxham leases Run 345D	(Otago Daily Times, 1928).
c.1933-1988	P.M. Anderson leases Run 345D. Remains in family hands	(D G Anderson, Glenroy Station - Run 345D Kawarau Survey District, 1985; Otago Daily Times, 1936)
1936	Run 345C transferred to George Wardell	(Otago Daily Times, 1937)
1938	Irrigation scheme from Doolans Creek to Gibbston extended	(Irrigation of Gibbston District from Doolan's Creek, 1938)
1941	Run 345C leased by John Thomson	(P J Anderson, Glenroy Station - Run 345D Kawarau and Nevis Survey Districts, 1952)
1947-1973	Dickson Glendinning Jardine takes over Run331 (including Run 331C) and names it Remarkables Station. Remains in family hands	(Ministry for Culture and Heritage, 2020)
1956-1987	A. S. May leases Run 330C	(A S May, Wentworth Station - Run 330C and Part Run 331 Kawarau and Nevis Survey Districts, 1956)
1958-	G.A Kennedy leases Run 345C. Remains in Kennedy family hands	(G A Kennedy, Cone Peak Station - Run 345C Coneburn and Kawarau Survey Districts, 1958; J and G Kennedy, Cone Peak Station - Run 345C Coneburn and Kawarau Survey Districts, 1983)
1977	Development of a ski field in the Rastus Basin of the Remarkables proposed	(Press, 1977)
1980	Rastus Burn Recreation Reserve gazetted	(Federated Mountain Clubs, 2017, Gazette Notice 1989 p3217, New Zealand Gazette)
1994	Kawarau/Remarkables Conservation Area was set aside as stewardship land under the administration of DOC	(NZGZ 1994, p. 2851)

6.1 Māori Occupation and Activity in the Doolans Creek Area

While there is evidence for Māori lifeways throughout the wider region as illustrated through the presence of ara tawhito, named places, and archaeological sites, there is no specific archaeological evidence for Māori occupation or activity within the proposed Doolans expansion. However, Kawarau/the Remarkables is scheduled on QLDC's proposed district plan as a wāhi tūpuna, recognising the range as a place of deep cultural significance to Kāi Tahu, reflecting its traditional name, its prominence overlooking Whakatipu-wai-Māori, and its association with the Ātua.

As a wāhi tūpuna, the Remarkables are identified for their wāhi taoka and manawhenua values, embodying the enduring relationship between Kāi Tahu and their ancestral landscapes.

In the wider landscape beyond the proposed expansion, there are also traditions of an ara tawhito, or series of tracks, along the Kawarau River (Te Rūnanga o Ngāi Tahu, 2022). Rivers such as the Doolans Creek, which surround the project area and cross through them, acted as a natural pathway through the mountains allowing access to the width of Te Waipounamu. For example, Anderson noted that the Nevis River was used as a route by Te Puoho and his raiding party in 1836 (A Middleton, 2005).

Rivers such as the Doolans Creek not only provided travel routes but rich resources of mahinga kai. Archaeological sites F41/1 (a midden) and F41/66 (an oven) on the neighbouring banks of the Kawarau River provide evidence of seasonal camps and semi-permanent settlements known to have been established around Whakatipu-wai-māori. Camps on the interior were generally deserted in winter, when the Doolans would have been covered in snow, but eeling and birding parties often returned during summer months when the mountain slopes were accessible once more (Kāi Tahu Ki Otago, 2005). There are no kāika or stone sources identified within the proposed expansion area, but the wider area includes mahika kai and some mahika toi, including freshwater fish from the Doolans Creek, and bush and trees across the hilly slopes. There is no evidence of Māori interaction within the proposed Doolans expansion, although the right branch of Doolans Creek may have been a source for mahinga kai.

6.2 Pastoral Runs

The project areas formed a small part of much larger pastoral runs: Run 330 and Run 345. These runs would later be subdivided and the proposed expansion would form part of Run 330C, Run 345C, and Run 345D. The documentary research provides no evidence to indicate that there are historic heritage sites relating to pastoral activity within the project area relating to these runs.

In 1859 William Saunders, formerly a runholder in the Mackenzie Country, reached the south end of Lake Wakatipu in his search for new pastoral lands. He immediately returned to Dunedin and applied for two pastoral licences. The first was applied for in February 1859 and issued as Run number 300: Saunders named it “Wakatipu Lake East”. In March 1859 he applied for another licence, describing the area as “Wakatipu Lake”, which was issued as Run 345 (Otago Daily Times, 1868a). Although the licence for Run 330 had been issued, the western boundary was still to be fixed. The Waste Lands Board eventually decided to shift Run 300 to the east (Beattie, 1979; Otago Daily Times, 1868b). The run was bounded by the Kawarau River to the north, and extended west from Nevis Bluff to the Remarkables taking in around 80,000 acres (Otago Daily Times, 1866a). Despite receiving the licenses, Saunders did not occupy either run. Instead he sold his leases to E. and C.F. Black, who soon sold the licences to Watson Shennan. Shennan is believed to have been the first runholder to actually stock the runs (Otago Daily Times, 1868a).

Meanwhile William Rees, on behalf of the partnership of William Grant, George Gammie and Rees, had stocked Run 356 and begun stocking Run 346, named the Buckleburn. He then obtained Run 331 from A.A. Macdonald, which became known as Staircase Run. This Run included all the country on the east side of the south arm of the Lake. In August 1862 Rees, Grant and Gammie purchased Run 345 from Watson Shennan (Otago Daily Times, 1868a). This Run, which became known as the Peninsula Run, encompassed all the land to the south of the Kawarau River from Doolans Creek to Lake Wakatipu.

In December 1863 Shennan transferred the license of Run 330 to John Douglas and Frances Alderson (Otago Daily Times, 1866a, 1868a, 1868b). Like Run 345 it was stocked during this period with about 300 head of cattle, managed by stockmen (Otago Daily Times, 1868a). In 1864 Grant and Gammie obtained from the Waste Land Board an alteration in the boundary of Run 345 which cut through the boundary of Run 330. The alteration slashed around 12,000 acres of land from Douglas and Alderson’s Run (Otago Daily Times, 1868a). The decision would be overturned in the Supreme Court in 1866 (Otago Daily Times, 1868b). By this date, the Boyes Brothers (Charles

Crofton Boyes and his brother Frank Campbell Boyes) had taken up the lease of Run 345. Douglas and Alderson had merged their holdings with the New Zealand and Australian Land Company (Beattie, 1979; *Otago Daily Times*, 1868b). James Cowan was the manager of Run 330 for the New Zealand and Australian Land Company for the next several years (Beattie, 1979; *Coneburn Area Resource Study*, 2002).

6.2.1 Run 330C

When the lease for Run 330 came up for renewal in 1883, it was separated into three blocks to allow for closer settlement (Figure 6-1). Run 300 now contained 12,720 acres; Run 330A 29,800 acres; and Run 330B 41,130 acres (Clutha Leader, 1883). Run 330C was not created until 1910. A large block of land around Doolans Creek was broken off as Run 330C and placed under pastoral licence (Lake County Press, 1910e). Consisting of 17,680 acres, the yearly rent was £120. The run was described as “[o]pen, broken, pastoral land. Good tussock country, and above 3,500 ft. is good snow-grass in places. Rough rocky faces on west and north boundaries fronting Nevis River and Doolans Creek. Distant four miles and a half from Gibbston by old coalpit road, and seventeen miles from Frankton on the Cromwell-Queenstown Road. The valuation for improvements is £19 made up as follows: Stone hut with iron roof, £12; hut near Trig. R, £7.” (Cromwell Argus, 1910a). No location was given for the stone hut but Trig Point was outside the proposed expansion area (SO 1256).

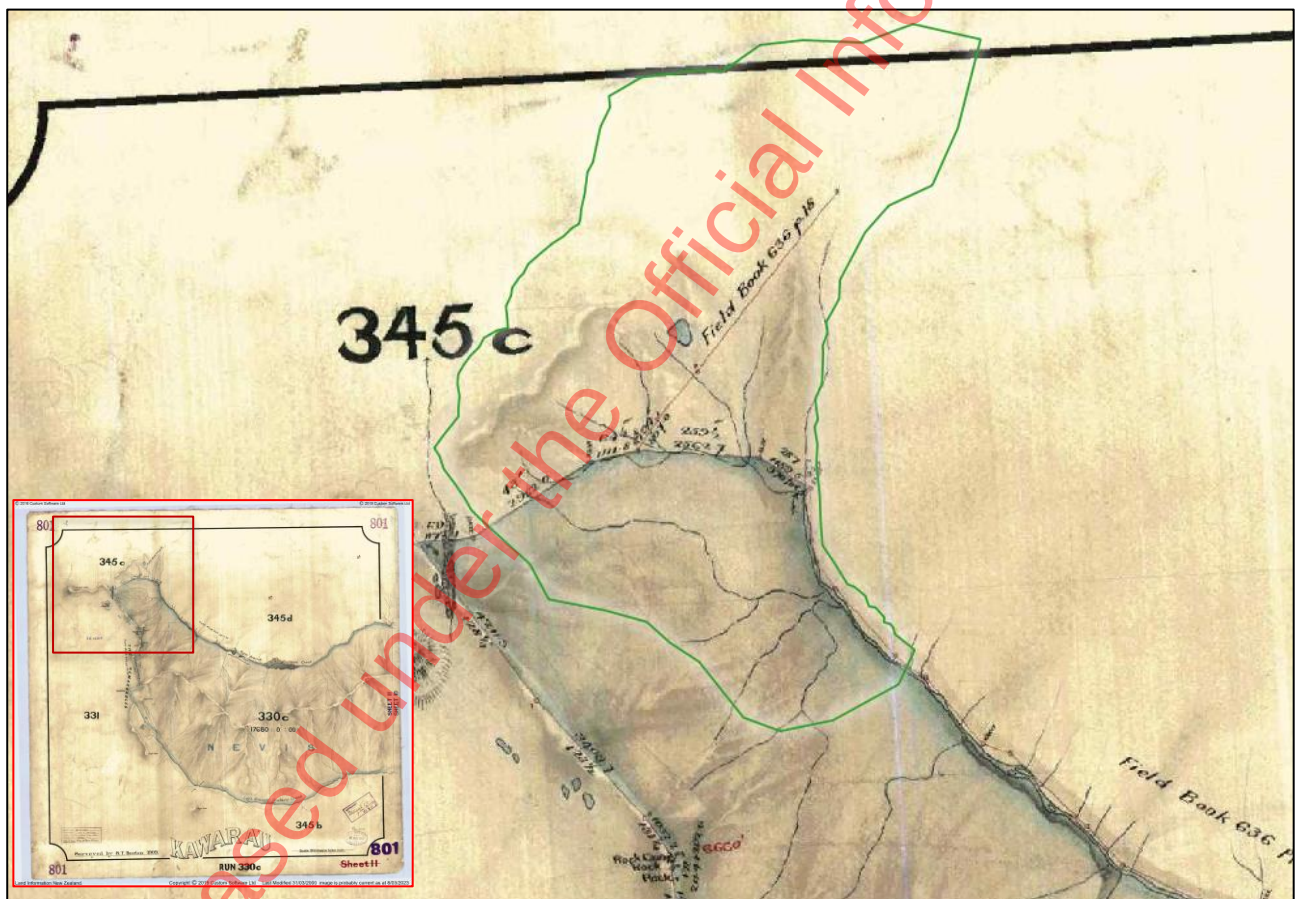


Figure 6-1. Detail of SO 801 showing Run 330C, as surveyed in 1909. The northern-most corner falls into the proposed Doolans Basin Expansion Area (green) (Burton, 1909b).

In the ballot for the lease J. Cockburn of Arthurs Point successfully applied for Run 330C which he named the “Wentworth Run” (Lake Wakatip Mail, 1910; *Otago District Wentworth Run 330C*, 1910). Cockburn was described as a “prosperous Lakes farmer” holding a large area of land, and his success was greeted with some criticism: “the aims of the Government in the cutting up of the runs for closer settlements and providing landless owners with small holdings were not met in the present instance” (*Otago Daily Times*, 1910b). This criticism intensified when Cockburn applied for his Kawarau Station freehold to be accepted as the homestead for Run 330C, rather than meeting the residential conditions of the lease (*Otago Daily Times*, 1910a).

In 1914 J.C. Vidal took up the lease of Run 330C, which he held into the 1920s (Cromwell Argus, 1920; Otago Daily Times, 1914). By 1927 John G. Beaton had leased Run 330C (Cromwell Argus, 1927). Between 1956 and 1987 A. S. May leased Wentworth Station as well as part of Run 331 (*A S May, Wentworth Station - Run 330C and Part Run 331 Kawarau and Nevis Survey Districts*, 1956).

6.2.2 Run 345C

In 1882 Run 345 was separated into two runs, which were both leased by David Reid, C.H. Duncan and Ewan Duncan in 1883 (Evening Star, 1883; Otago Daily Times, 1882) Run 345C was created in 1910, containing 11,400 acres (Figure 6-2). It was first leased by Mrs Elenore Rebecca Chalmers, and then by George Kain who transferred to lease to James Watt, jun. in 1919 (Lake County Press, 1911b; Otago Daily Times, 1919). The run was now called Cone Peak Station and James, a returned soldier, farmed the run with his brother (Lake Wakatipu Mail, 1920; *Run 345C - "Cone Peak,"* 1976).

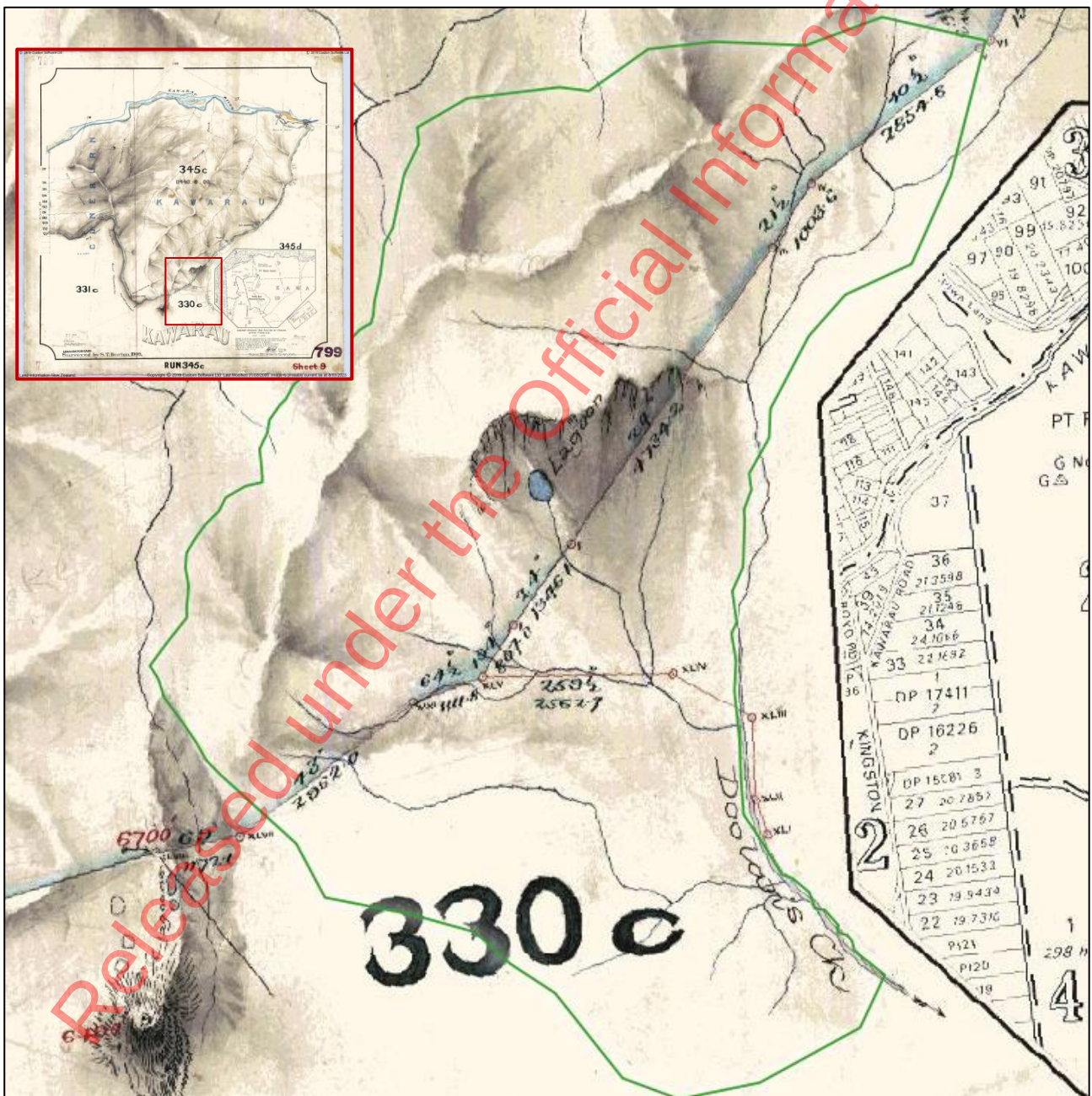


Figure 6-2. Detail of SO 799 showing Run 345C, as surveyed in 1909. The south corner of the run falls in the proposed Doolans Basin Expansion Area (green) (Burton, 1909a).

The Watts held the lease for almost twenty years, transferring the licence to George H. Wardell in 1936 (Otago Daily Times, 1937). By 1941 John A. Thomson had leased Cone Park Station. Between 1958 to 1984 it was leased by G.A. Kennedy and from 1984 by J. and G. Kennedy (*G A Kennedy, Cone Peak Station - Run 345C Coneburn and Kawarau Survey Districts*, 1958; *J and G Kennedy, Cone Peak Station - Run 345C Coneburn and Kawarau Survey Districts*, 1983; Lake County Council, 1941). Later lessees including J.A. and J.H. Kennedy and the Remarkables Ski Field (*G A Kennedy, Cone Peak Station - Run 345C Coneburn and Kawarau Survey Districts*, 1958).

6.2.3 Run 345D

Run 345D was also created in 1910 for closer settlement (Figure 6-3). Edgar Shand was the first lessee of the Run, named Glenroy (*Otago District Glenroy Run 345D*, 1920). He expanded the area of land in 1915 by successfully requesting the addition of Sections 36, 40 and 46 Block I, Kawarau District to the Run (Otago Daily Times, 1915). Shand held the lease for many years, but by 1928 F.S. Bloxham occupied Glenroy (Otago Daily Times, 1928). By 1933 the run was occupied by P.M. Anderson (Otago Daily Times, 1933; *P J Anderson, Glenroy Station - Run 345D Kawarau and Nevis Survey Districts*, 1952). The run remained in Anderson family hands until 1988 (*D G Anderson, Glenroy Station - Run 345D Kawarau Survey District*, 1985).



Figure 6-3. Detail of SO 798 showing Run 345D, as surveyed in 1909 The south western corner of the run falls in the proposed Doolans Basin Expansion Area (green) (Burton, 1909a).

6.3 Gold Mining and the Doolans

Pastoralists were only in the early years of establishing their domains when gold was discovered in Otago. By 1863 the Wakatipu was awash with gold miners. In June of that year a “monster meeting” was held for gold miners in the Shotover district to discuss “the most constitutional means of obtaining a redress of the grievances at present situated by the inhabitants of the Shotover and Queenstown” (Lake Wakatip Mail, 1863a). A resolution was proposed that a Goldfields’ warden should be stationed at the Shotover, a horse track should be cut from Queenstown, and that a police camp be established in Queenstown. The resolution was seconded by local gold miner Mr Owen Doolan (Lake Wakatip Mail, 1863a).

Owen Doolan established the United Mining Company, which was first mentioned in the newspapers of the day in September 1863 (Lake Wakatip Mail, 1863b). Described as having been at work for seven to eight months, Doolan and his crew were cutting “a splendid” water race to divert the course of the Shotover River for the purpose of gold mining. The race was walled with large timber crates, filled with heavy stones and gravel. A bullock was used to help create the race but the work was dangerous: “James Rickards, a half-caste, who was working at the crates, being in the water a short time, caught the cramp. Although being a good swimmer, all the men had to join hands and go in to rescue him from his danger” (Lake Wakatip Mail, 1863b). Owen Doolan seems to disappear from the historical record after the mid-1860s (possibly due to a change in spelling from Doolan to Dolan), but given the nomenclature of Owen’s Creek, Doolans Creek and Doolan’s Saddle, the miner left a lasting legacy in the district (Otago Witness, 1864).

“Doolans”, as a named locality, first appeared in 1864 when the *Otago Daily Times* reported that a few gold miners had taken up claims at Doolans Creek (Otago Daily Times, 1864). The Creek rose in the Remarkable Ranges, in a gorge of its own between the Nevis and Kawarau Rivers, separating into a left and right branch as it flowed down to the valley (Cromwell Argus, 1872). The right branch descended from two sources: one within the proposed expansion (Burton, 1909b) (**Error! Reference source not found.**).

Prospectors flocked to Doolans Creek, particularly the right branch which flowed down from the mountain slopes, but found frost and snow prevented them initially from breaking ground. The newspaper optimistically anticipated that the few miners “of that secluded locality” would likely soon experience a significant boost in numbers. Although the gold found in the area was described as “very coarse”; there was an ample supply of water with which to mine the mineral. Wood and coal were also noted to be in abundance in the area (Otago Daily Times, 1864). Certainly claims in the area, particularly the upper Shotover, were providing returns that were “more than satisfactory” (Otago Daily Times, 1864).

6.3.1 Gold Mining at the Head of Doolans Creek

In 1864 the *Otago Daily Times* reported that a few gold miners had taken up claims at the “head” of Doolans Creek (Otago Daily Times, 1864). Although not explicitly stated, this report was likely referring to the right branch of Doolans Creek, which flows from the proposed expansion area. The report likely was not referring to the left branch of Doolans Creek, since is situated at a lower altitude, some distance below gold mining water races such as the Welshmen’s and the Glen Roy. References to the “head” or “source” of Doolans Creek are very likely referring to the higher altitude right branch rather than the left.

The alpine altitudes of the Doolans would have been a significant obstacle to most miners and very few mining claims in Otago would have been located at such heights. This 1864 report is the only suggestion that miners established claims at the source of the Creek. Perhaps there was little to be found, or the inclement weather proved inhospitable to miners. In 1871, for example, the amount of gold being discovered at “Doolans Creek gully” was described as “patchy” and winter weather had left the claims “deserted” (Dunstan Times, 1871). Nevertheless, this report of gold mining around the head, or source, of Doolans Creek indicates there may have been gold mining activity within the Doolans expansion area.

The 1880s and 1890s saw sporadic attempts at mining around Doolans Creek: likely at a much lower altitude than the proposed Doolans expansion. Several applications were lodged with the Warden's Court for claims and water races around Doolans Creek: for example William Bryant in 1881 (*Application for Water Race - William Bryant - Doolans Creek*, 1881); Brown and Fraser in 1887 (Lake County Press, 1887); William Mackay in 1890 (*Application for Water Race - William Mackay - Doolan's Creek, Kawarau*, 1890); and Martin Macale in 1892 (*Application for Water Race - Martin Macale - Doolans Creek*, 1892) (Figure 6-4).



Figure 6-4. View of some of the relics found elsewhere in the Remarkable Conservation Area (Mitchell & Muellen, 2020).

6.3.2 The Welshmen's Water Race

Given the geology of the Wakatipu Basin and Upper Nevis, sluicing was soon found to be the best method of retrieving gold. Sluicing required large amounts of high-pressure water. This pressure of water was not to be found on the flat. The solution was extensive water race construction which channeled high pressure water flow straight to the claims. Numerous miners lodged applications in the Warden's Court for rights to build water races to the flats, but the schemes were often abandoned due to the heavy financial outlay required (Matthew Schmidt & Barr, 2020, p. 12).

Surveys undertaken in the 1860s established that sufficient pressure of water could be gained from Doolans Creek. The favoured route was “bringing the water across a low saddle near the junction of the Nevis and Kawarau (Cromwell Argus, 1872): The water race would need to cover only four to five miles from the creek to the saddle but there were “so many impediments in the shape of precipitous rocks and broken ground along the line of the proposed race that the project was abandoned as being too expensive” (Cromwell Argus, 1872).

In 1869 a party of Welshmen investigated the favoured route but, like all before them, found the route too difficult. Instead of abandoning the idea all together, however, they persisted in trying to find a route from the creek. A further survey found that by building the race at a “much higher level, the race could be brought from near the head of Doolan's Creek over the saddle above the Deep Creek coal pit – a distance of about eight miles; thence along the northern side of the ranges to the saddle at the south-east corner of Gibbston Flat...run down a gully on the Cambrian Flat, the whole of which it would command for sluicing purposes” (Cromwell Argus, 1872). This description of “near the head” of Doolans Creek describes the two sources of the stream which sit in the proposed Doolans expansion area.

“Trusting that there were no impediments which could not be overcome by money, labour and perseverance”, the Welshmen secured the rights to twenty heads of water and turned the first sod on 1869 (Cromwell Argus, 1872). They formed the Cambrian Company in 1870 to undertake the work and estimated that due to the difficult nature of the terrain would cost at least £5000 (Cromwell Argus, 1870). Several wage labourers were employed for months on end to build the race (Lake County Press, 1872). Given the height and isolation of this section of the race, it is likely the workers erected shelters and lived adjacent to the construction, perhaps only returning to settlements for

rest days and to gather supplies. Later historic maps show the location of the race and potential hut sites (Figure 6-5 and Figure 6-6).

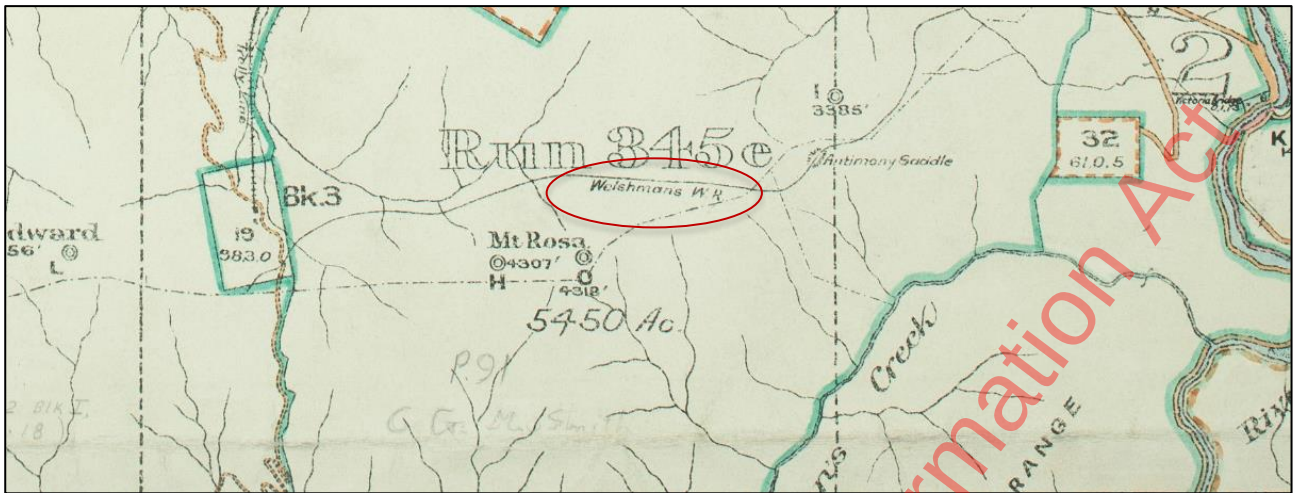


Figure 6-5. Detail from a 1938 survey plan of the Kawarau Survey District showing a portion of the remaining part of the Welshman's Water Race (indicated by the circle) (Morrison, 1938).

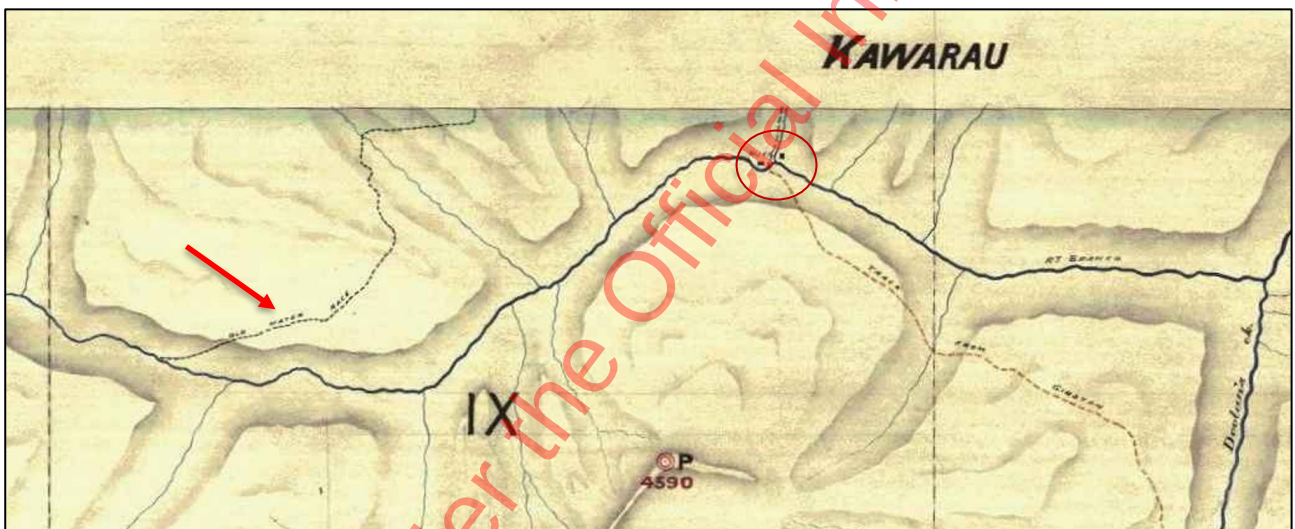


Figure 6-6. An example of an "old water race" (indicated by the arrow) and two huts (indicated by the circle) on the right branch of the Doolans Creek, recorded in 1881. These sites could be connected to the Welshmen's water race (SO 1255).

In 1872 the *Lake Country Press* reported on the progress of the race, which had been named the Cambrian Water Race. The report indicated the source of the race was Doolans Creek, and from there along the east ridge of the Remarkables down to a flat near Nevis Bluff (Lake County Press, 1872). While the newspaper report did not indicate the head of Doolans Creek was the beginning of the race, it was described as located in an "alpine position", causing several miles of water to be frozen. It was also described as the "highest and largest race in the Wakatipu district" (Lake County Press, 1872). The race was built at such a high altitude, with the first eight miles along the Remarkables, that work could only be carried out on this section for six months of the year (Cromwell Argus, 1872). Another newspaper reported the Welshman's race was established at "great elevation... [as] the upper eight miles were on the shaded, or southern side of the hill, it would be liable to be snowed in for a short period each winter" (Cromwell Argus, 1872). While these reports do not record the exact location of the start of the water race, they support that the beginning of the water race may well have been the head of Doolans Creek, as the Welshmen had originally intended.

The water race was also described as travelling through steep and difficult terrain typical of the alpine area of the Doolans: "[a]s proof of the difficulties overcome by the proprietors it may be mentioned that over a ton of powder

was used to blast the rock, parts being 30 feet perpendicular” (Lake County Press, 1872). Elsewhere the impediments presented by the high level of the terrain were described as “rocky bluffs, masses of huge stones, and precipitous sidlings” (Cromwell Argus, 1872).

The construction of the water race took almost three years to complete and was finally finished in 1872. Given the obstacles of the terrain, the race was sixteen miles in length instead of the proposed eight miles (Lake County Press, 1872; Tuapeka Times, 1871). Surprisingly, construction came in under budget but the work was described as “very tedious, having occupied three years to bring it to its present termination—at a cost exceeding £4,000. Considering the disadvantage hitherto existing many auriferous terraces have been left partially worked, and I have no doubt as soon as water can be obtained more new arrivals will take the opportunity of effectually working those places.(Lake County Press, 1872). Although the race was completed, owing to its “alpine position” kilometres of water were frozen, and it was some weeks before the water began to flow down the race to the gold claims on the flat (Lake County Press, 1872).

In 1875 however, the *Otago Witness* reported that the Cambrian water race, or the Welshmen’s water race at it would soon become known, was at a standstill. Necessary repair works to the water race had exhausted the Company’s finances. They were attempting to raise funds by working on other auriferous grounds before (Otago Witness, 1875). It appears the necessary funds were never raised: newspapers of the day fell quiet on the water race, and it likely fell into disuse over the next two decades. Part of the water race has been recorded as an archaeological site (F41/241).

6.3.3 *The Race (F41/241) and the Raceman’s Hut*

In 1895 it was decided to resurrect the Welshmen’s water race, as it was now known. A contract was let for the cleaning and repairing of the water race from its source at Doolans Creek to Thomson’s flat. In anticipation, a few claims were pegged off on the lower flat (Lake Wakatip Mail, 1895a). Works were completed by mid-1895 (Lake Wakatip Mail, 1895b). It is perhaps during this repair stage that a small hut was constructed in the upper reaches of the right branch of the Doolans Creek (LINZ, 2007). The corrugated iron-clad hut was used to accommodate race men while they maintained and repaired the Welshmen’s water race (Federated Mountain Clubs, 2017), a recorded archaeological site (F41/241). Today the hut is known as the Glenroy Raceman’s Hut, named for its association with the Glenroy Station which came to occupy the land (LINZ, 2007).

The hut is approximately five kilometres below the sources of the right branch of Doolans Creek and the proposed area of expansion. Racemen’s huts were often placed at the midpoint of a water race, and this may well have been the case for the Glenroy hut. A 1939 topographical map recorded a track to Ben Cruachan (further east of the proposed expansion), part of which travelled along the “old water race”: presumably the Welshman’s race (Figure 6-7). From the end point of the race (near the Kawarau River) to the edge of the track nearest the Raceman’s hut is a distance of approximately eight miles. The total distance of the race was recorded as 16 miles, which would place the hut at the midpoint.

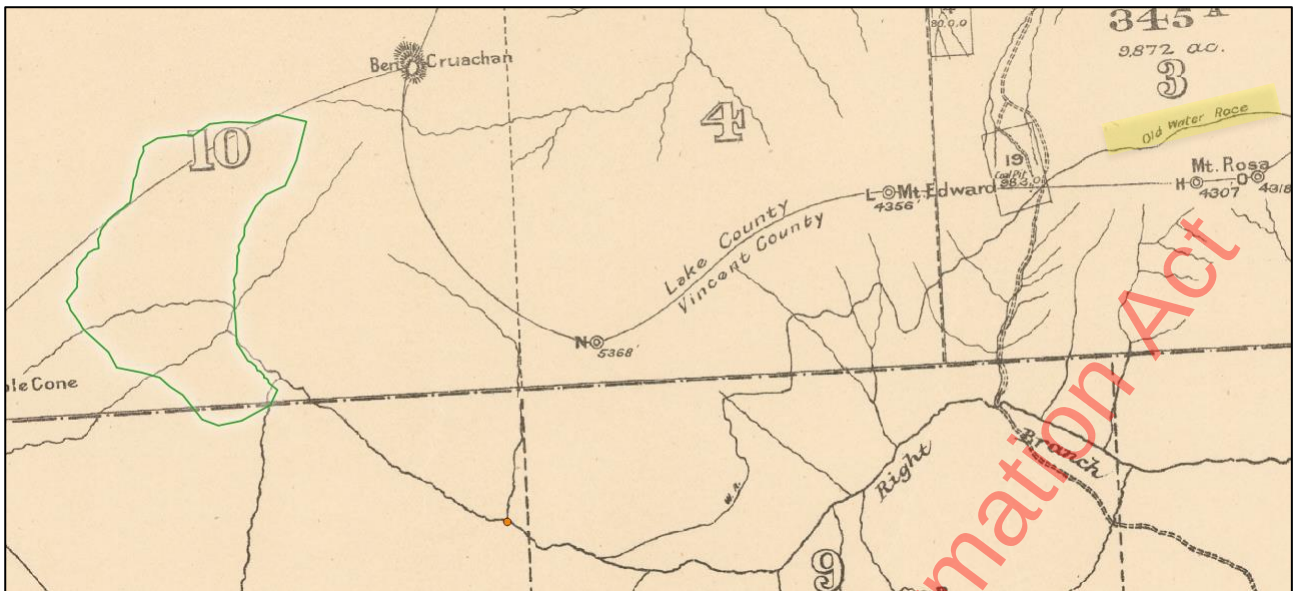


Figure 6-7. The proposed Doolans Basin Expansion Area (green) overlaid on a 1903 topographical map (Vincent Map NZMS15 Sheet 3, 1903). The “old water race” (i.e., the Cambrian or Welshmen’s water race) is highlighted yellow. The location of the Raceman’s hut is indicated by the orange dot.

Unfortunately, the only portion of the “old race” shown on the map is that which formed part of the track to Ben Cruachan. The portion of the race leading to the Raceman’s hut, and beyond, was not captured. As a result, the map does not provide evidence as to whether or not the Welshmen’s water race reached the alpine heights of the proposed expansion area. Later aerial imagery is of some help as the Raceman’s hut can be seen close to the right branch of Doolans Creek. The Welshmen’s water race is visible on the hill above and can be traced for some distance downhill from the hut but unfortunately cannot be traced into the hills far above the hut (Figure 6-8). In 2016 the hut was restored by DOC and now serves as a trampers’ hut in the Remarkables Conservation Area (Devlin, 2020).



Figure 6-8. Aerial image showing the Raceman’s hut (circled in yellow) and the water race in the hills behind (indicated by the arrows). Uphill the race disappears into the banks of the right branch of Doolans Creek (entering from the left of the image) (Google Earth, April 2023).

6.4 Coal Mining

The era of gold mining also ushered in the era of coal mining. Coal was used to supply power to gold mining dredges, as well as for domestic use (Turnbull, 2000, p. 58). The first coal mine in the Wakatipu was established in 1870, when “good coal” was found at Doolans Creek to the rear of Gibbston Flat (beyond the proposed expansion) (Otago Witness, 1870). Coal was mined on the higher reaches of the mountains above the flat showing prospectors were not averse to mining at extreme heights (AJHRs, 1889). For example, in 1886 Charles Steele applied for a lease to mine coal found on Doolans Saddle (*Application for Mineral Lease - Charles Steele - Doolans Saddle*, 1886). By 1889 Gibson’s Coal mine had been established and was “chiefly remarkable” for mining coal 3,360 feet above sea level on the saddle between Gibbston and Doolans Creek (AJHRs, 1889).

Like gold mining, coal mining utilised water races. Doolans Creek was as an important source of water for coal miners as for the diggers. Its water was used to sluice the face of the pit which made the coal easier to retrieve. In 1910 Duncan and Churchill repaired “Doolans Creek water race”: this was likely the Welshmen water race. The work was expected to take about six weeks, at which point 6 to 8 heads of water could be directed to the coalpit (Lake County Press, 1910a). Repairs were likely undertaken all along the course of the race and, if the race did begin at the sources of the stream, then works would have been undertaken within expansion area. On completion, the repair and maintenance works were described as “a big undertaking, and Mr Duncan is to be congratulated on his enterprise and pluck” (Lake County Press, 1910b).

6.5 Summary of Findings for the Doolans Basin

The area proposed for the Doolans expansion is associated within the wider context of nineteenth and twentieth century activity. Within the basin, activities included gold mining, coal mining and pastoral run farming. There is documentary evidence of the following activities having taken place within the lower extremities of proposed expansion area:

- the Welshmen’s water race, also known as the Cambrian water race, built from the head of the right branch of Doolans Creek; and
- gold mining at the head of the right branch of Doolans Creek.

Activities within proximity of the proposed Doolans expansion include:

- Glenroy Raceman’s Hut built to house workers maintain and repairing the Welshmen’s water race;
- gold mining at Doolans Creek, including the right branch;
- coal mining at Doolans Creek;
- coal mining on Doolan’s Saddle; and
- activities associated with pastoral farming, including huts.

7 Heritage Background for the Remarkables Ski Area and Lower Remarkables

The following sections delve into the history of the Remarkables Ski Area and Lower Remarkables. The area occupies Sections 1 and 2 SO 22561 and Part Section 1 Block X Kawarau Survey District, Lot 2 DP17411, and Section 1 SO 24060. Documenting and understanding the potential historical significance of this area also ensures that any future developments within the ski area are well-informed and respectful of any heritage. As in Section 5, particular attention is given in this section to any mining and pastoral activities in the landscape which can inform on the archaeological and heritage values that may be present within the existing ski area and Lower Remarkables. The area forms part of a wider context of events and exchanges of ownership summarised in Table 6-1 below.

Table 7-1. Timeline of events with documentary sources

Year	Event	Source
1859	William Saunders applies for Run 300 (Wakatip Lake East) and Run 345 (Wakatip Lake)	(Otago Daily Times, 1868a)
c.1860	Saunders transfers Run 300 and Run 345 to E. and C.F. Black	(Otago Daily Times, 1868a)
c.1850	E. and C.F. Black transfer Run 300 and Run 345 to Watson Shennan	(Otago Daily Times, 1868a)
1862	Shennan transfers Run 345 to William Gilbert Rees, and partners Grant and Gammie. Named the Peninsula Run	(Otago Daily Times, 1868a)
1863	James McKerrow carries out reconnaissance survey of the area	(McKerrow, 1863)
1864	First record of mining at Doolans Creek	(Otago Daily Times, 1864)
c.1866	Rees, Grant and Gammie transfer Run 345 to Boyes Brothers	(Beattie, 1979; Otago Daily Times, 1868b).
c.1871	Run 331 leased by Boyes Bros. Run 331 and Run 345 become Kāwarau Falls Station	(Beattie, 1979)
1882	Run 345 separated into Run 345 and Run 345A	(Evening Star, 1883)
1910	Run 345C created. Leased to Mrs Elenore Rebecca Chalmers	(Lake County Press, 1911b)
1919	Run 345C, known as Cone Peak Station, leased to James Watt, jun.	(Otago Daily Times, 1919)
1936	Run 345C transferred to George Wardell	(Otago Daily Times, 1937)
1941	Run 345C leased by John Thomson	(P J Anderson, <i>Glenroy Station - Run 345D Kāwarau and Nevis Survey Districts</i> , 1952)
1958-	G.A Kennedy leases Run 345C. Remains in Kennedy family hands	(G A Kennedy, <i>Cone Peak Station - Run 345C Coneburn and Kāwarau Survey Districts</i> , 1958; J and G Kennedy, <i>Cone Peak Station - Run 345C Coneburn and Kāwarau Survey Districts</i> , 1983)
1960s	Demand growing for second ski field in Queenstown area	(NZ Ski Ltd, 2025)f1985
1977	Development of a ski field in the Rastus Basin of the Remarkables proposed	(Press, 1977)
1980	Rastus Burn Recreation Reserve gazetted	(Federated Mountain Clubs, 2017, Gazette Notice 1989 p3217, New Zealand Gazette)
1985	The Remarkables Ski Area opens	(The Remarkables, 2025)
1986	Sections 1 and 2 SO 22561 and easements over Section 1 Block X Kāwarau SD created for carparking and building purposes	(SO 22561)
1994	Kāwarau/Remarkables Conservation Area set aside as stewardship land under the administration of DOC	(NZGZ 1994, p. 2851)

7.1 Māori Occupation and Activity in the Remarkables Ski Area and Lower Remarkables

As described in Section 6.1, evidence of Māori lifeways is present throughout the wider region, reflected in ara tawhito, traditional place names, and recorded archaeological sites. Although no archaeological evidence of Māori occupation or activity has been identified within the existing ski field or the Lower Remarkables, Kāwarau/The Remarkables is scheduled as a wāhi tūpuna, recognising the range as a place of deep cultural significance to Kāi Tahu. The wāhi tūpuna acknowledges its traditional name, its prominence overlooking Whakatipu-wai-Māori, and its association with the Ātua.

7.2 Pastoral Run 345C

The land currently occupied by the Remarkables Ski area (Part Section 1 Block X Kāwarau SD, Sections 1 and 2 SO 22561, Lot 2 DP17411, and Section 1 SO 24060) was taken up by Watson Shennan as Run 345; a history

detailed in Section 5.3 (Otago Daily Times, 1868a) (Figure 7-1). Following Shennan's tenure, the area became known as the Peninsula Hill Run. It was subsequently leased by notable figures such as William Rees and later the Boyes Brothers. This famed run exemplified nineteenth-century pastoral farming in the Wakatipu region. The farmstead and associated buildings for the Peninsula Hill Run were established at Kawarau Falls (Figure 7-3). The high, steep lands of the Remarkables were primarily utilised for pastoral purposes, reflecting the agricultural practices of the time (Origin, 2022). Despite extensive documentary research, including leases and early maps of the area, there was no evidence found of fencing or buildings, such as shepherd huts.

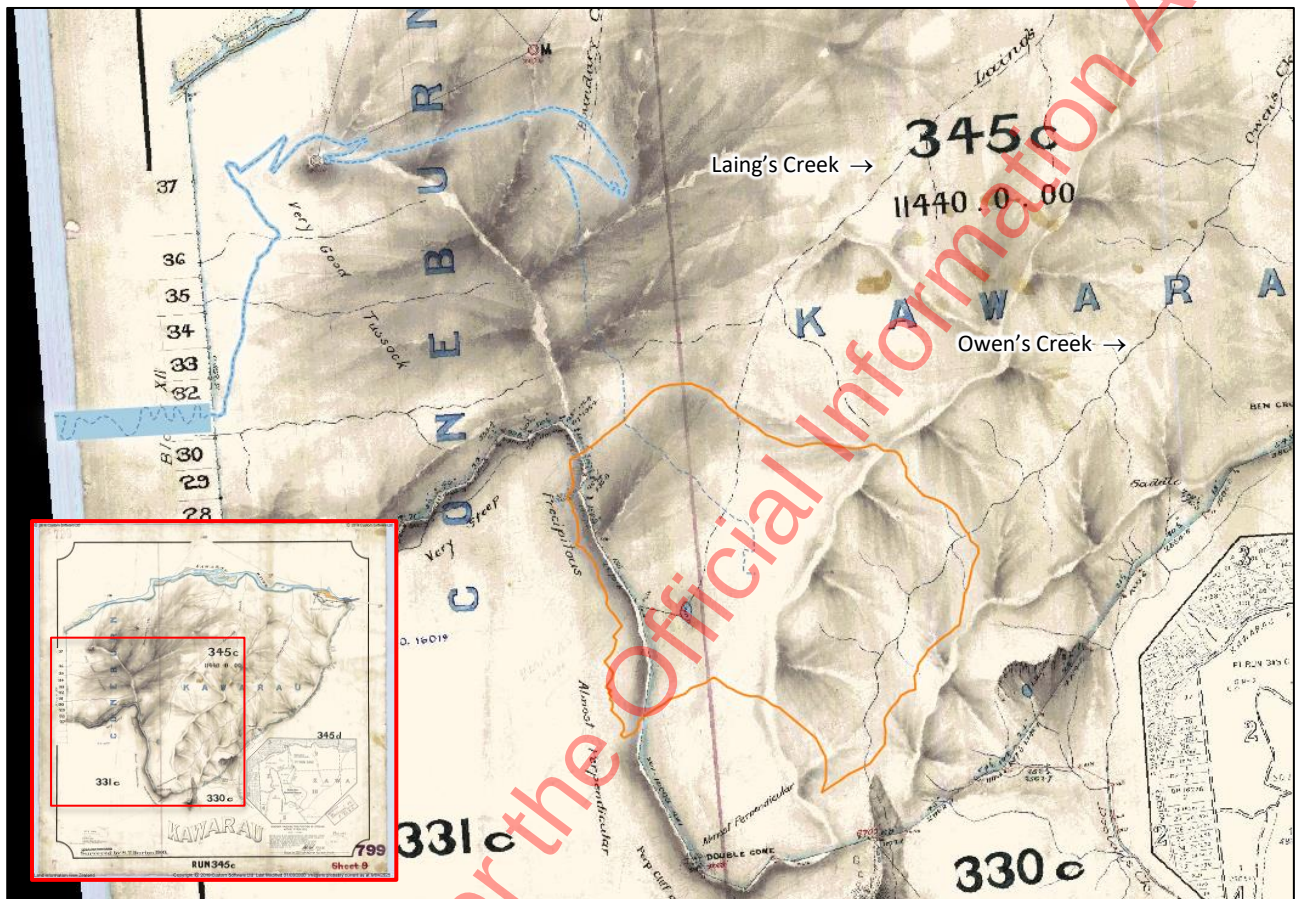


Figure 7-1. Run 345C, surveyed in 1909, overlaid with the existing ski field (orange) and access road and entrance (blue) (Burton, 1909a). Laing's and Owen's Creeks are identified.

7.2.1 Lot 31, Block XII, Coneburn District

In 1870, land on either side of Kingston Road was surveyed as Block 12, Coneburn District, with the land being withdrawn from Run 345 (SO 349) (Figure 7-2). The current parking lot comprises Section 31, Block 12. The modern property boundaries (Lot 2, DP 17411) essentially conform to the historic boundaries.

In January 1871, the surveyed sections of Block XII were offered for public sale. According to a report in the *Otago Daily Times* (1871), and Section 31 was included in the sale—suggesting it may have been sold privately before the auction or retained by the Crown for other purposes. By 1880, however, much of Block XII, including Section 31, had come into the possession of George Thomas Henry Boyes (Certificate of Title OT49/281). Although Section 31 had been separated from Run 345 in 1870, it had effectively returned to the ownership of the Boyes Brothers and was reintegrated into their pastoral operations. There is no record of buildings or structures on Section 31, and the pre-emptive right containing the Kawarau Falls Station homestead was on the banks of the river (Figure 7-3).

The land remained part of Kawarau Falls Station, which was later acquired by the McBride family in 1914 (CT OT173/25), continuing its use as pastoral land and maintaining its connection to the region's agricultural heritage.

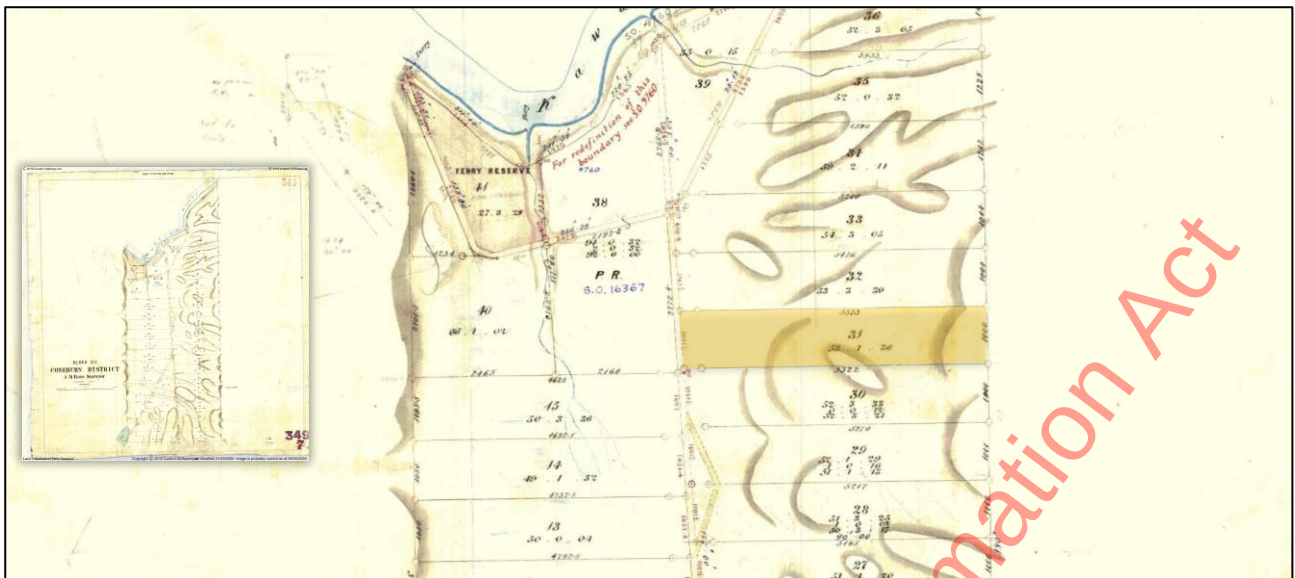


Figure 7-2. Detail of SO 379 (1870) showing the survey of Block 12, Coneburn District.

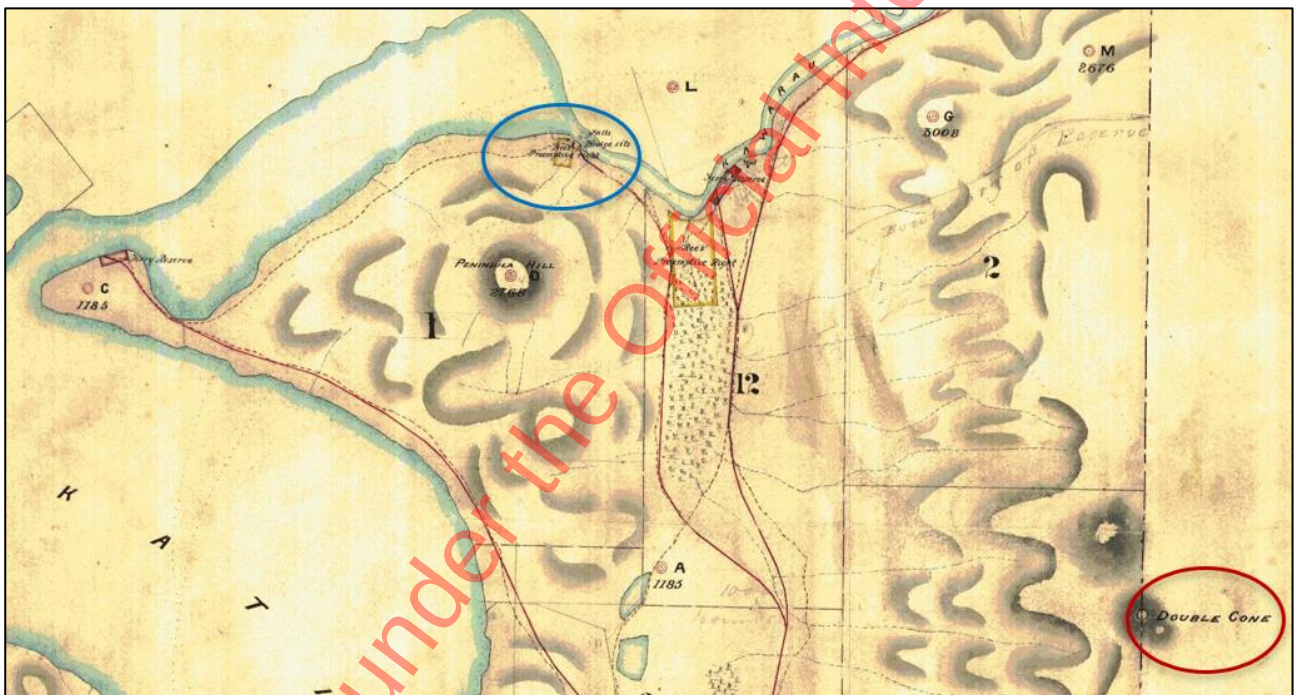


Figure 7-3. Detail from SO 343, dated 1866, recording the pre-emptive right containing the homestead, near Kawarau Falls (marked in blue). Double Cone is to the right of the image (marked in red).

7.3 Gold Mining

Gold mining in the Wakatipu and Kawarau regions was heavily dependent on a reliable water supply, making water races a prominent feature of the landscape. Both Laing's Creek and Owen's Creek ran through Section 1 Block X (Figure 7-1). Research indicates that in 1899, Stephen Spain applied to construct a water race from Laing's Creek. However, due to his failure to attend the hearing, the application was struck out (Lake Wakatipu Mail, 1899). There are no other references to mining or water races connected to Laing's Creek. Owen's Creek does not appear in the historical record at all, suggesting it was unlikely to have been the site of any significant mining activity.

7.4 Climbers and Adventurers

From the earliest days of European settlement, mountain climbers and adventurers sought to scale the heights of the Remarkables (Evening Star, 1895; Otago Witness, 1888). One notable account from 1888 describes a party's

ascent of the Remarkables. The group embarked on their journey from Boundary Creek, located to the north of the Remarkables, departing from the Kawarau River. The contributor waxed lyrical about the "variety of scenery that this wonderful country affords... the view including valleys, mountains, lakes, terraces, and rivers" (Press, 1888). In his detailed description, he noted the pristine and untouched nature of the landscape, but not a single structure was encountered along their route. He did record, however, a "well-beaten track" running along a spur north of the Remarkables, "probably used by the shepherds when bringing the sheep off the hills for shearing" (Press, 1888). Another climber noted a horse and shepherd standing on a spur at the foot of Double Cone, further confirming that pastoral activities were the main use of the area (Press, 1888). Despite such sightings of shepherds and their pastoral activities, no shepherding occupation sites were recorded within Section 1 Block X on maps or other documentary sources.

These early accounts highlight the rugged and unspoiled beauty of the Remarkables as well as the practical uses of the land by shepherds and farmers. The absence of permanent structures in these descriptions underscores the transient nature of human activity in the area during that period. Even as late as the mid-twentieth century, there was no record of ongoing human activities, and no permanent structures erected within the Remarkables Ski area (Figure 7-4).

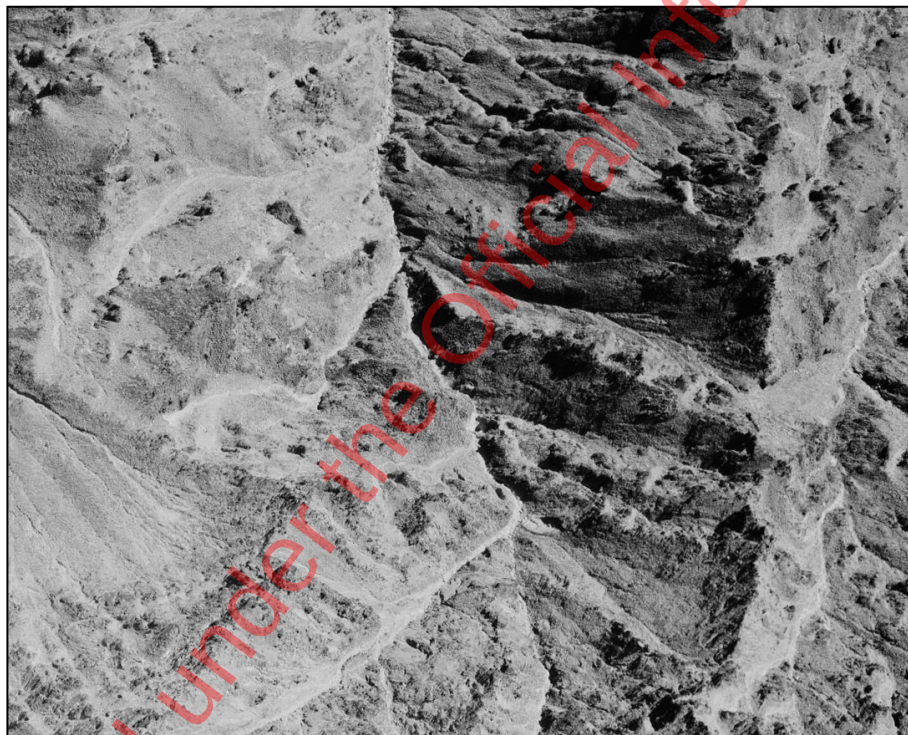


Figure 7-4. A 1956 aerial view of the area now occupied by the Remarkables Ski field (Retrolens, 1956).

7.5 Summary of Findings for the Remarkables Ski Field and Lower Remarkables

The Remarkables Ski Area and Lower Remarkables are associated with the wider context of nineteenth century pastoral activity. However, there is no documentary evidence to suggest anything other than transient pastoral activities. No evidence had been found to support the existence of structures with archaeological or heritage values.

8 Previous Investigations and the Wider Heritage Context

Within the project area, there are no recorded archaeological or heritage sites; however, the project area extends across Rastus Burn Recreation Reserve and the Kawarau/Remarkables Conservation Area (Figure 8-1).. Previous recognition of this area is discussed below, followed by a discussion of the sites recorded in the wider area to provide contextual information. Through this chapter we aim to gain a fuller understanding of both the work within the project area and the heritage context to inform on any existing heritage values.

8.1 Previous Work in the Kawarau/Remarkables Conservation Area and Rastus Burn Recreation Reserve

The Kawarau/Remarkables Conservation Area extends across the Doolans Basin expansion area and a portion of the access road to the existing ski field. DOC has carried out research into the heritage values of the Kawarau/Remarkables Conservation Area (Matthew Schmidt & Barr, 2020). The Conservation Area encompasses a significant area and to date, systematic surveys of the heritage features across the entire conservation area have not been carried out; however, several surveys are cited that provide indication of the heritage resources across the area. In closest proximity to the project area was Matt Schmidt's survey of gold mining sites in the Upper Nevis Remarkables Conservation Area in 2007 (M Schmidt, 2007). These surveys found extensive gold and coal mining sites including physical evidence of tailings, sluicing faces, dredge ponds and water races, although none within the project area. In the wider conservation area, surveys have also found remnants of buildings and structures relating to early settlement and pastoral runs. For example, the Ben Nevis and Craigroy farmsteads remain as do remnants of buildings in the small settlements at the Lower Nevis and the Nevis Crossing (Matthew Schmidt & Barr, 2020). Features in the wider Doolans Creek area, such as Glenroy Raceman's Hut and Welshmen's Water Race (both located beyond the project area) are within the Conservation Area although the values of this site are not explicitly detailed. Barr and Schmidt (2020) conclude in the DOC report on the historic heritage values of the Kawarau/Remarkables Conservation Area that the "complexity and significance" of mining in the Conservation Area has been "well established".

Ngāi Tahu have also prepared a values report for the Remarkables Conservation Area outlining the historical and contemporary values, practices, and associations which is useful in understanding its Ngāi Tahu context and underpinning any future amendments. The report identifies that the area has **high values** as the landscape embodies both the tangible and intangible whakapapa of Ngāi Tahu. The mountains and landforms carry ancestral names and histories that express and uphold mātauranga tuku iho, and despite the historical impacts of farming and mining, the area retains native flora and fauna, supports limited non-commercial harvest of non-native species, and contains recorded, known, and suspected wāhi tapu and wāhi tūpuna, including archaeological sites. The report also identified **very high practices** and kaitiakitanga remains central to Ngāi Tahu's relationship with the Conservation Area. Although many traditionally harvested species are now scarce, Ngāi Tahu continue to work to restore, protect, and sustain the area's mauri, habitats, and ecological health. These practices reflect an enduring responsibility to uphold tikanga and intergenerational stewardship in a landscape where ecological change has been significant. Finally, **very high associations** were identified. The area carries numerous Ngāi Tahu place names and is subject to key Treaty redress provisions, including a nohoanga at Wye Creek, a Statutory Acknowledgement for Whakatipu Waimāori, recognition of taonga species, and tenure review outcomes that returned land to the Crown. These mechanisms, particularly nohoanga enabling the practice of mahinga kai, reflect Ngāi Tahu's enduring cultural, historical, and spiritual relationship with the landscape and underpin their ongoing role as kaitiaki within the Conservation Area (Ailsa Cain & Cain, 2020).

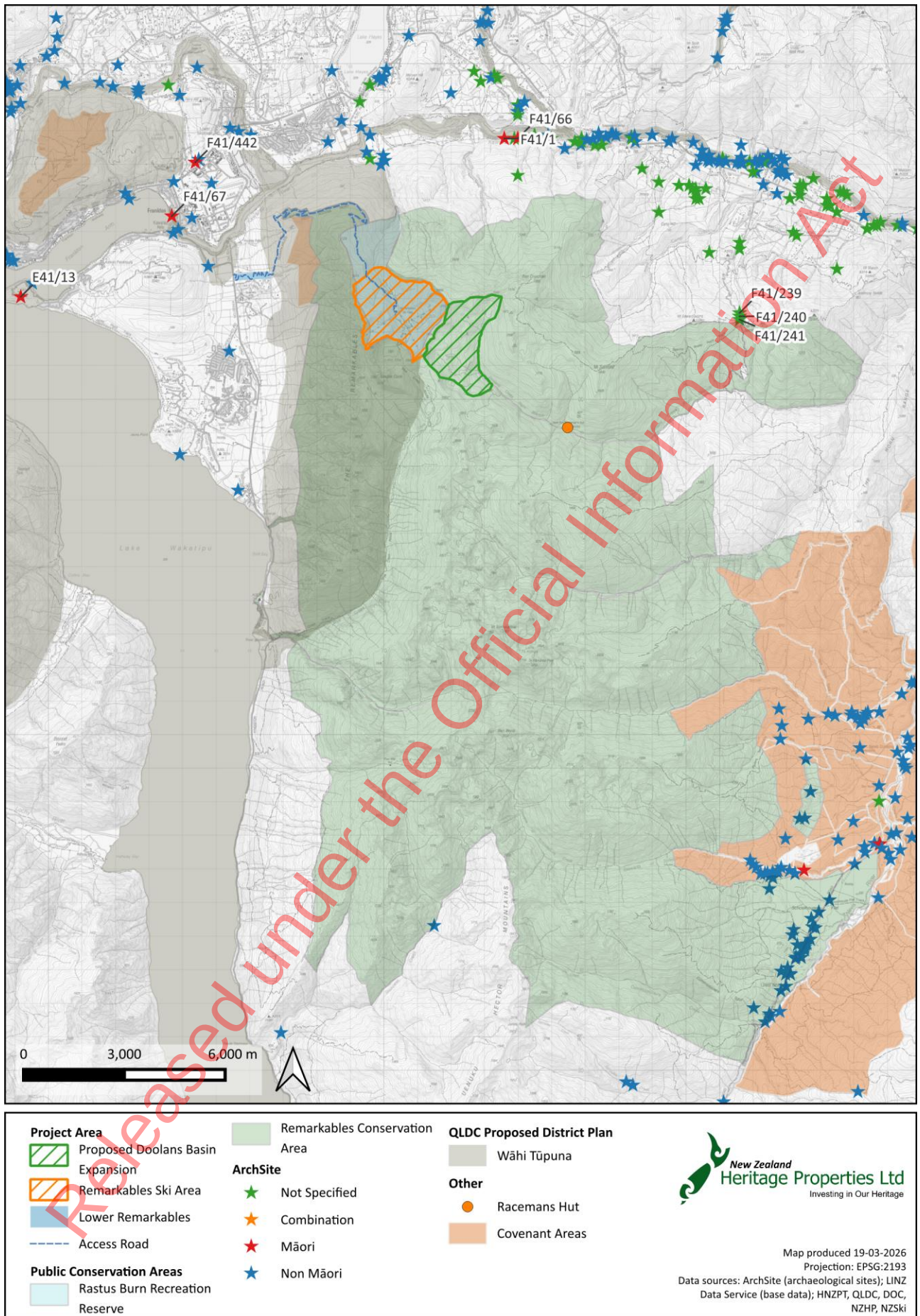


Figure 8-1. Map showing the Remarkables Conservation Area, Ratus Burn Recreation Reserve, adjacent covenant areas, and recorded archaeological sites.

8.2 The Wider Heritage Context

There is limited evidence of systematic survey of the alpine region; however, some work has been done to the east of the project area as part of the *Kawarau River Valley Archaeological Survey* (Ritchie, 1983a), during which three sites were recorded near Coal Pit Saddle. There is no evidence of prior surveys within the project area itself or within the right branch of Doolans Creek; however, extensive surveys have been carried out along the valleys surrounding the Remarkables, recording a high density of archaeological sites. A map showing the distribution of the recorded archaeology is provided in Figure 8-1.

On the ridge above Doolans Creek, three sites were recorded by Ritchie in 1978, including Welshmen's water race (F41/241), coal workings (F41/240), and the coal haulway route (S41/239). The recorded location of the sites fall just outside the Conservation Area. The sites have been recorded on ArchSite and appear in Ritchie's (1983a) inventory of recorded sites. None of the site record forms have been updated since the sites were first recorded, nor have there been any investigations. The summary below provides information from the site record form together with Ritchie's (1983a) report. Welshmen's water race (**F41/241**) begins at Doolan's Creek Right Branch and flowing to the Kawarau side of the valley over Coalpit Saddle. At the time of the site visit, it was noted that the race was still in use up to the saddle. The race was not fully investigated at the time, and the full extent is not recorded. The Gibbston Coal Pit or Coalpit Saddle coal mine (**F41/240**) is also situated near the saddle to exploit a 20 to 30 foot thick seam of coal. The site record form notes tunnels to be present, and extraction continuing by locals. The site record form also notes that the site should not be confused with the coal mine at the foot of the seam, which has been referred to as the old Gibbston pit. To service the coal pit, a haul road was constructed, which is recorded as **F41/239**. Approximately 1km long, the route was created through cuttings and embankments. A boiler sits at the beginning of the route, approximately 300m below the saddle, with several timber sleepers at the top of the route. Beyond these few alpine sites, there are no other sites located at these heights in the vicinity of the project area.

Beyond the project area, but within the viewshed of the Doolans Basin Expansion Area is the Glenroy Raceman's Hut. The hut is approximately 5km from the proposed Doolans expansion within the Conservation Area and is accessed from Coal Pit Road and via the remains of the Welshmen's water race. It was built for the racemen to maintain and repair the Welshmen's Race, formerly the Cambrian Race (Devlin, 2020; Federated Mountain Clubs, 2017; Matthew Schmidt & Barr, 2020) (Figure 8-2). It is not a recorded archaeological site, probably because its date of construction has been unclear.

Neville Ritchie surveyed the Kawarau River Valley in 1983 (Ritchie, 1983b), and since then hundreds of sites have been recorded along the Kawarau River, most of which relate to mining, but a range of other site types are included such as pastoral activities, domestic occupation, transport sites, commercial activities, as well as Māori archaeology. The density of sites decreases towards Queenstown and few sites have been recorded along the base of the western slopes of the Remarkables. These include farm buildings (F41/759 and F41/843), sluicing (F42/338), and a schist cottage (F41/761). Several additional sites are located in Frankton, including Arranmore Farm (F41/604), a cemetery (F41/886), a racecourse (F41/804), Hallenstein's Mill (F41/525), and Kawarau Falls Station (F41/567). Two sites associated with manawhenua activity are also located in the Frankton area and are discussed below together with other Māori archaeological sites in the immediate region.

Further afield, there have been archaeological surveys of the Nevis Valley. For example, Jill Hamel surveyed archaeological sites at Nokomai and the Upper Nevis in 1989 and prepared "The cold, sequestered Nevis" report for DOC in 1994 (Jill Hamel, 1994). Additionally, Angela Middleton surveyed sites in the Lower Nevis Valley in 2005 (Jill Hamel, 1989; Angela Middleton, 2005).



Figure 8-2. Raceman's Hut (Devlin, 2020).

While there are no recorded archaeological sites relating to manawhenua activity within the project area, there is a scattering of sites across the wider Wakatipu region. These include a midden site (F41/1), an oven site (F41/66), an adze cache and associated shellfish midden (F41/67), and an adze find spot (F41/442).

Site **F41/1** was a midden that was found in 1975 at the site of the Ferry Hotel. The site record form indicates the midden was mixed in with European material, and the Māori material found consisted of small pieces of moa leg bone and vertebra, three flakes of silcrete, a porcellanite blade, a large broken silcrete blade that showed signs of retouching. The moa bone that was found was consistent as waste from worked bone.

Site **F41/66** is situated just east of F41/1, and there is potential that the sites are related. The site record form describes flaked stone artefacts, fire cracked rock, and moa bone being found within a dark layer with charcoal (100-200mm thick), through which several pits had been dug.

The site of the adze cache (**F41/67**; Figure 8-3) was found during an American expedition that travelled New Zealand to witness the transit of Venus in 1874 (Keyes, 1967). The precise location of the site is not known, but it is believed that the general location is along the shore of the Frankton Arm of Lake Wakatipu (Keyes, 1967). Along with the adzes there was a recorded midden that consisted of shellfish. There were a number of adzes and adze pieces found, including six quadrangular adzes, one broken quadrangular adze, two quadrangular adze blanks, two triangular hog back adzes, one chisel, and one irregular flake of greywacke. There is no mention of the type of shellfish that were present in the midden.

Site **F41/442** was an adze find sport recorded in 1978. The site record form records the site as being within residential section 128 on the north side of State Highway 6. The adze was found by the owner during landscaping, and the site record form also notes that fragments of moa bone were also found.

Slightly further afield is **E41/13**, a midden/oven site found on the Kelvin Peninsula recorded as moa hunter ovens and midden village on site record form. A type 1A adze was reportedly recovered during the construction of a housing development; however, a site visit was not undertaken. The site record form describes the site as a 'potato village', with no further discussion of this; Anderson (1982) also discusses this name and argues that there is no clear evidence that permanent villages in the area cultivated potatoes.

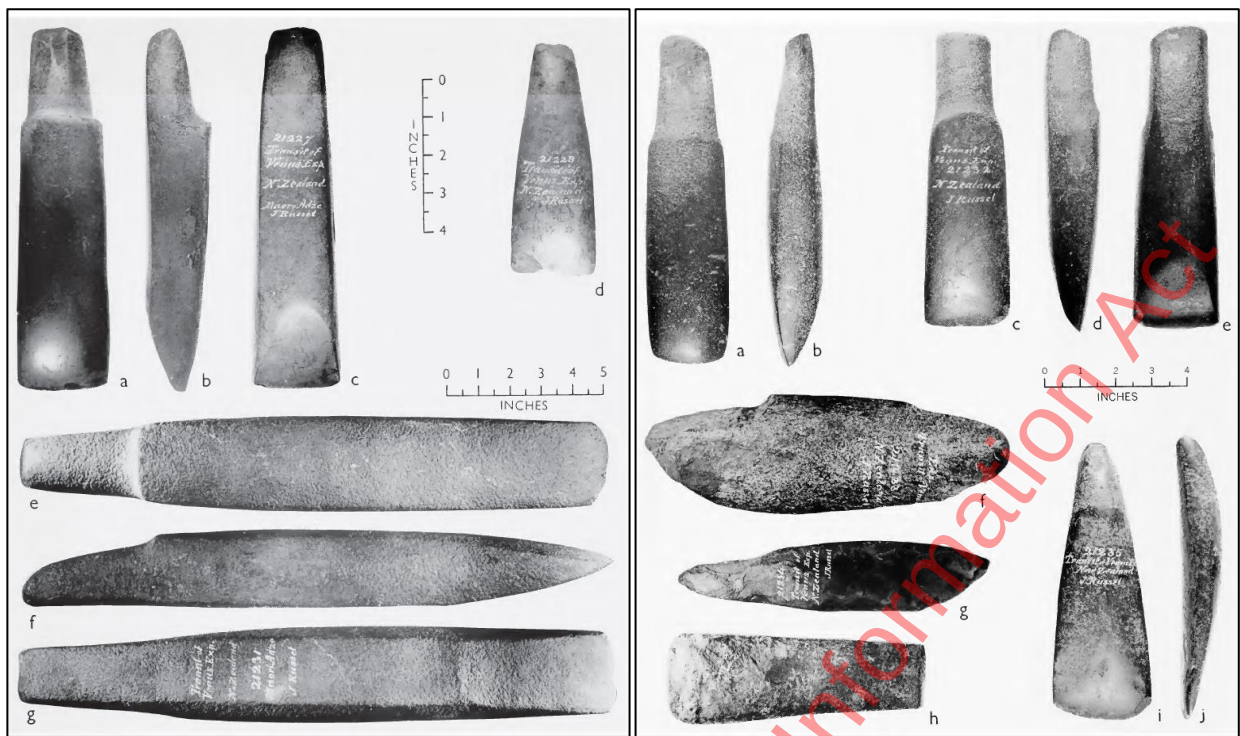


Figure 8-3. Artefacts collected from I44/67 in 1874-1875 (Keyes, 1967).

9 Physical Evidence of Heritage Sites

A pedestrian survey was carried out in March 2025 across the proposed expansion area in the Doolans Basin to identify any surface physical evidence of heritage sites, with documentary research indicating the potential for a water race and gold mining near the head of Doolans Creek. A survey was not undertaken for the current ski field or Lower Remarkables. The following section outlines the results of the site survey.

At the time the survey was undertaken, two ski runs were proposed. As such, the area investigated focused on these proposed ski runs, with the map below providing a record the route of the survey (Figure 9-2). There were some limitations faced during this survey due to the nature of the terrain (Figure 9-1 and Figure 9-3). The area consisted of typical mountain topography with high slopes, cliff faces, valleys, streams, scree slopes and boulder fields. The high altitude of the area significantly influenced the vegetation, with alpine grasses being the predominant flora. The northern portion of the survey area contained multiple scree slopes and boulder fields, while the southern portion was characterised by steep cliff drop-offs and more extensive grasslands. (Figure 9-4, Figure 9-5, Figure 9-6). These limitations were mitigated by historical research and the review of aerial photographs to provide comprehensive assessment of the project area and any potential heritage features. LiDAR was not available for the Doolans expansion area.



Figure 9-1. Photograph looking south across the project area.

All accessible sections of the project area were surveyed using walking transects where possible. Areas identified as having a higher potential of activity were closely investigated during the survey. This included rock outcrops that may have been potential shelters, any plateaus or flat areas that may held huts or working areas, as well as valleys and areas around river or stream beds for evidence of water races (Figure 9-7). No physical evidence of heritage sites was identified.

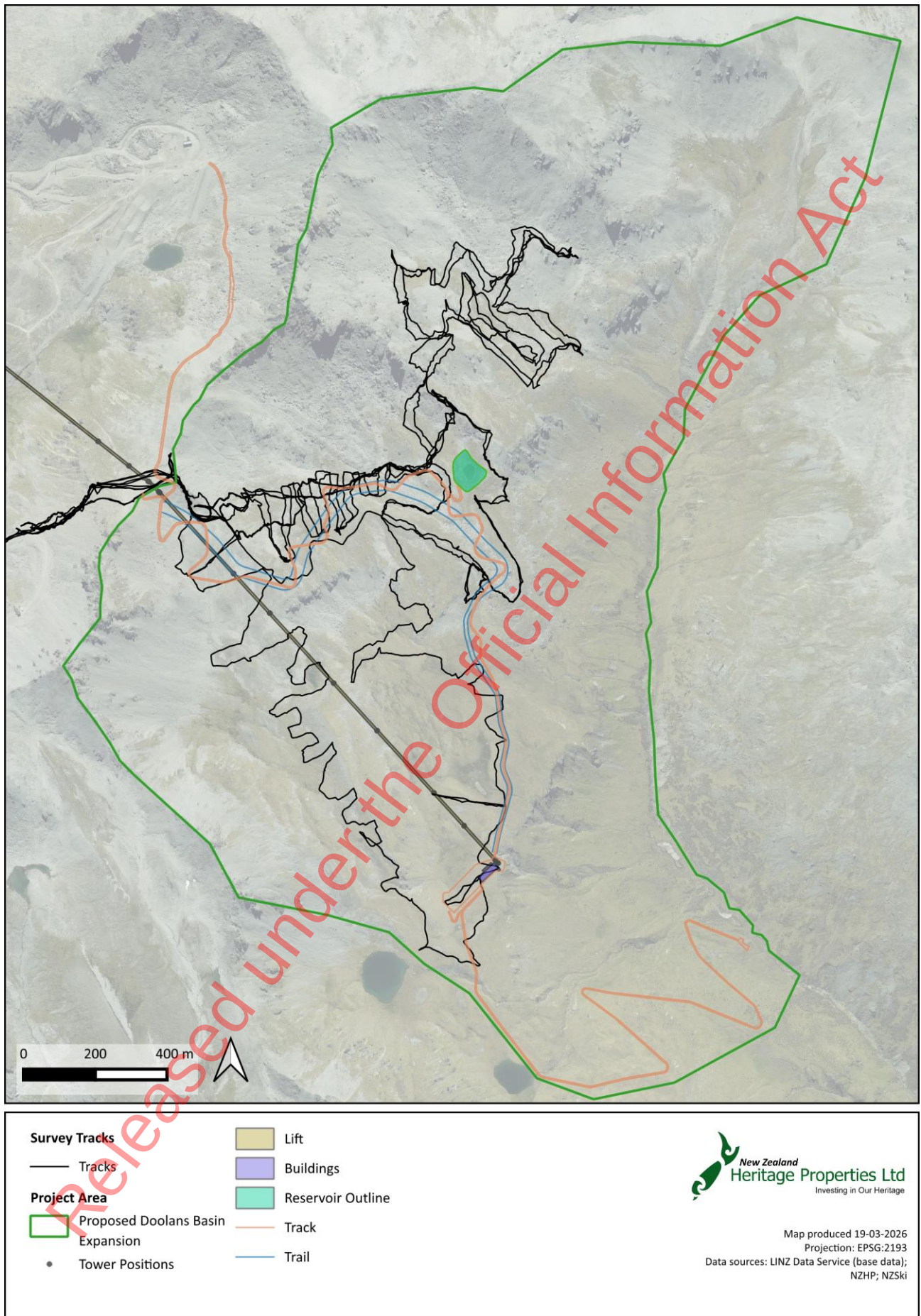


Figure 9-2. Map of the survey tracks overlaid with the proposed expansion area, lift, buildings, reservoir, tracks, and trails.



Figure 9-3. Photograph looking southeast across the southern portion of the area surveyed.



Figure 9-4. Photographs looking south across the northern portion of the survey area, showing the general ground cover (left) and the grass vegetation limiting ground visibility (right).



Figure 9-5. Photographs of the southern survey area . Left photograph shows a scree slope encountered, looking north. Right photograph shows a boulder field, looking east.



Figure 9-6. Photographs showing the steep faces encountered across the project area, both looking southwest.



Figure 9-7. Left photograph showing rock shelters investigated, looking southeast. Right photograph showing a dry stream bed and plateau, looking northwest.

The Welshmen's water race was not observed within the area surveyed, nor was there any evidence to suggest goldmining activities within the project area. As the lowermost run at the head of Doolan's Creek was challenging to access, further desktop assessment was carried out using aerial imagery. The water race is visible in aerial imagery, running along the true left side of Doolans Creek (right branch), above Glen Roy Raceman's hut (Figure 9-8). The race is lost at the tributary just to the north of the hut, and despite scrutiny of the aerial photographs, and visual

inspection from the survey across the head of the creek, no further evidence of the race was found. While this is some distance from the head of the creek, where historical accounts indicate the race to start, the lack of evidence of the race further up suggests that this may have been its origin and that the references to the race at the head of the creek were mere exaggerations. The survey team found it was not possible to see the hut from the proposed rounds. This was further confirmed by the project landscape expert, Yvonne Pfluger, who advised the ski lifts will not be visible from the hut or race track (Boffa Miskell Limited, 2026).



Figure 9-8. Detail of the LINZ aerial basemap showing the Raceman's Hut, with the race extending beyond. An overview shows the relationship between the hut site and the Doolans Basin Expansion Area.



Figure 9-9. Photograph showing the head of the creek, with no evidence of the water race or gold mining.



Figure 9-10. Photo looking down the Doolans Creek. No evidence of a race or gold mining can be seen.

Released under the Official Information Act

10 Research Results

Documentary research into the project areas, including the proposed expansion area, existing ski field, carpark, and access road, revealed that activities in the landscape have been shaped by the high and rugged mountainous terrain. In the wider landscape, Māori traversed various migratory routes for seasonal hunting and fishing, as well as trade networks between the east and west coasts. Rivers such as the Doolans Creek not only provided travel routes but rich resources of mahinga kai. Seasonal camps and semi-permanent settlements left an abundance of artefacts documenting their use of the wider area. Place names such as Kawarau, Whakatipu-wai-māori, and Te Papapuni testify to the presence of Māori in the lakes and valleys surrounding the Remarkables. No previously recorded archaeological sites relating to manawhenua activity are present within the project area, and none were identified during surveys undertaken by NZHP; however, this does not detract from the wider cultural context. Manawhenua should be consulted directly for this information.

The project area formed small parts of much larger pastoral runs: Run 330 and Run 345, although Lot 2 DP 174111 (the carpark area) would later be subdivided away from Run 345. The runs were first taken up in 1859 but they were not actively stocked until the late 1860s when Watson Shennan took up the licences. Run 330C, Run 345C and Run 345 D were each subdivided from the large runs in 1910. Almost as soon as the pastoralists attempted to gain a foothold in the landscape, gold was discovered attracting miners to Kawarau and Wakatipu. Prospectors flocked to Doolans Creek, including the source of the right branch that flowed down from the mountain slopes within the proposed expansion area. Around 1869, the Welshmen's water race began construction near the head of Doolans Creek, over the saddle, and down towards Cambrian Flat. However, documentary sources indicate that mining attempts in such mountainous landscapes were rare, with efforts thwarted by the high terrain, bitter cold, and frozen ground.

Previous archaeological surveys of the landscape surrounding the Remarkables and the Doolans have uncovered evidence of Māori activity, including middens and an adze cache. In closer proximity to the project areas, remains of gold and coal mining sites have been identified during archaeological surveys, as well as remnants relating to early settlement and pastoral runs. Based on these surveys, a 2020 DOC report concluded that the heritage significance of the Kawarau/Remarkables Conservation Area, which includes the proposed expansion area, is well established. However, little previous work has been conducted in the Rastus Brun area, where the existing ski area is located, and no heritage values have been previously identified there.

In March 2025, NZHP conducted a pedestrian survey of the proposed expansion area over several days. The survey did not find any physical evidence relating to a heritage site within the expansion area. A pedestrian survey of the Remarkables Ski Area, access road and carpark was not undertaken since no evidence was found in the documentary record of any mining activity or specific pastoral use other than transient stock grazing.

Given the rugged terrain and alpine heights of the project areas, there is low potential for heritage sites to be found relating to Māori, pastoralist or mining activities. Yet they form part of a wider cultural and historic landscape which is rich, diverse and highly significant.

In summary, there is not sufficient evidence to indicate that archaeological sites are present within the project area. As such, an archaeological authority is not required for the proposed works. While there are no physical remains of heritage sites within the project area, the Doolans expansion area forms part of the setting for the heritage sites within the Kawarau/Remarkables Conservation Area.

10.1 Constraints and Limitations

As with any method of identifying heritage values, there are constraints and limitations in determining the nature and extent of known and potential historic sites in the project area. Historic maps often provide an excellent snapshot of any given area, but NZHP recognises that there are limitations to the data. There are also few early survey plans for the project area, and the most useful surveys were not carried out until 1909. It is likely that some early structures no longer existed by the time these maps were created, so early mining sites and pastoral buildings are not identified. It is doubtful that such sites could be identified through standard survey methods.

Often the location of sites can be identified through historical research, but in the vast landscape of the project area, it is difficult to ascertain precisely where buildings and structures were located. These shortcomings can be partially overcome by incorporating other datasets, including the locations of known Māori and Pākehā archaeological sites, but it is well recognised that there are likely numerous unrecorded archaeological sites in the area. By using several datasets and historical sources, the risk of not identifying sites in the project area is diminished but not eliminated.

Another constraint particular the existing ski area and expansion area is the extreme height. This likely limited explorers and surveyors from regularly visiting the area. It also limited pastoral activity in the area: for example, dwellings were unlikely to be built at such heights given the climate, geography, and isolation. Miners searched for gold near waterways and the heights held little interest for them, apart from securing water from alpine waterways. The extreme isolation of the Doolans kept nineteenth century photographers at bay and no historic photographs depicting the Doolans Basin Expansion Area were located. Indeed this lack of human interaction with the alpine heights of the Doolans resulted in few historical records specific to the area. Equally, it implied that there was little in the way of human activity in the proposed expansion area.

The pedestrian survey presented some constraints, with limited accessibility and visibility in some areas. Limited accessibility was presented by the steep cliff faces, drop offs and gulleys. Some of these areas were unable to be accessed during the survey due to health and safety concerns if there was a significant drop, unstable face or loose rocks. Weather conditions also impacted accessibility and visibility, with one particularly wet and windy day restricting what could be accessed. Visibility was restricted in some areas due to vegetation coverage with some areas of tall grasses. While this may affect the visibility of very ephemeral heritage sites (e.g., isolated artefact finds), the vegetation would not obscure larger features (e.g., water races, fencing, etc.). Sections of the project area that were covered in scree sloped were not traversed due to health and safety constraints; however, they were clearly visible from a distance. Plans for the water intake track were not available at the time of the survey; hence, this area was not surveyed. The area was captured in photos and viewed from a distance (see Figure 9-10). Photographs provide no indication to suggest that heritage features are present in this location.

11 Statement of Heritage Significance

This statement of heritage significance has been developed using the methodology outlined in Section 3, in accordance with the guidelines established by Heritage New Zealand Pouhere Taonga (NZHPT, 2007b) and ICOMOS (2011). The methodology began with comprehensive documentary research aimed at identifying the heritage potential of the Remarkables Ski Area and Lower Remarkables and the proposed expansion area. This work included assessing the significance of any identified values and evaluating the potential impacts of the proposed works on those values. Following this initial phase, a systematic pedestrian survey was undertaken in the Doolans expansion area, which was the only part of the project area highlighted through documentary research as having potential archaeological or heritage interest. This fieldwork was carried out to determine whether any physical evidence existed to support the potential heritage values indicated by the documentary record. The following statement of heritage significance formed the next step in the methodology and drew on both documentary and field evidence to provide an assessment of any heritage values identified within the project areas. Heritage values are assessed on the best practice standards established by HNZPT in *Significance Assessment Guidelines* (Heritage New Zealand Pouhere Taonga, 2019). This guideline provides standardised assessment criteria for considering heritage values.

The pedestrian survey conducted within the Doolans expansion area did not identify any physical remains of heritage sites. NZHP's research did not identify any remnant historic structures, archaeological sites, or locations of significance to Māori within the Doolans expansion area. Based on the results of this survey, along with supporting documentary research undertaken by NZHP, this report concludes that there are no tangible heritage sites within the expansion area that meet the significance assessment criteria established by HNZPT (Table 3-1). The landscape alone does not meet the definition of historic heritage under the RMA. As a result, there is no evidence of archaeological, architectural, cultural, historic, scientific, or technological values within the area that would contribute to our understanding of New Zealand's history and culture.

The Doolans expansion area forms part of the wider Kawarau/Remarkables Conservation Area, which has been identified as possessing significant heritage values. Using the assessment criteria established by HNZPT (Table 3-1), the area demonstrates a range of values, including aesthetic, archaeological, architectural, historical, and technological significance (Matthew Schmidt & Barr, 2020). While the Doolans area comprises only a small portion of the wider Kawarau/Remarkables Conservation Area, it contributes to the heritage setting and aesthetic values. The dramatic landforms, open vistas, and undeveloped character of the area enhances its visual appeal and reinforces the sense of historical continuity in the broader landscape. Beyond the immediate Doolans expansion area, features such as Doolans Creek, the associated water race, and a historic hut provide tangible evidence of past activity. However, these features are approximately five kilometres south of the head of the right branch of Doolans Creek, and a landscape assessment report has concluded that the proposed structures within the Doolans expansion area will not be visible from these heritage structures (Boffa Miskell Limited, 2026).

NZHP concludes that the Doolans expansion area does not possess unique or distinctive historic values that set it apart from other areas within the Kawarau/Remarkables Conservation Area. While no tangible historic heritage values have been identified within the expansion area, it is part of the setting of the adjacent heritage sites. As such, NZHP considers there to be **low heritage values specific to the Doolans expansion area** (Table 3-2).

The Remarkables Ski Area and Lower Remarkables forms part of a wider regional context shaped by patterns of Māori presence, early European exploration, and land use, contributing to the overall heritage character of the place. These areas are also situated within a broader landscape that holds historical significance and cultural values. Kawarau (The Remarkables) is scheduled as a wāhi tupuna in the Proposed District Plan (39.6 Schedule of Wāhi Tupuna, Ref: 36): "Kawarau is the traditional name for the Remarkables. As one of the highest and most prominent ranges overlooking Whakatipu-wai-Māori, closeness to the Ātua gives significance to Kawarau" (Queenstown-Lakes District Council, 2026). A range of associated values are identified, including whakapapa, rakatirataka,

kaitiakitaka, mana, mauri., wāhi taoka, and mauka. Archaeological values were not noted. The ski area falls within the Ratus Burn Recreation Reserve; however, no prior historic heritage values have been identified.

This assessment has not identified archaeological sites or identifiable heritage values within the existing ski area or Lower Remarkables. NZHP concludes that there are **no heritage values specific to the Remarkables Ski Area or Lower Remarkables** (Table 3-2).

Released under the Official Information Act

12 Assessment of Impacts on Heritage Values

This section evaluates the potential effects of proposed activities on heritage values within the project area. It builds on the methodology outlined in Section 3 and incorporates the heritage value assessment presented in Section 11. Those findings form the basis for the analysis presented in this section. By considering the identified heritage values with the extent of the proposed activities, this assessment provides a framework for evaluating potential impacts on heritage values.

As no archaeological or historic heritage values were identified for the Remarkables Ski Area, NZHP considers the proposed works will have no impact on historic heritage in this part of the project area. However, the Remarkables form part of the scheduled wāhi tūpuna in QLDC's Proposed District Plan and therefore hold recognised cultural values for Kāi Tahu. Consultation with manawhenua is necessary to ensure that potential cultural effects are appropriately understood and addressed.

In the previous section, the heritage values specific to the Doolans expansion area were assessed to be **low** (Table 3-2). The proposed works, outlined in Section 1.2, will alter the landscape within the expansion area, with earthworks and the addition of modern buildings and structures. The integrity of the landscape is a key component of the Kawarau/Remarkables Conservation Area's heritage value, and changes can diminish the legibility of historical features. However, the proposed structures within the Doolans expansion area will not be visible from key heritage features located in the lower landscape (Boffa Miskell Limited, 2026). This limited visual connectivity significantly reduces the potential for adverse effects on the heritage values of the wider Conservation Area. NZHP also recognises that enhancing access to the Doolans area provides the potential to increase public interaction with the historic resources of the wider landscape. There is also the potential to provide information about these sites, enhancing the public's awareness of the historic significance of this area. If carefully managed, enhanced access has the potential to provide a beneficial contribution to the heritage values within the Doolans area and beyond. As no specific heritage values have been identified within the expansion area and the impact relates to the setting of the heritage sites in the wider landscape, **NZHP considers there to be a negligible adverse impact on the heritage values of the wider Kawarau/Remarkables Conservation Area** (Table 3-3).

12.1 Recommendations to Reduce or Mitigate Adverse Impacts

This assessment has identified there are **negligible** impacts on the **low** heritage values within the Doolans expansion area. Despite the low impact on heritage values, NZHP recommends measures to potentially contribute to the heritage values of the Doolans.

As the project area falls within the Kawarau/Remarkables Conservation Area, NZHP recommends the following:

- Although the proposed ski lifts will not be visible from the raceman's hut, the Welshmen's water race, or Doolans Creek, current and future works should consider the location of new structures which best camouflages them from the heritage values of the wider Conservation Area and Remarkables landscape.
- NZSki should consult with DOC on the content and location of public signage and interpretation boards and managing any increases in visitor access to the Doolans area.

Visitation to the site will be increased during the construction phase and will ultimately improve visitor access to the Doolans area. NZHP recognises the positive outcome of improved access to heritage sites in the wider area including water races, huts and nineteenth century artefacts. This provides an opportunity for NZSki to promote the history of the area through public interpretation. Commonly used methods include interpretative panels with photographs and text documenting the history of the area and the significant sites of heritage. By establishing a point for visitors to read the interpretive panels, this enhances the opportunity for public education and interaction with the area's rich history. Visitors are also more likely to respect and engage positively with historic remains.

12.2 Summary of Effects on Heritage Values

No historic heritage values were identified within the Remarkables Ski Area and Lower Remarkables, and as such, the proposed work will have **no change** to heritage values. The effects on heritage values within the Doolans expansion area are considered to be **neutral-slight** (Table 3-4), given the **negligible** impact on **low** heritage values. NZHP supports the project works within the Remarkables Ski Area and Lower Remarkables and also supports the proposed Doolans expansion with the mitigation recommended above.

Released under the Official Information Act

13 Conclusions and Recommendations

This report has reviewed the documentary record for evidence of historic significance within the Remarkables Ski Area, Lower Remarkables, and Doolans Basin Ski Expansion Area. As no evidence of heritage sites was identified within the Remarkables Ski Area or Lower Remarkables, no heritage values were ascribed to that part of the project area. The Doolans expansion area forms part of the wider Kawarau/Remarkables Conservation Area, which is recognised as a landscape with aesthetic, archaeological, cultural, historic, and technological values. A desktop evaluation of recorded heritage sites, along with research into the potential for unrecorded sites, indicated that the proposed Doolans expansion area could have contained previously unidentified archaeological sites of heritage value. However, the pedestrian survey of the expansion area did not locate any unrecorded archaeological sites of heritage value.

The conclusions of this report are as follows:

- This assessment has found no documentary evidence of archaeological or historic heritage within the Remarkables Ski Area or Lower Remarkables (including the access road and car park).
- This assessment has found no physical evidence of archaeological or historic heritage within the Doolans Basin Ski Expansion Area. However, there is evidence of gold mining activity beyond the project area on the right branch of Doolans Creek. As part of the wider Kawarau/Remarkables Conservation Area, the Doolans expansion area contributes to the setting of adjacent historic heritage. Overall, the historic heritage values for the Doolans expansion area, as part of the Kawarau/Remarkables Conservation Area, are low. The proposed works will have a negligible adverse impact on these heritage values in that the setting will be slightly changed. NZHP support the proposed work with mitigation to include
 - Consideration of how visual impacts on the wider heritage landscape can be minimised by careful placement and camouflaging of structures.
 - Consultation with DOC on increased visitation and public interpretation.
- This assessment has found that there is not sufficient evidence to indicate that archaeology is present within the project area; as such, there are no triggers for an archaeological authority under the HNZPTA 2014.
- No evidence was found of specific archaeological sites relating to manawhenua within the project area. However, Kawarau/the Remarkables is a scheduled wāhi tūpuna in QLDC's Proposed District Plan (39.6 Schedule of Wāhi Tūpuna, Ref: 36), and manawhenua should be consulted.
- Work must follow the accidental discovery protocols (ADP), which are provided in Appendix A. All project managers and contractors engaged in earthworks must be familiar with the ADP. A copy must be available on site. NZHP recommend including heritage and the ADP as part of the site induction process.

14 References

- A S May, *Wentworth Station - Run 330C and part Run 331 Kawarau and Nevis Survey Districts*. (1956). Code: R2488027, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R2488027/>
- Ailsa Cain, & Cain, A. (2020). *Remarkables Conservation Area. Summary of Ngāi Tahu Values, Practices and Associations*. Department of Conservation,. Retrieved from <https://www.doc.govt.nz/globalassets/documents/getting-involved/consultations/2020/kawarauremarkables-conservation-area-reclassification/remarkables-conservation-area-ngai-tahu-report.pdf>
- AJHRs. (1889). *The Mining Industry*. Appendix to the Journals of the House of Representatives, 1889 Session I, C-02. Retrieved from <https://paperspast.natlib.govt.nz/parliamentary/AJHR1889-I.2.1.4.3>
- Anderson, A. (1982). *Maori Settlement in the Interior of Southern New Zealand from the Early 18th to late 19th Centuries A.D.* The Journal of the Polynesian Society, Volume 91, No. 1. Retrieved from http://www.jps.auckland.ac.nz/document/Volume_91_1982/Volume_91%2C_No_1/Maori_settlement_in_the_interior_of_Southern_New_Zealand_from_the_early_18th_to_late_19th_centuries_A.D.%2C_by_A_Anderson%2C_p_53-80/p1#
- Anderson, A. (1983). *When all the moa-ovens grew cold: Nine centuries of changing fortune for southern Maori*. Dunedin: Otago Heritage Books.
- Anderson, A. (1989). *Prodigious Birds: Moas and moa-hunting in prehistoric New Zealand*. Cambridge: Cambridge University Press.
- Anderson, A. (1990). *Shortland, Edward, in Dictionary of New Zealand Biography*,. Retrieved from <https://teara.govt.nz/en/biographies/1s11/shortland-edward>
- Anderson, A. (1998). *The Welcome of Strangers; an ethnohistory of southern Maori*. Dunedin: University of Otago Press.
- Anderson, A., Smith, I. W. G., & Allingham, B. (1996). *Shag River mouth: the archaeology of an early southern Maori village*. The Australian National University, Canberra: ANH Publications.
- Application for lignite license - Thomas McNulty - Doolans Creek, Nevis*. (1900). Code: R24228814, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R24228814>
- Application for mineral lease - Charles Steele - Doolans Saddle*. (1886). Code: R24045248, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R24045248>
- Application for water race - Martin Macale - Doolans Creek*. (1892). Code: R24046714, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R24046714>
- Application for water race - William Bryant - Doolans Creek*. (1881). Code: R24222779, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R24222779>
- Application for water race - William Mackay - Doolan's Creek, Kawarau*. (1890). Code: R24046225, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R24046225>
- Barton, P. L. (1998). *Māori cartography and the European encounter*. In *Cartography in the traditional African, American, Arctic, Australian and Pacific societies*, edited by David Woodward and G. Malcolm Lewis. Chicago: University of Chicago Press, p. 505. Retrieved from <https://teara.govt.nz/en/early-mapping/page-6>
- Beattie, H. (1979). *The Southern Runs*. Invercargill Times Printing Service for Gore Historical Society.
- Beck, R. J., & Mason, M. (2002). *Mana Pounamu: New Zealand jade*. Auckland: Reed.
- Binney, J. (2004). Tuki's Universe. *New Zealand Journal of History*, 38(215–232).
- Boffa Miskell Limited. (2026). *Remarkables Ski Area Upgrade & Doolans Basin Ski Expansion: Landscape Effects Assessment*.. Report prepared by Boffa Miskell Limited for NZSki Ltd.
- Bruce Herald. (1876). *Page 5 Advertisements Column 1*. Volume IX, Issue 849, 27 October 1876, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/BH18761027.2.16.1>
- Burton, S. T. (1909a). *SO 798 Kawarau*.
- Burton, S. T. (1909b). *SO 801 Kawarau*.
- Cain, A. (2020). *Remarkables Conservation Area, Summary of Ngāi Tahu values, Practices and Associations*. Department of Conservation,.
- Clutha Leader. (1883). *Large Sale of Runs*. Volume IX, Issue 490, 2 March 1883, Page 6. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/CL18830302.2.32>
- Coneburn Area Resource Study. (2002). Retrieved from

https://www.qldc.govt.nz/media/kfnn0t3s/pc44_henley_downs_plan_change_appendix_e_-_coneburn_area_resource_study_oct_2002_part1.pdf

- Coutts, P. (1971). Greenstone: The Prehistoric Exploration of Bowenite from Anita Bay Milford Sound. *The Journal of the Polynesian Society*, 80(1), 42–73.
- Cromwell Argus. (1870). *Land Between the Bluffs*. Volume I, Issue 37, 27 July 1870, Page 6. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/CROMARG18700727.2.22>
- Cromwell Argus. (1872). *The Cambrian Water Race*. Volume III, Issue 145, 20 August 1872, Page 6. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/CROMARG18720820.2.18>
- Cromwell Argus. (1910a). *Local Runs for Ballot and Sale*. Volume XLI, Issue 2179, 24 January 1910, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/CROMARG19100124.2.20>
- Cromwell Argus. (1910b). *Vincent County Council*. Volume XLI, Issue 2215, 3 October 1910, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/CROMARG19101003.2.32>
- Cromwell Argus. (1920). *Otago Land Board*. Volume LI, Issue 2668, 19 April 1920, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/CROMARG19200419.2.27>
- Cromwell Argus. (1927). *Otago Land Board*. Volume LVIII, Issue 3034, 26 September 1927, Page 6. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/CROMARG19270926.2.25>
- D G Anderson, *Glenroy Station - Run 345D Kawarau Survey District*. (1985). Code: R2488258, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R2488258>
- Department of Conservation. (2025). *Remarkables Conservation Area*. Retrieved from doc.govt.nz/parks-and-recreation/places-to-go/otago/places/remarkables-conservation-area/
- Devlin, P. (2020). *Kawarau/Remarkables Conservation Area recreational values*.
- Duncan, A. H. (1888). *The Wakatipians, or, Early Days in New Zealand*. Retrieved from <http://www.enzb.auckland.ac.nz/document/?wid=4761&page=1&action=null>
- Dunstan Times. (1871). *Gibbston*. Issue 476, 23 June 1871, Page 3. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/DUNST18710623.2.10>
- Dunstan Times. (1912). *Vincent County Council*. Issue 2636, 27 May 1912, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/DUNST19120527.2.16>
- Evening Star. (1874). *Mining Intelligence*. Issue 3598, 3 September 1874, Page 2. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ESD18740903.2.12.2>
- Evening Star. (1875). *Waste Land Board*. Issue 3909, 3 September 1875, Page 2. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ESD18750903.2.9>
- Evening Star. (1883). *Large Sale of Runs*. Issue 6226, 27 February 1883, Page 2. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ESD18830227.2.16>
- Evening Star. (1895). *Winter Ascent of the Remarkables*. Issue 9671, 15 April 1895, Page 2. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ESD18950415.2.27>
- Evening Star. (1900). *Untitled*. Issue 11408, 28 November 1900, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ESD19001128.2.29>
- Evening Star. (1901). *Public Works Estimate*. Issue 11687, 24 October 1901, Page 6. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ESD19011024.2.48>
- Fast-track. (2025). *Process Overview*. Retrieved from <https://www.fasttrack.govt.nz/process/process-overview>
- Federated Mountain Clubs. (2017). *The Remarkables National Park*. Retrieved from <https://fmc.org.nz/wp-content/uploads/2017/05/FMCTheRemarkables.pdf>
- Frazer, R. (1990). *Chalmers, Nathanael*. Te Ara - the Encyclopedia of New Zealand.
- G A Kennedy, *Cone Peak Station - Run 345C Coneburn and Kawarau Survey Districts*. (1958). Code: R2488148. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R2488148>
- Hamel, J. (1994). *The cold sequestered Nevis*.
- Hamel, Jill. (1977). *Prehistoric Man and His Environment in The Catlins, New Zealand*. University of Otago.
- Hamel, Jill. (1989). *Historic and Archaeological Sites at Nokomai and the Upper Nevis*. Retrieved from <https://dl.heritage.org.nz/greenstone3-foo/library/sites/hnz/collect/pdf-reports/index/assoc/Hamel31.dir/Hamel31.pdf>
- Hamel, Jill. (1994). *The Cold Sequestered Nevis*. Otago.
- Hamel, Jill. (2001). *The Archaeology of Otago*. Wellington, Department of Conservation, p. 23: Department of

- Conservation. Retrieved from https://www.doc.govt.nz/globalassets/documents/science-and-technical/the_achaeology_of_otago_jill_hamel_web.pdf
- Heritage New Zealand Pouhere Taonga. (2019). *Significance Assessment Guidelines: Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangi Kōrero*. Retrieved from file:///C:/Users/Admin2/Downloads/Significance Assessment Guidelines.pdf
- Heritage New Zealand Pouhere Taonga, O'Brien, R., & Barnes-Wylie, J. (2019). *Significance Assessment Guidelines: Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangi Kōrero*. Retrieved from <https://hnzpt-prod-web.azurewebsites.net/media/b2emu5pe/significance-assessment-guidelines.pdf>
- Huruhuru, T., & Shortland, E. (1844). *Map of Wānaka, Hāvea and Whakatipu Waimāori (Wakatipu) based on original pencil drawings*. Retrieved from <https://www.kahurumanu.co.nz/ka-ara-tawhito/waitaki>
- ICOMOS. (2011). *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*.
- Irrigation of Gibbston District from Doolan's Creek*. (1938). Code: R6474887, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R6474887>
- J and G Kennedy, *Cone Peak Station - Run 345C Coneburn and Kawarau Survey Districts*. (1983). Code: R2488149, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R2488149>
- Kā Huru Manu. (2018). *Ka Ara Tawhito*. Te Runanga O Ngāi Tahu.
- Kāi Tahu Ki Otago. (2005). *Kai Tahu Ki Otago Natural Resource Management Plan 2005*. Dunedin, NZ: Kāi Tahu Ki Otago.
- Keyes, I. W. (1967). *New Zealand Artifacts from the United States "Transit of Venus Expedition" 1874-1875. Smithsonian Contributions to Anthropology; Volume 2, No. 2*. Washington: Smithsonian Press.
- Knudson, D. (2009). *Donald Hay*. Queenstown Courier, No. 82, 10.
- Lake County Council. (1941). *Lake County Council*. Issue 4537, 23 October 1941, Page 2. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LWM19411023.2.8>
- Lake County Press. (1872). *Mining Notes*. Issue 59, 19 July 1872, Page 2. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP18720719.2.7>
- Lake County Press. (1887). *The Courts*. Volume IV, Issue 238, 14 April 1887, Page 3. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP18870414.2.13>
- Lake County Press. (1909). *Land for Settlement*. Issue 2258, 4 February 1909, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP19090204.2.33>
- Lake County Press. (1910a). *Gibbston*. Issue 2345, 6 October 1910, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP19101006.2.12%0A%0A>
- Lake County Press. (1910b). *Gibbston Notes*. Issue 2351, 17 November 1910, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP19101117.2.21>
- Lake County Press. (1910c). *Irrigation Scheme*. Issue 2319, 7 April 1910, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP19100407.2.20>
- Lake County Press. (1910d). *The Courts*. Issue 2318, 31 March 1910, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP19100331.2.19>
- Lake County Press. (1910e). *The Land Hunger*. Issue 2314, 3 March 1910, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP19100303.2.17>
- Lake County Press. (1911a). *Gibbston*. Issue 2367, 16 March 1911, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP19110316.2.22>
- Lake County Press. (1911b). *Page 4 Advertisements Column 4*. Issue 2386, 27 July 1911, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP19110727.2.22.4>
- Lake County Press. (1911c). *The Courts*. Issue 2369, 30 March 1911, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP19110330.2.18>
- Lake County Press. (1926). *Lake County Press*. Issue 3159, 9 September 1926, Page 2. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP19260909.2.4>
- Lake County Press. (1927). *Mining Notes*. Issue 3181, 17 February 1927, Page 3. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP19270217.2.11>
- Lake Wakatip Mail. (1863a). *Meetings on the Shotover River*. Volume I, Issue 11, 6 June 1863, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LWM18630606.2.10>

- Lake Wakatip Mail. (1863b). *The Shotover*. Volume I, Issue 41, 19 September 1863, Page 7. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LWM18630919.2.15>
- Lake Wakatip Mail. (1886). *Telegraphic*. Issue 1557, 1 October 1886, Page 2. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LWM18861001.2.4>
- Lake Wakatip Mail. (1892). *Untitled*. Issue 1864, 25 March 1892, Page 2. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LWM18920325.2.5>
- Lake Wakatip Mail. (1895a). *Gibbston*. Issue 2043, 22 March 1895, Page 2. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LWM18950322.2.6>
- Lake Wakatip Mail. (1895b). *Mining Notes*. Issue 2050, 10 May 1895, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LWM18950510.2.26>
- Lake Wakatip Mail. (1899). *Wrdens' Courts*. Issue 2289, 8 December 1899, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LWM18991208.2.46>
- Lake Wakatip Mail. (1910). *Election of Hospital and Charitable Aid Boards*. Issue 2757, 8 March 1910, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LWM19100308.2.16>
- Lake Wakatip Mail. (1920). *Queenstown*. Issue 3374, 17 February 1920, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LWM19200217.2.19%0A%0A>
- Lake Wakatip Mail. (1926). *Better Results Obtained*. Issue 3709, 7 September 1926, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LWM19260907.2.32>
- Lake Wakatip Mail. (1933). *Mining Jottings*. Issue 4123, 5 September 1933, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LWM19330905.2.26>
- Lease for coal mining purposes - Donald Henderson, William Hannah, James Hannah - Doolan's Creek*. (1924). Code: R24693487, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R24693487>
- LINZ. (2007). *Crown Pastoral Land Tenure Review: Glenroy*. Retrieved from <https://www.linz.govt.nz/sites/default/files/cp/glenroy-crr-pt1.pdf>
- Mantell, W. B. D. (1848). *Hand sketch of south part of the Middle Island*. MapColl-834caq/[ca.1848]/Acc.23675, National Library. Retrieved from https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE485715&dps_custom_att_1=emu
- Marlborough Press. (1860). *Otago*. Volume I, Issue 47, 24 November 1860, Page 3. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/MPRESS18601124.2.13>
- McCraw, J. (2007). *Early Days on the Dunstan*. Dunedin: Square One Press.
- McKerrow, J. (1863). *Reconnaissance Survey of Otago Province - Interior Districts*. Item Code:R10302725, Archives New Zealand. Retrieved from https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE29227309
- McLintock, A. H. (ed). (1966). *Otago Gold Rushes, in Encyclopaedia of New Zealand*. Retrieved from <https://teara.govt.nz/en/1966/gold-discoveries/page-2>
- Middleton, A. (2005). *Archaeological Sites in the Lower Nevis Valley*.
- Middleton, Angela. (2005). *Archaeoloigcal Sites in the Lower Nevis Valley*. Retrieved from <https://dl.heritage.org.nz/greenstone3-foo/library/sites/hnz/collect/pdf-reports/index/assoc/Middleto/n29.dir/Middleton29.pdf>
- Milligan, B., & Auckland Weekly News. (1920). *Workers' Homes at Kawarau, Otago, South Island: view showing the Remarkables in the Background [Photograph]*. Retrieved from <https://digitalnz.org/records/38498927/workers-homes-at-kawarau-otago-south-island-view-showing-the-remarkables-in>
- Ministry for Culture and Heritage. (2020). *Kawarau Falls dam becomes operational*. Retrieved from <https://nzhistory.govt.nz/page/kawarau-falls-dam-closed>
- Ministry for the Environment. (2025). *Fast-track Approvals Act*. Retrieved from <https://environment.govt.nz/acts-and-regulations/acts/fast-track-approvals/>
- Mitchell, D., & Muellen, D. van der. (2020). *Riveting Relics - A Figure of Eight*. Retrieved from <https://www.groundeffect.co.nz/blogs/hot-rides/riveting-relics-a-figure-of-eight>
- Morrison, A. J. (1938). *Kawarau Survey District and Crown Survey District*. Item Code:R10303351, Archives NZ. Retrieved from https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE65082293
- New Zealand Historic Places Trust Pouhere Taonga. (2009). *Assessment of Heritage Values and Recommendations for*

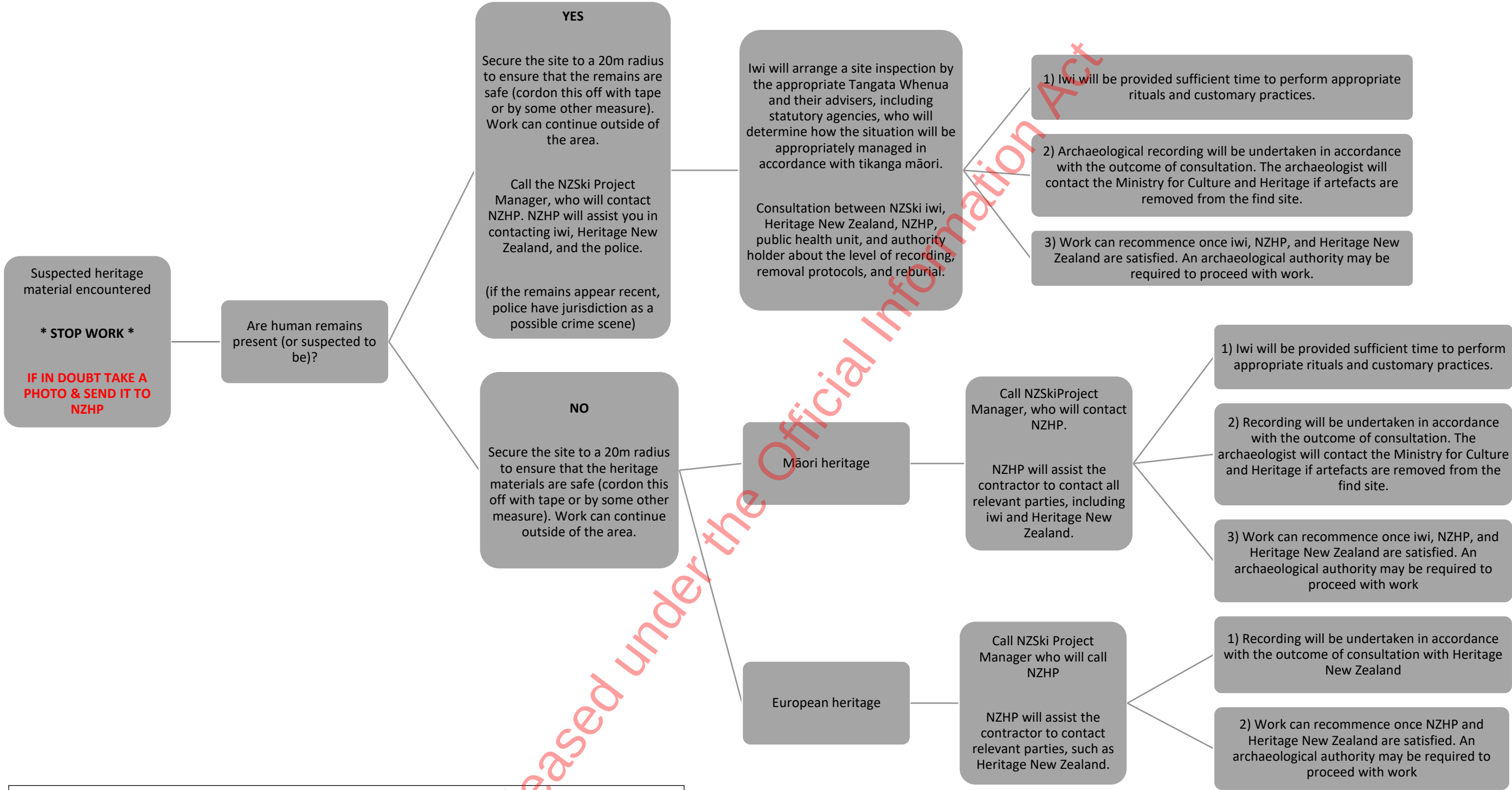
- NZ Ski Ltd. (2025). *Trade and Media*. Retrieved from <https://www.nzski.com/trade-and-media/>
- NZSki. (2019). *The Remarkables 2019 Update*. Retrieved from <https://www.nzski.com/media/3560/theremarkablesmediakit.pdf>
- O'Regan, H. (2001). *Ko Tabu, Ko Au: Kāi Tabu Tribal Identity*. Christchurch: Horomaka Publishing.
- Origin. (2022). *Queenstown Lakes District Council Landscape Schedules/Heritage and Archaeological Review*. Retrieved from chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/<https://www.qldc.govt.nz/media/a1edhlmy/landscape-assessment-methodology-report-appendices.pdf>
- Otago Daily Times. (1864). *The Lakes District*. Issue 776, 13 June 1864, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT18640613.2.24>
- Otago Daily Times. (1866a). *Page 1 Advertisements Column 3*. Issue 1473, 17 September 1866, Page 1. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT18660917.2.2.3>
- Otago Daily Times. (1866b). *Page 7 Advertisements Column 2*. Issue 1452, 23 August 1866, Page 7. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT18660823.2.26.2>
- Otago Daily Times. (1868a). *Supreme Court - Civil Session*. Issue 1942, 21 March 1868, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT18680321.2.21>
- Otago Daily Times. (1868b). *Supreme Court in Banco*. Issue 1901, 3 February 1868, Page 6. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT18680203.2.27%0A%0A>
- Otago Daily Times. (1882). *The Otago Runs*. Issue 6453, 18 October 1882, Page 2. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT18821018.2.18>
- Otago Daily Times. (1910a). *Otago Land Board*. Issue 14807, 14 April 1910, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19100414.2.21%0A%0A>
- Otago Daily Times. (1910b). *The Kawarau Grazing Runs*. Issue 14813, 21 April 1910, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19100421.2.27>
- Otago Daily Times. (1914). *Otago Land Board*. Issue 16122, 10 July 1914, Page 12. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19140710.2.142>
- Otago Daily Times. (1915). *Otago Land Board*. Issue 16330, 12 March 1915, Page 8. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19150312.2.80>
- Otago Daily Times. (1919). *Otago Land Board*. Issue 17752, 10 October 1919, Page 3. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19191010.2.28>
- Otago Daily Times. (1928). *Otago Land Board*. Issue 20383, 14 April 1928, Page 23. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19280414.2.167>
- Otago Daily Times. (1933). *Page 9 Advertisements Column 2*. Issue 22123, 29 November 1933, Page 9. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19331129.2.112.2>
- Otago Daily Times. (1936). *The Bank of New Zealand*. Issue 22899, 5 June 1936, Page 8. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19360605.2.76>
- Otago Daily Times. (1937). *Otago Land Board*. Issue 23292, 9 September 1937, Page 14. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19370909.2.108>
- Otago District Glenroy Run 345D. (1920). Code: R16554868, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R16554868>
- Otago District Wentworth Run 330C. (1910). Code: R16554846, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R16554846>
- Otago Witness. (1860). *The Otago Witness*. Issue 435, 31 March 1860, Page 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/OW18600331.2.16>
- Otago Witness. (1864). *The Lake District*. Issue 663, 12 August 1864, Page 11. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/OW18640812.2.22>
- Otago Witness. (1870). *Waste Lands Board*. Issue 987, 29 October 1870, Page 11. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/OW18701029.2.23>
- Otago Witness. (1875). *Mining*. Issue 1220, 17 April 1875, Page 11. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/OW18750417.2.48>
- Otago Witness. (1886). *Lake County*. Issue 1823, 29 October 1886, Page 16. Retrieved from

<https://paperspast.natlib.govt.nz/newspapers/OW18861029.2.47.1>

- Otago Witness. (1888). *A Scramble on the Remarkables*. Issue 1935, 21 December 1888, Page 8. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/OW18881221.2.17>
- P J Anderson, *Glenroy Station - Run 345D Kawarau and Nevis Survey Districts*. (1952). Code: R2488057, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R2488057>
- Parcell, J. C. (1951). *Heart of the Desert: Being the History of the Cromwell and Bannockburn Districts of Central Otago*. Dunedin: Whitecombe & Tombs Limited.
- Peat, N. (2002). *Wanaka: The Lake Wanaka Region*. Dunedin: University of Otago Press.
- Potiki, T., & KTKO Consultancy Ltd. (n.d.). *A Thematic Maori Heritage Study for Dunedin*. Dunedin.
- Press. (1977). *Remarkables ski-field proposal gets 'thumbs down' in report*. 1 July 1977, Page 13. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/CHP19770701.2.122>
- Press, L. C. (1888). *A Trip to the Remarkables*. Volume V, Issue 285, 15 March 1888, Page 3. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LCP18880315.2.14>
- Queenstown-Lakes District Council. (2026). *Part 5 Wāhi Tūpuna, in the Queenstown-Lakes District Council Plan*. Retrieved from <https://www.qldc.govt.nz/media/fgoo0gb5/pdp-chapter-39-wahi-tupuna-nov-2023.pdf>
- Queenstown Lakes District Council. (2020). *Local Māori History*. Retrieved from <https://www.qldc.govt.nz/community/maori-community>
- Queenstown Lakes District Council. (2023a). *21.22.14 PA ONL Northern Remarkables: Schedule of Landscape Values*. Retrieved from <https://webadmin.qldc.govt.nz/media/ztdocxuh/appendix-2-i-21-22-14-northern-remarkables-pa-onl-bridget-gilbert.pdf#:~:text=The Northern Remarkables PA/ONL relates to the,the Kawarau River to near Chard Farm>.
- Queenstown Lakes District Council. (2023b). *Tangata Whenua*. Retrieved from <https://www.qldc.govt.nz/media/xqflfxgs/appendix-10-clause-4a-consultation-with-iwi.pdf>
- Queenstown Lakes District Council. (2026a). *Queenstown Lakes Proposed District Plan Map*. Retrieved from <https://districtplan.qldc.govt.nz/proposed/property/1333720/1203615/5079800/4984937/0/150>
- Queenstown Lakes District Council. (2026b). *Wāhi Tūpuna (Sites of Significance to Iwi) Chapter 39*. Retrieved from <https://www.qldc.govt.nz/media/2imorihh/qldc-district-plan-factsheet-wahi-tupuna-sep19.pdf>
- Retrolens. (1956). *SN884 [Aerial photograph]*. Run Number: E, Photo Number: 6. Retrieved from https://files.interpret.co.nz/Retrolens/Imagery/SN884/Crown_884_E_8/High.jpg
- Ritchie, N. (1980). *Archaeology and Prehistory of the Upper Wakatipu Region*. The Queenstown Courier, No. 25. Retrieved from [https://www.queenstownhistoricalsociety.org.nz/Issue 25.pdf](https://www.queenstownhistoricalsociety.org.nz/Issue%2025.pdf)
- Ritchie, N. (1983a). *Kawarau River Valley Archaeological Survey. An Inventory and Assessment of Prehistoric and Historic Sites in the Kawarau River Valley, Central Otago, with Comments on the Possible Impacts of Hydro Construction*. NZ Historic Places Trust.
- Ritchie, N. (1983b). *Kawarau River Valley Archaeological Survey*. Retrieved from <https://dl.heritage.org.nz/greenstone3-foo/library/sites/hnz/collect/pdf-reports/index/assoc/Ritchie1/2.dir/Ritchie12.pdf>
- Roxburgh, I. (1957). *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and surrounding districts*. Christchurch: Capper Press.
- Roxburgh, I. (1990). *Wanaka and surrounding districts*. Alexandra: Central Otago News Print.
- Run 345C - "Cone Peak."* (1976). Code: R7172004, Archives New Zealand. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/entity/aims-archive/R7172004>
- Schmidt, M. (2007). *Archaeological assessment of 19th and 20th Century Gold Mining sites on the Upper Nevis Remarkables Conservation Area, Nevis Valley, Central Otago*.
- Schmidt, Matthew, & Barr, C. (2020). *Kawarau/Remarkables Conservation Area recreational values*. Department of Conservation. Retrieved from <https://www.doc.govt.nz/globalassets/documents/getting-involved/consultations/2020/kawarauremarkables-conservation-area-reclassification/kawarau-remarkables-historic-heritage-values.pdf>
- Shortland, E. (1851). *The Southern Districts of New Zealand: A Journal with passing Notices of the Customs of the Aborigines*. London: Longman Browne.
- Ski Touring New Zealand. (2013). *Remarkables Ski Field – Doolans Loop ski tour*. Retrieved from <https://skitouring.co.nz/doolans-loop-ski-tour-from-remarkables-ski-field/>

- Southland Times. (1926). *Lovely Queenstown*. Issue 19872, 18 May 1926, Page 17 (Supplement). Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19260518.2.99.3>
- Tahua, T. (1798). *[Chart of New Zealand drawn by Tooke-Titter-a-nui Wari-pedo, a priest of that country who resided on Norfolk Islands 6 months]*. [London] : Cadell & Davies.
- Tau, R. T. (2003). *Ngā Pikituroa o Ngāi Tabu: the Oral Traditions of Ngāi Tabu*. Dunedin: University of Otago Press.
- Tau, T. M., & Anderson, A. (2008). *Ngāi Tabu: A Migration History – The Carrington Text*. Wellington: Bridget Williams Books Ltd.
- Taylor, W. A. (1952). *Lore and History of the South Island Maori* (p. pp.103-105. 107). p. pp.103-105. 107. Retrieved from <http://nzetc.victoria.ac.nz/tm/scholarly/tei-TayLore-t1-body1-d12.html>
- Te Rūnanga o Ngāi Tahu. (2022). *Kā Huru Manu*. Retrieved from <https://www.kahurumanu.co.nz/>
- The Remarkables. (2025). *The Remarkables*. <https://www.themarkables.co.nz/about-us>.
- Tuapeka Times. (1871). *Local and General*. Volume III, Issue 201, 7 December 1871, Page 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/TT18711207.2.6>
- Turnbull, I. M. (2000). *Geology of the Wakatipu area*. Retrieved from https://www.researchgate.net/publication/301590134_Geology_of_the_wakatipu_area
- Unknown. (1862). *View of the gold mining camp at Gabriels Gully, Tuapeka [Photograph]*. Ref:MNZ-0336-1/2-F, Alexander Turnbull Library. Retrieved from https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE240359
- Unknown. (1864). *Bank of New Zealand at either Arthur's Point or Maori Point [Photograph]*. Ref: 1/1-000594-F, Archives New Zealand. Retrieved from https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE324690
- Veitch, I. (2003). *Chyde on the Dunstan*. Dunedin: John McIndoe Limited.
- Vincent Map NZMS15 Sheet 3*. (1903). NZMS15. Retrieved from <http://www.mapspast.org.nz/>
- Waihi Daily Telegraph. (1935). *Activities in Cromwell*. Volume XXXIV, Issue 8722, 26 January 1935, Page 3. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/WHDT19350126.2.13.3>
- Waitangi Tribunal, D. of J. (1991). *Ngai Tabu Land Report*. Wellington.
- Waite, F. (1948). *Pioneering in South Otago*. Dunedin: Whitecombe & Tombs Limited.
- Whatahoro, J. T. (1886). *Manuscript 15*. Alexander Turnbull Library MS Papers 189-104, pp. 60-73.
- William Rees, *Queenstown's "Founding Father."* (2023). Retrieved from <https://spinnakerbay.co.nz/queenstown/travel-guides/william-rees-queenstowns-founding-father/>
- Williams, J. (2010). Mahika Kai: The Husbanding of Consumables by Maori in Precontact Te Waipounamu. *The Journal of the Polynesian Society*, 119.
- Wilmot. (1881). *Topographical Map of Part of Nevis District (SO 1255)*.

Appendix A Accidental Discovery Protocols



Emergency Contact Details			
NZHP (New Zealand Heritage Properties; contract archaeologist & heritage specialists)			
New Zealand Heritage Properties		Office	Phone: s9(2)(a)
s9(2)(a)			s9(2)(a)
s9(2)(a)		Mobile:	s9(2)(a)
s9(2)(a)	s9(2)(a)	Mobile:	s9(2)(a)
s9(2)(a)	s9(2)(a)	Mobile:	s9(2)(a)
Heritage New Zealand Pouhere Taonga (government agency)			
s9(2)(a)	s9(2)(a)	Phone:	s9(2)(a)

From: s9(2)(a) >
Sent: Thursday, 2 April 2026 3:06 pm
To: Te Roopuu Kaitiaki Ki Araiteuru
Cc: Kate Hamilton
Subject: RE: Seeking your feedback please - 125427-OTH NZSki Limited

Kia ora koutou,

The External Issues Kōmiti has reviewed the information provided regarding the application from NZSki Limited to install a weather station in the Remarkables Conservation Area.

The Kōmiti is content to leave this application with DOC to manage accordingly. Given the small footprint of the installation, the short 3-year term, and DOC's preliminary view that it appears to be low risk, the Kōmiti has no concerns to raise at this stage.

Ngā mihi,

s9(2)(a)

s9(2)(a)

Te Rūnanga o Ōtākou

E

s9(2)(a)

45 Tamatea Road, RD 2, Otago Peninsula
9077

Phone 03 478-0352, office@tro.org.nz



From: Te Roopuu Kaitiaki Ki Araiteuru <teroopuukaitiakikiaraituru@doc.govt.nz>

Sent: Thursday, 5 February 2026 12:21 pm

To: s9(2)(a)

s9(2)(a)

s9(2)(a)

Cc: Kate Hamilton <khamilton@doc.govt.nz>

Subject: Seeking your feedback please - 125427-OTH NZSki Limited

Tēnā koutou,

Te Papa Atawhai has received an application from NZSki Limited to install a weather station on a ridge in the Remarkables for a term of 3 years. This is a new application.

The application and other documents are attached for your review.

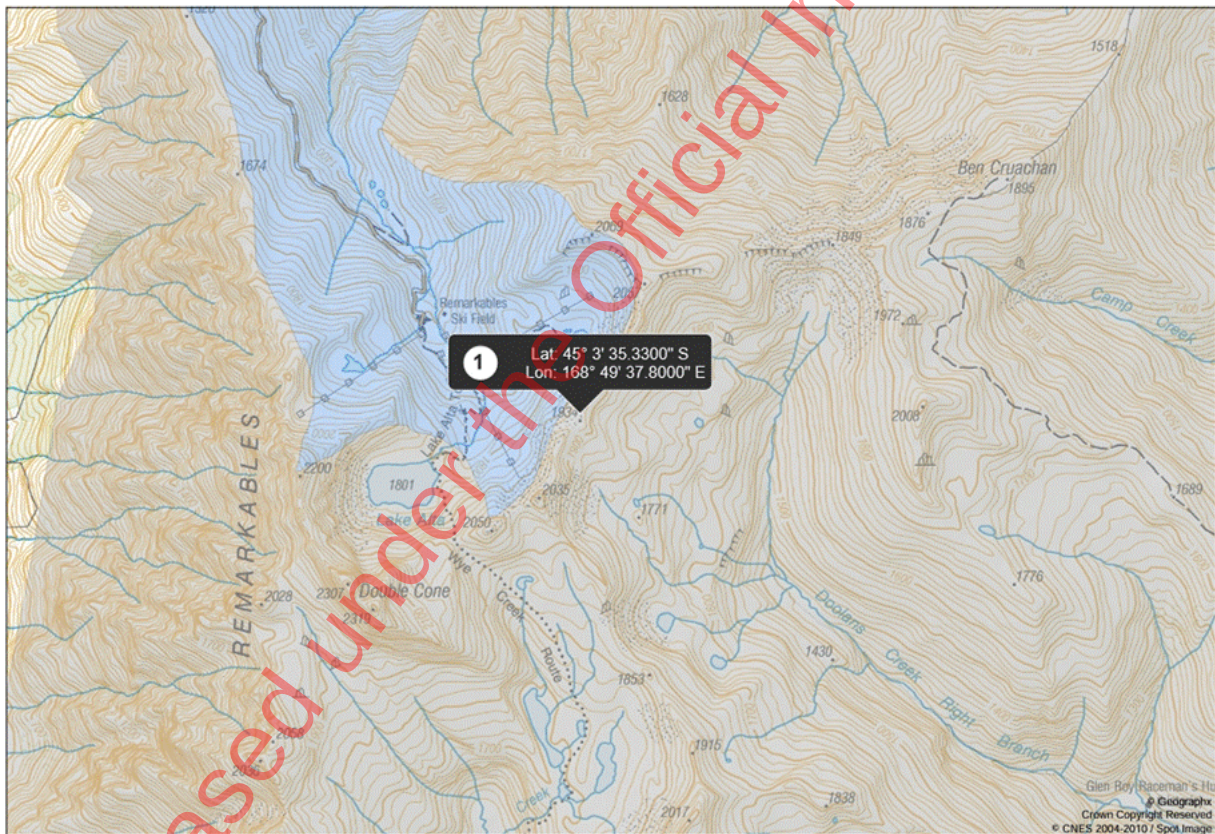
-

The Weather Station:

- The area required for the weather station measures approximately 3m x 3m.
- The unit is a steel framed tripod standing 2.5m high, secured to the ground by rock bolts on each leg. Guide wires secure the upper structure also fixed to the ground anchor bolts.
- Fixed to the pole are:
 - A wind sensor which is 57cm long and 40cm high, of a propeller type.
 - A weather tight hard plastic box measuring 46cm x 46cm x 20cm is mounted lower on the pole housing a data logger with ethernet & a RF411A 922Mhz spread spectrum radio.
 - A Yagi aerial is mounted on the upper pole section beside a barometric pressure sensor.
 - A solar panel 60cm x 40cm x 2cm will be mounted externally off the pole as well to provide power to the radio to transmit data in real time.

Location:

The proposed weather station is located at the coordinates below in the Remarkables Conservation Area at an elevation of 1925m.



Term:

It is proposed to assemble the unit for 3 years to collect real time data on wind speed, barometric pressure and wind direction.

DOC Comments:

This application is yet to be assessed but appears to be low risk.

What triggers have been activated:

Although this application does not appear to hit the triggers for Te Roopuu Kaitiaki Ki Araiteuru, it did trigger engagement with Kaitiaki Rōpū ki Murihiku as it is a new structure. We are sharing this application with you in case it is of general interest to you.

Feedback due by:

If you have any feedback on this application, please can you share it with me by Monday the 9th of March.

If you have any questions, please don't hesitate to contact me.

Ngā mihi,
Kate



Kate Hamilton (she/her)

Kaimahi, Ao Hāpori

Ranger/Project Lead Community – Whakatipu-wai-Māori

Te Papa Atawhai Department of Conservation

Whakatipu-wai-Māori Office

1 Arthurs Point Road | PO Box 811 | Queenstown 9348

M: s9(2)(a) E: khamilton@doc.govt.nz | W: www.doc.govt.nz

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

From: John Roberts
Sent: Thursday, 2 April 2026 3:04 pm
To: s9(2)(a)
Subject: Fast Track Proposal - Remarkables Ski Area -Doolans Basin
Attachments: Role for Māori groups FT process.pdf

Kia ora s9(2)(a) – following on from my email earlier today – sure enough, see the next cab off the rank here.

So - by way of example - see my semi-standard comms below (each one is tweaked a little depending on the proposal) below going out to the 7 x rūnaka (plus the TRONT rep who sits on Kaitiaki Roopu ki Murihiku).

I've added in the explicit line this time about if possible if I can be pointed in the direction early on here to whoever might be doing the responses on behalf of manawhenua - although I recognise (like with us) it's a resourcing issue so these contacts will evolve over time as things narrow down

Anyway - while noting that under the FT process the applicant has the responsibility to engage direct with iwi, let me know if you have any thoughts on who/how we (DOC and Ngāi Tahu) can connect well on this one as it ramps up

Kā mihi

JR

Kia ora koutou,

FYI - please see below information regarding a proposal from NZSki Limited to develop the existing Remarkables Ski Area and to expand into the adjoining Doolans Basin.

This proposal is being considered under the Fast Track Act 2024 process.

The Fast Track process is led by the Ministry for the Environment (MfE) with support from the Environmental Protection Authority (EPA).

NZSki has commenced pre-lodgement consultation with DOC.

Little detail is available at this time, but some further information can be found at [Remarkables Ski Area Upgrade and Doolans Expansion](#) and [Fast-track projects | Ministry for the Environment](#)

In accordance with section 29 of the Fast Track Act, the applicant also has an obligation for pre-lodgement consultation with 'relevant iwi authorities, hapū, and

Treaty settlement entities' (among other parties).

Consequently, you may already have been contacted by the applicant. We remind applicants of this obligation when we carry out our pre-lodgement consultation, but we also make it clear that we do not speak on behalf of any other groups.

The purpose of this email is to :

- (i) share visibility of the status of this proposal and the process with you (see attached)
- (ii) to provide the opportunity at this early stage to provide us with any initial feedback that you might have
- (iii) to create a pathway between us to be able to engage well with each other as we develop our respective responses

With respect to the last point, if you can, it would be helpful to direct me to those who are likely to be involved in developing your responses so that we can engage with them directly .

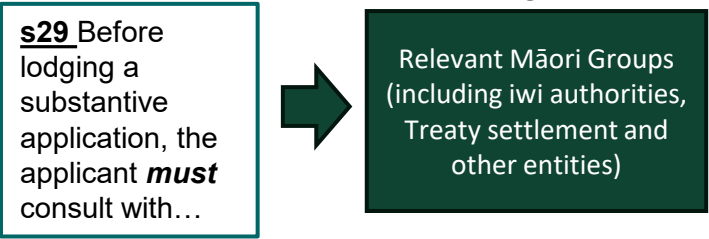
Ngā mihi nui

John Roberts
Kaitohu Matua ā-Ture Principal Statutory Advisor
Southern South Island Region
Department of Conservation

Schedule 2 listed projects process– role for Māori groups

Decision maker - Panel

Before substantive application lodgement



s43 Application identifies relevant Māori Groups and Treaty settlements, including consultation undertaken

After substantive application lodgement

s49 EPA obtains Section 18 report from MfE which identifies relevant Māori groups, Treaty settlements or other obligations.

Schedule 3 Panel **must** include at least one member with understanding of Te Ao Māori and Māori Development

s52 Panel convenor provides S18 report to panel



Panel Hearing

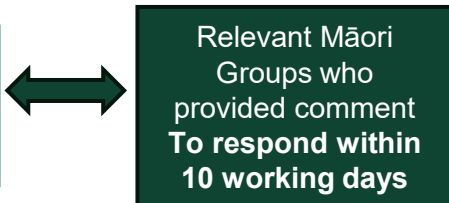
There is no requirement for a panel to hold a hearing and no person has a right to be heard by a panel (s56).

Procedure if hearing is held

s57 Panel may invite to appear and be heard and must give 5 working days notice...



s67 Panel may also request further information from...



Listed projects under Schedule 2 have already been approved for referral by Cabinet and do not have to go through the Minister referral process.

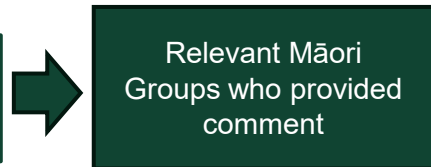
Panel decision

s70 If granting approval, the panel **must** seek comment on draft conditions from...



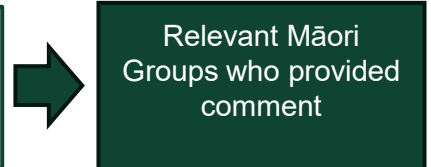
s72 Minister Maori Crown Relations and Minister for Maori Development to provide comment on draft decision including any draft conditions

s88 Decision documents must be served on...



Appeals (only on question of law)

s99 Who may appeal to High Court against the decision...



*After comments have been invited by the panel, the listed projects process is the same as the substantive application process

From: Jenny Clafferty
Sent: Monday, 6 April 2026 3:59 pm
To: s9(2)(a)
Subject: RE: NZSki - Workshop on Freshwater Ecology and Terrestrial Ecology with DOC

Thanks s9(2)(a)

Thanks for your presentation last week and to NZSki for taking Chris up the mountain the following day. And for all your emails with bits and pieces of info! I hope you got some down time over the weekend with some Easter Eggs.

We look forward to another site visit for other team members; it may require more than one to work around all person's availability.

From what we know to date there are some significant environmental values at play, that will be significantly impacted on by the proposal.

Regards

Jenny Clafferty

Contractor - Fast Track Applications
Te Whanganui-a-Tara | Wellington
Mobile: s9(2)(a)



Department of Conservation
Te Papa Atawhai

From: s9(2)(a)
Sent: Thursday, 2 April 2026 1:59 pm
To: Jenny Clafferty <jclafferty@doc.govt.nz>; Rhys Burns <rburns@doc.govt.nz>; s9(2)(a)
Subject: RE: NZSki - Workshop on Freshwater Ecology and Terrestrial Ecology with DOC

Good afternoon, Everyone,

Thank you for taking the time on Tuesday to have a call with us. I have attached a link to all the presentations - [Workshop 3 - DOC](#)

I hope you have a lovely easter break, and I will be in touch soon with additional draft reports.

Thanks

s9(2)(a)



s9(2)(a)

Associate

s9(2)(a) | PO Box 331152, Takapuna, Auckland 0740
www.mitchelldaysh.co.nz

The information contained in this email message received from Mitchell Daysh Limited (and accompanying attachments)

may be confidential. The information is intended solely for the recipient named in this email.

If the reader is not the intended recipient, you are notified that any use, disclosure, forwarding or printing of this email or

accompanying attachments is strictly prohibited. If you have received this message in error, please notify us

immediately by return email.

-----Original Appointment-----

From: s9(2)(a)

Sent: Wednesday, 25 March 2026 12:19 pm

To: s9(2)(a)

; Jenny Clafferty; s9(2)(a)

Cc: s9(2)(a) DUN - JWH 1.11 (Seats 6, Full AV); TPO - Tui Room (Seats 8, Full AV); Rhys Burns; s9(2)(a); DUN - JWH 1.13 Board Room (Seats 20, Full AV); ROT - Kārearea (Seats 4, Full AV)

Subject: NZSki - Workshop on Freshwater Ecology and Terrestrial Ecology with DOC

When: Tuesday, 31 March 2026 2:00 pm-4:00 pm (UTC+12:00) Auckland, Wellington.

Where: Microsoft Teams Meeting

Good afternoon, Everyone,

The purpose of this workshop is to introduce the NZSki Project, the Hydrology, Freshwater Ecology, and Terrestrial Ecology Survey methodology and results, and the recommended mitigation, which will be submitted as a Fast Track Application in April.

The purpose of the workshop will be to elicit feedback/questions and comments/concerns in an open discussion. We will share information post the workshop.

The draft agenda follows –

- Introduction of the NZSki Team
- Proposed NZSki Project Description
- Hydrology surveys methodology results and recommended mitigation
- Freshwater Ecology surveys methodology, results and recommended mitigation
- Terrestrial Ecology surveys methodology results and recommended mitigation
- Global Lizard Management Plan
- Open discussion on the information shared and any questions

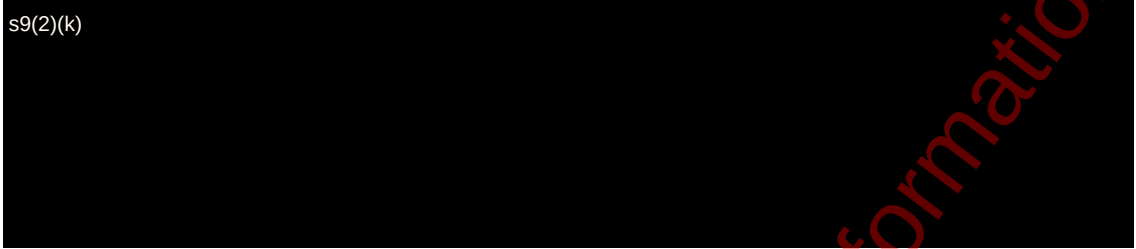
- AOB

Thank-you!

s9(2)(a)

Microsoft Teams meeting

s9(2)(k)



[Need help?](#) | [System reference](#)

For organizers: [Meeting options](#)

Released under the Official Information Act

From: s9(2)(a)
s9(2)(a) >
Sent: Tuesday, 7 April 2026 11:34 am
To: Jenny Clafferty; s9(2)(a)
Subject: NZSki - Landscape and Visual Draft Report Part 2
Attachments: BM220929_Remarkables_Ski_Doolans_Extension_A3L_GraphicS
upplement_20260401.pdf

Categories: NZ Ski

Part 2 - Draft graphic supplement attachment



s9(2)(a) | PO Box 331152, Takapuna, Auckland 0740
www.mitchelldaysh.co.nz

The information contained in this email message received from Mitchell Daysh Limited (and accompanying attachments) may be confidential. The information is intended solely for the recipient named in this email. If the reader is not the intended recipient, you are notified that any use, disclosure, forwarding or printing of this email or accompanying attachments is strictly prohibited. If you have received this message in error, please notify us immediately by return email.

From: s9(2)(a)
Sent: Tuesday, 7 April 2026 11:34 am
To: Jenny Clafferty <jclafferty@doc.govt.nz>; s9(2)(a) >
Subject: NZSki - Landscape and Visual Draft Report Part 1

Good morning, Jenny and s9(2)(a)

I hope you both had a lovely long weekend. As mentioned last week, I'm pleased to share a draft of s9(2)(a) Landscape Visual Assessment for the Remarkables Ski Field Expansion for your information and review. You'll note there are still a few placeholders here and there, as it is a WIP, particularly regarding potential wastewater plant works and works at the SH6 intersection.

The Project is still ascertaining the scope of such works (including whether any works are necessary at all). s9(2)(a) report would be updated in due course, depending on where those works land. There's also a draft graphic attachment to follow (too big for a single email).

We are organising an expert-to-expert discussion (s9(2)(a) – Boffa Miskell (our expert) and s9(2)(a) (council landscape consultant)) in the first instance to identify any particular concerns/queries that can be discussed and, hopefully, resolved prior to submission.

Happy to discuss how this looks for DoC.

Thank you

s9(2)(a)

Released under the Official Information Act

NZSki Doolans Basin Expansion Recreation Assessment

NZSki Doolans Basin Expansion

Recreation Assessment

Draft ver 5

Rob Greenaway & Associates
www.greenaway.co.nz

March 2026

NZSki Doolans Basin Expansion Recreation Assessment

Contents

1	Summary.....	5
2	Introduction.....	8
2.1	The proposal.....	9
2.1.1	Existing Remarkables Ski Area and Lower Remarkables.....	9
2.1.2	Establishment of the Doolans Basin Ski Area.....	9
2.2	Method.....	10
2.3	Code of Conduct.....	10
3	Policies and strategies.....	11
3.1	Conservation Management Strategy.....	11
3.2	Proposed Otago Regional Policy Statement (Clean Appeals Version 2025).....	16
3.3	Queenstown Lakes District Proposed District Plan December 2025.....	16
3.4	Central Otago District Council District Plan 2008.....	16
4	Existing environment.....	19
4.1	Use description from consultation.....	19
4.2	Strava overview.....	21
4.3	Literature.....	27
5	Effects.....	32
5.1	Issues identified through interviews with recreational users.....	34
5.1.1	Loss of backcountry character and recreational opportunities.....	34
5.1.2	Access, affordability, and operational barriers.....	35
5.1.3	Environmental stewardship and long-term viability.....	35
5.1.4	Positive impacts and enhancements.....	36
5.1.5	Summary.....	36
5.1.6	Mitigation options identified through interviews.....	36
5.2	Effects assessment.....	38
6	Conclusion.....	41
	References.....	42
	Appendix 1: Interview and consultation summaries.....	43
s9(2)(a)	– Out There Southern Adventures – Hunting.....	43
s9(2)(a)	– NZSki – s9(2)(a).....	44
s9(2)(a)	– Destination Queenstown.....	46
	Federated Mountain Clubs.....	48
s9(2)(a)	– s9(2)(a) Alpine Dreams / Peak Experience Ltd.....	54
s9(2)(a)	– s9(2)(a) Aspiring Guides.....	54
s9(2)(a)	– NZ Alpine Club.....	56
s9(2)(a)	– Wakitipu High School – Outdoor Education Teacher.....	57
s9(2)(a)	– s9(2)(a) Basecamp Adventures.....	59
s9(2)(a)	– s9(2)(a) r, NZ Ski.....	60
s9(2)(a)	– Queenstown Mountain Guides.....	63
s9(2)(a)	– Queenstown Climbing Club.....	64
s9(2)(a)	– s9(2)(a) Wanaka Mountain Guides.....	66
s9(2)(a)	– s9(2)(a) NZSki.....	67
s9(2)(a)	– Independent recreational visitor.....	68
s9(2)(a)	– Aotearoa Mountain Guides Ltd.....	69
	Online information session – 18 th September 2025.....	71
	Concession holders contact summary.....	75
	Appendix 2: Author qualifications and experience.....	79

DRAFT and CONFIDENTIAL

List of Tables

Table 1: Front country and Backcountry visit management zone specifications, DOC Otago CMS Appendix 12.....	15
Table 2: Winter use estimates for Doolans Basin (on a good day).....	20
Table 3: Scale of impact on recreation values considering magnitude of effect.....	32
Table 4: Value of recreation activities in the Doolans Basin at the regional level.....	34
Table 5: Summary of suggested conditions and application response.....	37
Table 6: Proposal effects and mitigation summary.....	40

List of Figures

Figure 1: Location and feature names.....	8
Figure 2: DOC Otago CMS Visitor Management Zones. CMS Vol II Map 3 detail.....	14
Figure 3: Strava heatmap for Queenstown / Wanaka area. All activities. 12 months of data to Nov 2025.....	22
Figure 4: Strava heatmap for Queenstown / Wanaka area. Snowsports. 12 months of data to Nov 2025.....	22
Figure 5: Strava heatmap for Remarkables area. All activities. 12 months of data to Jan 2026.....	23
Figure 6: Strava heatmap for Remarkables area for 'Snow sports'. 12 months of data to Jan 2026.....	24
Figure 7: Strava heatmap for 'Footsports'. 12 months of data to Jan 2026.....	25
Figure 8: Strava heatmap for 'Cycle sports'. 12 months of data to Jan 2026.....	26
Figure 9: Remarkables trails, DOC 2025.....	28
Figure 10: Doolans area tracks and other recreation features. LINZ Topo 50.....	29

1 Summary

This assessment reviews the effects on recreation and tourism of the proposal by NZSki to expand the existing Remarkables Ski Area into the Doolans Basin, located within the Kawarau/Remarkables Conservation Area. The expansion includes a gondola lift from the Rastus Burn into the Doolans Basin, a mid-station at Helicopter Ridge, and a day lodge near the return station in the Basin. The project aims to increase skiable terrain at the Ski Area and to improve resilience to climate change by accessing higher-altitude, south-facing slopes.

The Doolans Basin is identified as having 'very high' existing value recreation values, primarily based on its undeveloped natural character and winter snow sports opportunities, combined with high accessibility via the Remarkables Ski Area road and other access facilities.

Ski touring and splitboarding are the most prominent winter uses of the Basin, which is described by interviewees as one of New Zealand's premier locations due to reliable snow retention and varied terrain. On good winter days, between 20 and 50 users are estimated to visit the valley. Other winter uses include mountaineering and ice climbing (primarily in the adjacent Wye Creek), and outdoor education programmes for the Wakatipu High School.

Summer use is significantly lower and includes hunting (red deer, chamois, and goats), hiking, tramping, camping, and trail running, although, locally, these activities are focused on the Wye Creek area. The wider Doolans Valley has very low levels of recreational use, focused on access via Coal Pit Saddle, some distance east of the Basin. Freshwater angling is focused on the Nevis River, with no records of fishing in the Doolans catchment, although it might support some trout breeding.

Management and consenting expectations for the Remarkables and Doolans areas are set by several planning documents:

- DOC Conservation Management Strategy: The Doolans is currently in a "backcountry" visitor management zone, which prioritises solitude and largely unmodified environments. Policy 2.3.21 requires particular regard for adverse effects on natural quiet, current recreational uses, and the availability of development opportunities off public conservation land. Policy 3.25.2 mandates a precautionary approach regarding the longevity of infrastructure in the face of climate change.
- Proposed Otago Regional Policy Statement: Classifies the Remarkables ski infrastructure as "Regionally Significant Infrastructure". It establishes a hierarchy for locating infrastructure in Outstanding Natural Landscapes, requiring that adverse effects on the values contributing to an area's importance be remedied or mitigated.
- Central Otago District Plan: Recognises the Doolans Basin as part of an "Outstanding Landscape of national importance". Policy 4.4.14 focuses on maintaining or enhancing backcountry amenity values. Activities are to avoid or mitigate adverse effects.
- The Queenstown Lakes District Proposed District Plan locates the ski area within the Remarkables Ski Area Sub Zone, and defines a wide range of permitted, controlled and restricted discretionary activities within the Zone, enabling and managing the continued operation and development of the ski area.

The applicant has not undertaken consultation with snow sport enthusiasts who use the existing remarkable ski fields. The remarkable ski fields currently see 282,000 skier days per annum, made up of both season ticket and day pass holders. There is no doubt that the opening of the Doolans Basin to recreational snow sports will increase recreational values to those individuals, whose numbers vastly outweigh the number of individuals who currently use the Doolans Basin in Winter. Whilst this report details consultation with existing users of the Doolans Basin, it is necessary to weigh the loss of recreation value

to those users against the increase in recreation to existing remarkable ski field users who would have access to additional ski fields and infrastructure.

Consultation with recreational groups and independent users who currently use the Doolans Basin identified several significant concerns regarding the proposal:

- **Loss of backcountry character:** The most prominent concern is the potential for permanent loss of the basin's status as a pristine, undeveloped backcountry area. Groups like the Federated Mountain Clubs and NZ Alpine Club argue that infrastructure will destroy the area's "very high" recreational values and the sense of remoteness. Other interviewees are supportive or conditionally supportive of the proposal considering increased skiing options.
- **Displacement of activities:** Infrastructure and groomed runs may reduce or eliminate traditional ski touring and speed-riding lines in the valley. There are concerns that winch cables and avalanche control could restrict the "anywhere, anytime" freedom of access currently enjoyed by backcountry users.
- **Concerns were raised regarding the long-term viability of the infrastructure under climate change and the potential for "stranded assets".** Stakeholders also highlighted risks to water quality from snowmaking and damage to fragile alpine grasslands from increased summer use, such as mountain biking.
- **The potential for some effects on the commercial activities of several guiding companies as a result of the change to the remote backcountry experience and untracked snow, including Basecamp Adventures, Queenstown Mountain Guides and Wanaka Mountain Guides.** Several other commercial operators report the potential for only a slight risk of effects due to their low use, alternative settings and the ability to work within the proposal. NZSki is in conversation with the affected operators.

This assessment relies on an effects and mitigations matrix to determine the scale of impact based on the magnitude of effect and value of the setting for recreation. The assessment for operation of the new ski area considers both recreation opportunities (the physical ability to undertake an activity) and recreation values (effects on the special qualities of the setting). In summary, these are:

Construction Effects: Assessed as 'Very high but temporary' for all summer activities over three seasons due to noise, lighting, and the physical footprint of construction activity, and the use of the upper Ski Area carparks for laydown areas (requiring a longer walk into the upper Rastus Burn Valley from the lower parking areas).

Operational Effects on Recreation Opportunities:

- **All winter activities:** Rated as a 'Moderate effect'; while the physical setting is modified by grooming and structures, new opportunities for lift-accessed skiing are created, but there will be changes to the scale and form of existing winter snow sports.
- **Hunting and summer activities:** Rated as 'Minor' due to the relatively low use of the setting and the availability of regional alternatives.

Operational Effects on Recreation Values:

- **Backcountry winter ski sports:** Rated as 'Very high or high'. This reflects the fundamental shift from a backcountry to a frontcountry recreation experience, characterised by the location of infrastructure and high encounter rates between visitors.
- **Mountaineering, ice climbing and outdoor education:** Rated as 'Moderate'. The effects are similar to those for winter ski sports, but the activities have a higher number of regional alternatives and relatively low levels of use.

- All summer activities: Rated as 'Minor' due to the relatively low use of the setting and the high availability of regional alternatives.

Suggested mitigations include ensuring unrestricted physical access when safe, promoting affordable "one up" passes for backcountry ski tourers (which are currently offered but are not effectively promoted). A 'leave no trace' design philosophy and financial bonds for infrastructure removal are also advocated by stakeholder groups. The formation of a Recreation User Group (RUG) is recommended, made up of representatives of the wider and relevant Queenstown recreation community and commercial users of the Remarkables and Hector Mountains (the contact list for interviews for this assessment would represent the invitees), and the Department of Conservation (if interested). The RUG's role would be to liaise with NZSki regarding options for recreation access and management within the Ski Area, and NZSki's role in facilitating wider recreation opportunities in the Remarkables and Hector area. This would require NZSki appointing an employee with responsibility for community engagement, including liaison with, and participation in, the RUG.

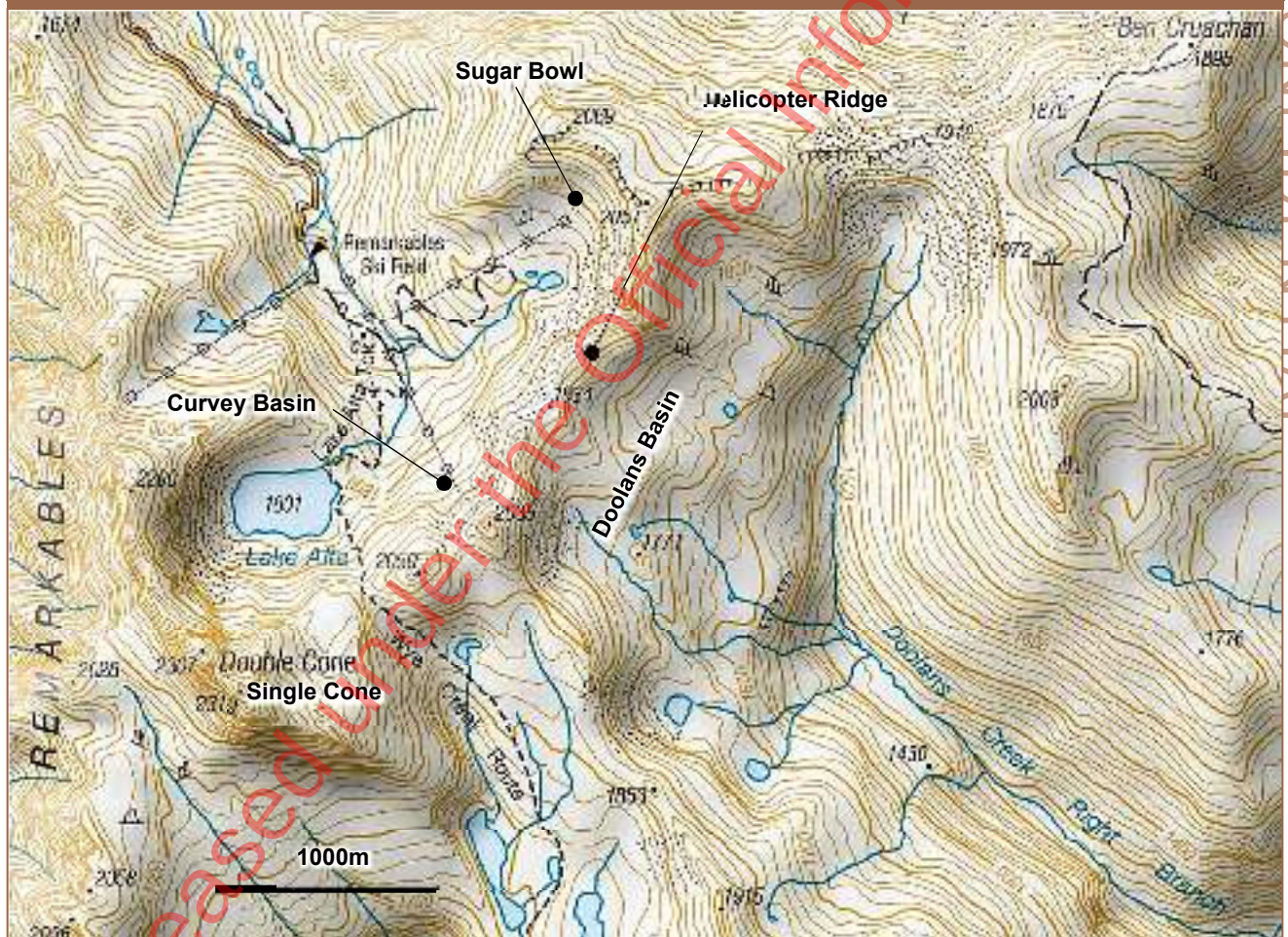
While the proposed development will have positive regional effects on the scale of commercially available skiing terrain and opportunity, there will also remain a 'Very high or high' adverse effect on regional accessible backcountry winter ski sport activities, considering their relatively low level of availability.

2 Introduction

This assessment considers the effects on existing recreation resulting from the construction and operation of NZSki's proposed ski area developments in the Remarkables Ski Area and the Lower Remarkables (within the Rastus Burn catchment), and the Doolans Basin. The works in the Rastus Burn will be within a well-established commercial ski area have only positive effects on existing snow sport recreation, and do not modify summer recreation opportunities or values. Amenity effects in the Rastus Burn are effectively addressed in the Boffa Miskell Landscape Assessment. Consequently, they do not form part of this recreation effects assessment, which focuses on effects of new infrastructure for snowsports in the currently undeveloped Doolans Basin.

Figure 1 indicates the main existing features of the study area, and features often referred to in this report which do not appear on standard maps (such as Curvey Basin, Helicopter Ridge, Single Cone, Sugar Bowl and Doolans Basin).

Figure 1: Location and feature names



2.1 The proposal

2.1.1 Existing Remarkables Ski Area and Lower Remarkables

The key project works proposed within the existing Remarkables Ski Area and the Lower Remarkables include):

- Upgrades to existing infrastructure services and associated structures including upgrades to mains power supply, infield power distribution, water, wastewater, stormwater, communications, and snowmaking.
- Upgrades to existing transport infrastructure, including the Remarkables Ski Field Access Road intersection with SH6 and the adjacent carparking and transit hub at the access road entrance.
- Upgrades to (and an extension of) the existing Rastus Burn Base Building and arrival surrounds.
- Replacement / upgrade of the existing Alta Chair base drive station.
- Construction and use of a new gondola providing skier access into the Doolans Basin including construction of a new gondola base drive station adjacent to the Rastus Burn Base Building and construction of gondola towers, cables and associated infrastructure up to Helicopter Ridge (to access Doolans Basin).
- Upgrades to existing and establishment of new access roads and ski trails to provide vehicular access and ski return trails into the Doolans Basin.
- Installation of new operational controls to maintain the health and safety of ski field users. These include wayfinding signage, barriers/gates, permanent safety fencing/netting, snow fences, avalanche control and boundary markers.

Insert graphic

2.1.2 Establishment of the Doolans Basin Ski Area

The key project works proposed within the Doolans Basin includes:

- Establishment and use of a new gondola from the Rastus Burn Base Building into the Doolans Basin. The new gondola would include a drive station directly adjacent to the existing Rastus Burn Base Building, a mid-station at Helicopter ridge with a viewing platform and patrol hut and a drive station directly adjacent (and connected) to the proposed Doolans Base Building.
- Establishment and use of new gondola tower structures and associated infrastructure, located within a defined gondola “corridor” within the Basin.
- Establishment and use of a new multi-purpose Doolans Base Building, designed to accommodate gondola cabin parking, integrated cabin maintenance, storage, bathroom facilities, café facilities and emergency shelter space.
- Establishment and use of ski trails and access roads between the gondola mid-station, the Doolans Base Building and associated infrastructure. Where practicable, these two features will be co-located to minimise the level of ground disturbance.
- Construction of a learners’ snowsports area at the Doolans Base Building with a covered passenger conveyor lift, supported by snowmaking infrastructure.
- Establishment of supporting services and facilities in the Doolans Basin, including power, water, wastewater, stormwater, communications and snowmaking facilities. A new body of water is proposed to be established in Doolans Creek relying on a new Tyrolean Weir and taken at a maximum rate of 30 litres per second. This be used within the Doolans Ski Area for potable water supply, firefighting and snowmaking.

- Installation of new operational controls to maintain the health and safety of ski field users. These include wayfinding signage, barriers/gates, permanent safety fencing/netting, snow fences, avalanche control and boundary markers.

Insert graphic

Construction in the Doolans Basin is planned to progress largely over three summers, with some minor tidy-up work possible in the fourth summer. There is little work proposed for the winter seasons, apart from what can be completed within established structures, such as minor work on internal building fit-outs.

2.2 Method

This assessment is based on:

- Review of the project proposal;
- A site visit;
- Interviews and discussions with stakeholders;
- Literature review;
- The application of an assessment matrix developed by the report author and developed by use in many similar effects assessments;
- Review of mitigation options by the wider project team, and the development of a final recommended set; and
- Consideration of the identified effects and proposed mitigations to identify residual effects and their scale.

2.3 Code of Conduct

The author of this report is Rob Greenaway. I am a recreation and tourism planner with considerable experience in the assessment of effects of major infrastructure projects on recreation values and opportunities.

I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2023. This report has been prepared in compliance with that Code, as if it were expert evidence presented in proceedings before the Environment Court. Unless I state otherwise, this report is within my area of expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this report.

3 Policies and strategies

This section reports on the policies and strategies which describe expectations for management of the Remarkables area generally and Doolans Basin specifically. The most relevant is the Department of Conservation's Conservation Management Strategy (CMS) for Otago (2016 incorporating 2022 partial review). This allows for the consideration of skifield expansion in the Remarkables-Hector area and specifies relevant assessment considerations.

An assessment of the proposal against these policies and strategies will be contained within the [AEE reference].

3.1 Conservation Management Strategy

The Department of Conservation's CMS for Otago (2016 incorporating 2022 partial review) places the Doolans Basin in the Remarkables-Hector area of the Western Lakes and Mountains/Ngā Puna Wai Karikari a Rākaihautu Place. The preferred outcomes for the Remarkables-Hector area include (p67):

The outstanding natural landscapes and ecological values of The Remarkables and Tapuae-o-Uenuku/ Hector Mountains are intact and enjoyed by more people. Wilding trees and feral goats are being controlled to zero density by sustained control.

A range of recreational experiences is available in The Remarkables-Hector area ranging from largely unmodified environments where a sense of solitude and remoteness can be found in a largely unmodified environment (Wye Creek valley), to The Remarkables busy ski field.

The unmodified natural character of the upper Wye Creek valley (including its alpine tarns and basins) remains free of built structures and developments. It is easily accessible by walking and people enjoy the natural quiet and the indigenous ecosystems and landscapes.

The Nevis River valley's outstanding natural landscapes, indigenous ecosystems and freshwater species, intact altitudinal sequences, and historic heritage remain. The historic significance of the Nevis Road, as an important route between Southland and Otago for Māori and early settlers, is recognised and protected. The Nevis River, protected by the Water Conservation (Kawarau) Order 1997, remains in its natural state and many people appreciate its natural and recreational values.

Regular to frequent aircraft activity is experienced at specified landing sites in northern areas, particularly the ridge line of The Remarkables and the Ben Cruachan-Doolans Creek area. Visitors to the Tapuae-o-Uenuku/Hector Mountains experience occasional to regular aircraft activity during the summer.

And (p63):

The highest level of recreational use occurs in and around The Remarkables ski field. The ski field road provides access to The Remarkables and Tapuae-o-Uenuku/Hector Mountains year round.

Parapenting, hang-gliding and scenic flights occur in some parts. Tramping, climbing (including ice-climbing), backcountry camping and ski touring are available in the upper Wye Creek valley, easily accessible from The Remarkables ski field. Currently two heli-biking operations, authorised by concessions, occur in the Remarkables Conservation Area over summer.

Away from the busy ski field area, and particularly in the southern Tapuae-o-Uenuku/Hector Mountains and Nevis River valley, a sense of solitude prevails in this backcountry area.

Tramping, climbing, camping, kayaking, cross-country skiing and angling are popular activities. The historic road through the valley from Nevis Crossing to Garston is popular with four-wheel drivers.

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

Policies specific to the Remarkables-Hector area include:

- 2.3.20 Should not allow new permanent utilities, structures or facilities (both recreational and commercial) in the upper Wye Creek valley to protect the unmodified and high natural character of this valley.
- 2.3.21 When considering, applications for new utilities, structures or facilities throughout this Place (with the exception of the upper Wye Creek valley), should have particular regard to the potential adverse effects on:
 - a) natural ecosystems, landscapes and natural character, particularly in areas where structures and facilities are currently absent;
 - b) catchment water quality and quantity, including in Lake Alta;
 - c) priority ecosystem units and threatened species;
 - d) natural quiet;
 - e) current recreational uses; and
 - f) opportunities available for such structures or developments off public conservation lands and waters.
- 2.3.22 May allow further development and/or expansion of The Remarkables ski field (with the exception of the upper Wye Creek valley) in accordance with Policies 3.25.1-3.25.6 in Part Three, provided that adverse effects (including cumulative effects) are avoided, remedied or mitigated on the following values:
 - a) the outstanding natural landscapes and ecological values of The Remarkables and the Tapuae-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.

Policies 3.25.1 to 3.25.6 relate to ski fields in the Otago Conservancy:

Commercial ski fields typically require considerable infrastructure and terrain modification. This section does not apply to backcountry skiing activities that take place throughout the Western Lakes and Mountains/Nga Puna Wai Karikari a Rakaihautu Place and the Central Otago Uplands Place, and that do not require infrastructure. Neither does it apply to heliskiing activities.

Three commercial ski fields (Coronet Peak, The Remarkables and Treble Cone) are authorised on public conservation lands in Otago. All are popular visitor attractions and an integral part of Otago's tourism sector, and have potential for wide-ranging conservation advocacy, in addition to their community engagement with backcountry recreation.

The effects of climate change may result in fields becoming increasingly reliant on snowmaking into the future and may look at expanding their winter and summer visitor activities both on the fields and nearby.

These changes will start taking effect during the term of this CMS but may take decades to become fully apparent. In response, both a precautionary and a partnership approach may be needed: precautionary to avoid the risk of abandoned structures and adverse landscape effects; partnership to maintain a ski field's recreation opportunity.

Policies

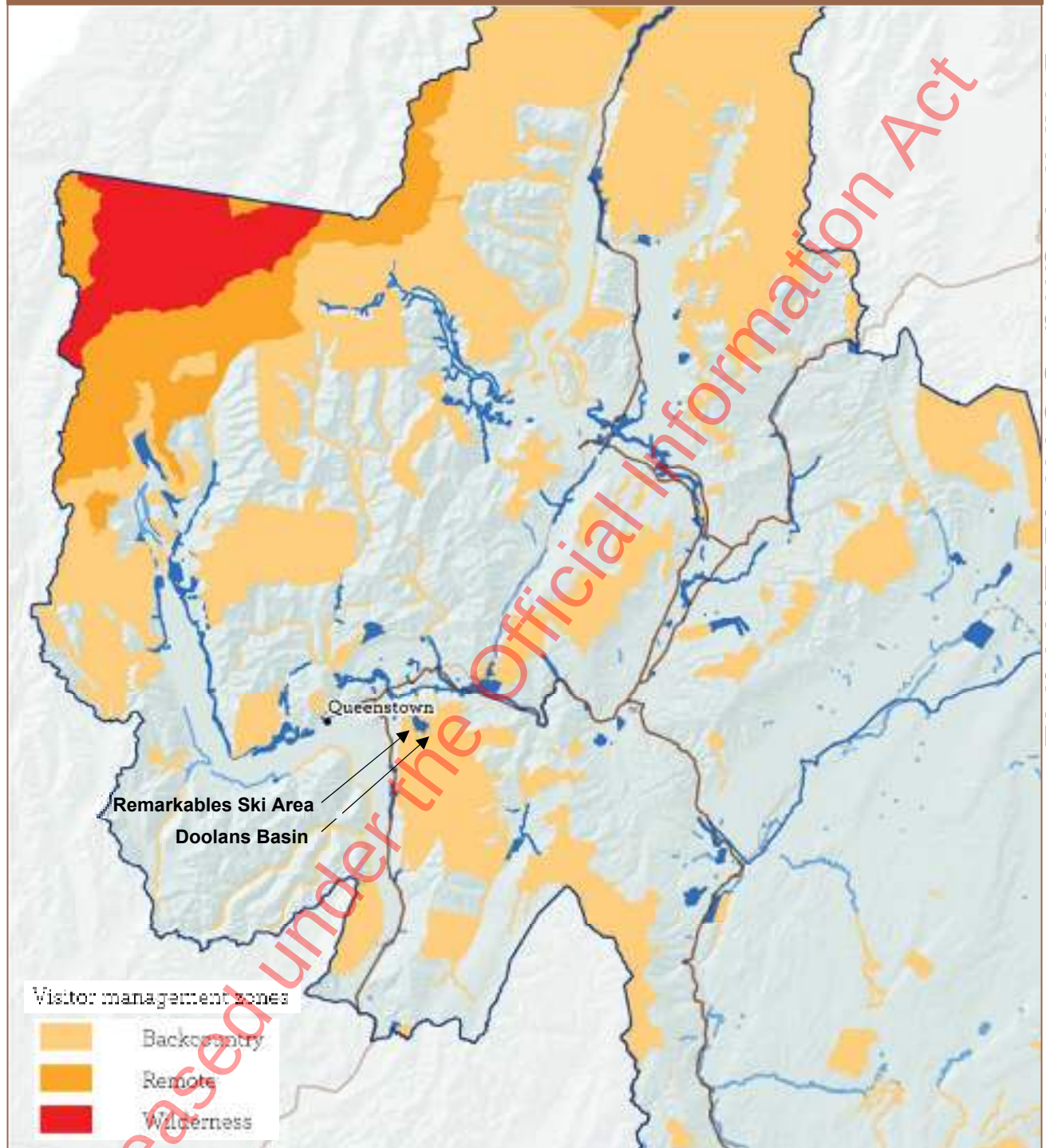
- 3.25.1 *May allow further development of existing authorised ski fields, where their natural values are already modified, in preference to the development of new ski fields.*
- 3.25.2 *Should in considering the development of new and existing authorised ski fields apply a precautionary approach to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

The Remarkables-Hector area is defined in the CMS as within a backcountry visitor management zone (Figure 2). This is the dominant visitor zone for Otago. The Remarkables Ski Area is classed as frontcountry. Visitor management zones are established to, “ensure that visitors are able to seek out different locations to suit the type of experience that they want to experience.” (Otago CMS p38). Policy 3.1.5 of the CMS requires:

- 3.1.5 *Manage recreation opportunities, including those provided by concessionaires, in accordance with the visitor management zones shown on Map 3 and as described in Appendix 12.*

Policy 3.10 of the CMS also requires that consistency with the appropriate visitor management zones is an assessment criteria for proposals to site structures and utilities on public conservation land (3.10 (g)).

Figure 2: DOC Otago CMS Visitor Management Zones. CMS Vol II Map 3 detail



DRAFT and CONFIDENTIAL

Table 1 compares the prescriptions for the management of visitor management zones from Appendix 12 of the CMS. The concession to operate the Remarkables Ski Area clearly means that the frontcountry setting description does not apply in terms of infrastructure, visitor numbers and the level of interactions between visitors.

Table 1: Front country and Backcountry visit management zone specifications, DOC Otago CMS Appendix 12		
	Frontcountry	Backcountry accessible and walk-in
General description	- Where the majority of visits occur; typically small areas, scattered within or on the periphery of large, relatively natural areas - Includes the vicinity of main 'scenic' roads passing through public conservation lands - Often focused on a particular attraction	- Large-scale natural settings generally accessed first through frontcountry - Includes popular walks and tramps set within large scale natural settings and/ or that access other settings
Accessibility	- Readily accessible areas, usually via sealed roads, or scheduled ferry or air services - Mostly by car, but also tour buses and guided parties to some sites - Enabled for people of most ages and abilities	- People will have travelled some distance to reach these settings - Backcountry accessible focuses on unsealed roads, four-wheel drive roads, navigable waters and aircraft landing sites - Motorised ground access generally restricted to roads and designated routes - Backcountry walk-in is focused beyond the influence of motorised access
Predominant visitor groups	- Predominantly short-stop travellers, day visitors and over-nighters - Other visitors in transition to backcountry and remote settings	Predominantly 'backcountry comfort seekers' and 'backcountry adventurers'
Predominant destination categories	Icon, Gateway and Local Treasure	Predominately Icon, Gateway and Local Treasure
Facility setting	- Good-quality facilities and services, and easy access - Sometimes the origin for tramping tracks and routes, with signs and information to make this transition clear - High degree of control via information and direction signs, and barriers	- A range of facility standards, including any designated vehicle routes, and popular walks and tramping tracks - Evidence of control limited to essential directional signs and barriers on Great Walks, and where there are significant hazards
Desired visitor experience and interactions	Varying, from activities with large groups, time with small groups/families, some time away from other groups and, in some cases, solitude	- Generally some time away from other groups and, in some cases, solitude - Occasional encounters with organised groups - Generally accepting of occasional intrusion of noise
Preferred maximum party size	15 50 for periodic tour parties - Conforming concessions schedule-15	15
Typical visitor interaction levels	30 or fewer people seen per visit duration	15 or fewer people seen per day for 'backcountry adventurer' tracks 40 or fewer people seen per day for 'backcountry 'comfort seeker' tracks

Concession operations	▪ Concessionaire activity may be permitted in all these visitor management zones, subject to conditions to avoid, remedy or mitigate adverse effects, including compliance with criteria within this table; the outcomes and policies for Part Two-Places and policies in Part Three apply ▪ Concessionaire client activities should not be advantaged or disadvantaged compared with those for non-concessionaire visitors, unless there is a specified reason for different management; the outcomes and policies for Part Two-Places and policies in Part Three apply	
Preferred concessions effects management	▪ Avoid or mitigate adverse effects	▪ Avoid adverse effects

3.2 Proposed Otago Regional Policy Statement (Clean Appeals Version 2025)

The Proposed Otago Regional Policy Statement (PORPS) classifies "ski area infrastructure at Remarkables" as Regionally Significant Infrastructure (Definitions, p42). In terms of locating new infrastructure, Policy EIT-INF-P13 – *Locating and managing effects of infrastructure, nationally significant infrastructure and regionally significant infrastructure outside the coastal environment* applies. This requires that when providing for new infrastructure, the first priority is to avoid locating it in significant natural areas, outstanding natural features and landscapes, natural inland wetlands and rivers, outstanding water bodies, areas or places of significant or outstanding historic heritage, and wāhi tūpuna. If avoidance is not reasonably practicable due to functional or operational needs, adverse effects must be managed according to specific hierarchies based on the same parameters. While there is no reference to recreation or tourism values, Policy EIT-INF-P13 (2) states that for regionally significant infrastructure:

(iv) in other areas listed in EIT-INF-P13 (1) above, the adverse effects of the infrastructure on the values that contribute to the area's importance shall be:

(I) remedied or mitigated to the extent practicable, and

(II) where they cannot be practicably remedied or mitigated, regard shall be had to offsetting and/or compensation of more than minor residual adverse effects,

Provisions relating the maintenance of public access are promoted in relation to rural areas (UFD-P7) and to and along lakes and rivers ((LF-LS-P22).

3.3 Queenstown Lakes District Proposed District Plan December 2025

The Remarkables Ski Area is within the boundary of the Queenstown Lakes District Council (QLDC). The Proposed District Plan locates the ski area within the Remarkables Ski Area Sub Zone, within an Outstanding Natural Landscape and within a Rural Zone. Section 21.12 of the Plan defines a wide range of permitted, controlled and restricted discretionary activities within the Zone, enabling and managing the continued operation and development of the ski area.

3.4 Central Otago District Council District Plan 2008

The Doolans Basin lies within the boundary of the Central Otago District Council (CODC)

The CODC District Plan acknowledges that outdoor recreation is a significant and growing land use in the district with (2.3.4):

The popularity of activities such as cross country skiing, mountain biking, motorised snow activities, tramping, boating, game bird hunting, and fishing is increasing. Passive recreation activities such as picnicking and sightseeing are also popular activities for both locals and visitors alike....

Tourism, which relies to a large degree on a number of the land uses listed above (eg. viticulture, recreation, conservation) is an increasingly important component in the Central Otago economy.

Three broad policies apply to the management recreation and tourism in the 'Rural Resource Area':

4.4.13 Policy - Public Access to Significant Features

To promote the provision of public access opportunities to the Districts significant natural and physical land features including areas of value for recreational purposes.

Explanation

The Central Otago District contains numerous natural and physical land features that are important to many people for recreation, scientific, educational and other purposes. Many valued natural and physical resources are on land administered by the Department of Conservation and consequently access to them is controlled by the Department. Public access to and over these areas is generally unrestricted, however, commercial development and/or protection of conservation values can restrict public access to and over these areas. The District Plan cannot impose public access over privately owned or Crown pastoral lease land. However, the tenure review process does provide the opportunity to maintain and enhance public access to these areas. The resource consent process also provides an opportunity to consider this issue to a limited degree.

4.4.14 Policy - Back Country Amenity Values

To ensure that activities avoid, remedy or mitigate adverse effects on the open space, landscape, historic, natural character, natural quiet and amenity values of the quality and range of recreational opportunities available in, the District's back country and/or remote areas.

Explanation

The back country and remote areas of the District generally have significant landscape and amenity values and are often greatly valued recreation areas. These values can be compromised by the very activities that seek them out. Furthermore, these activities have the potential to conflict with one another in terms of the effects that they may generate.

4.4.15 Policy - Conflict between Recreation Activities

To recognise and avoid, remedy or mitigate the potential conflict between different types of recreation activities that occur within the District, whilst encouraging multiple use of public open space and recreation areas wherever this is possible and practicable.

Explanation

The Central Otago District is a popular recreational area. The different recreation activities that occur in the district are not always compatible with one another. Conflict can arise between motorised recreation and more passive recreation activities that seek peace and tranquillity. These activities often seek the same environment which, particularly during winter months, can be limited to a few range tops.

Otherwise, the Doolans Basin within the District boundary forms part of the Hector, Garvie and Old Woman Ranges and Nevis Valley "Outstanding Landscape of national importance" (Schedule 19.6.2 (B)). This is defined as including:

Impressive combination of natural features, including diverse indigenous vegetation, and subtle historic/cultural elements. Is flanked to the west by the glaciated Remarkables and Hector Range that contrast with rounded Central Otago block mountain ranges being the Old Woman and Garvie Ranges to the east. Part of its outstanding quality is the general absence of modification above the valley floor. In particular the upper valley is unmodified.

Various policies apply to the “protection for [the District’s outstanding natural landscapes] from inappropriate subdivision, use and development”, such as Policy 4.4.1. Policy 4.2.1 notes that in protecting these landscapes, “In determining what is inappropriate subdivision, use and development in these landscapes it must be recognised that these landscapes are often utilised by people and communities to provide for their social, economic and cultural wellbeing.”

DRAFT and CONFIDENTIAL

DRAFT
Released under the Official Information Act

4 Existing environment

This section relies on published reports and consultation findings to describe the existing recreational uses and values of Doolans Basin and the Rastus Burn where the NZSki Remarkables Ski Area is located (although this report focuses substantially on the Doolans Basin where there is the greatest potential scale of change in recreation opportunities and values).

4.1 Use description from consultation

Consultation with recreation and tourism stakeholders has relied on:

- Fourteen semi-structured interviews with recreational users and recreation advocates identified by an online search and user recommendations (including several staff of NZSki).
- Written responses from some stakeholders.
- Thirty-two email and/or phone contacts with concession holders who have a permit or licence to conduct commercial recreation activities in the Remarkables area, based on a list of potential concession holders provided by the Department of Conservation. It was not possible to identify, from that list, which operators use the Doolans Basin, and so each was contacted – where possible – to review the locations used and whether there is any potential impact from the proposal. Due to privacy requirements, DOC was unable to supply contact names and details. Several contacts were individuals previously interviewed, and two were added to the interview list.
- An online information session was held in September 2025. All those previously interviewed were invited, along with those concession operators who stated they had some use of Doolans Basin. Five individuals attended, along with five representatives of NZSki (including the General Manager and CEO) and two consultants.

All consultation outputs are summarised in Appendix 1, including interview summaries, written feedback, minutes from the online information session, and a table summarising outcomes of the review of concession holders. Consultation was only undertaken with the small number of existing users of the Doolans Basin, not with proposed or potential users should the project go ahead.

Doolans Basin was described as supporting a diverse range of year-round recreational activities, with a distinct seasonal focus.

Winter:

- **Ski touring and splitboarding:** Described by nearly all stakeholders as the most popular activity in the valley. The varied terrain in the Doolans Basin caters to all skill levels, from novices to advanced skiers.
- **Mountaineering and ice climbing:** While technical ice climbing is focused on the adjacent Wye Creek and on the west face of the Remarkables, the Doolans Basin and its surrounding ridges are frequently used for access, mountaineering courses, and general alpine skills training.
- **Snowshoeing:** This is an occasional activity in the valley, observed by stakeholders including NZSki staff and the Queenstown Climbing Club.
- **Outdoor Education:** The valley is a key component of the Wakatipu High School's "Mountain Expedition Number 2" course. Students use the area for developing basic backcountry skills, mountaineering techniques, and avalanche safety training in a spectacular and accessible alpine setting.

Summer and year-round activities:

- **Hunting:** The valley is used for both guided and recreational hunting, primarily targeting red deer, fallow deer, chamois, and goats. The prime season runs from late November to late May. Wye Creek is the more popular destination.
- **Hiking, tramping and trail running:** Including the use of the valley and its ridges for summer hiking, multi-day tramping trips, and trail running, often as part of point-to-point traverses connecting to areas like Coalpit Saddle and Wye Creek.
- **Camping:** The valley's flat areas and access to clean water sources make it an accessible remote camping option close to Queenstown.
- **Other:** Paragliding, snow-kiting, and speed-riding have been observed in the Valley.

Most interviewees provided a close range of winter use estimates, with the Queenstown Climbing Club an outlier (Table 2). Summer use was described as significantly lower.

Table 2: Winter use estimates for Doolans Basin (on a good day)	
Interviewee	Estimated daily visitors
s9(2)(a) (NZSki)	5 – 20
s9(2)(a) (Queenstown Mountain Guides)	5 – 30
s9(2)(a) (NZ Alpine Club)	15 – 30
s9(2)(a) (Alpine Dreams)	10 – 50
s9(2)(a) (NZSki)	20 – 50
Queenstown Climbing Club	50 – 100

The Remarkables Ski Area hosts 282,000 skier days per annum (2020 – 2025 average), 60% of whom are day-pass visitors, and the remainder season pass holders. Approximately 15,000 visitors use the access road in summer. In 2024, 62 “one up, one down” list passes were sold.¹

Access to Doolans Basin was described as achieved via several key routes, depending on the season and activity.

- **Via the Remarkables Ski Area:** This is the most common access method, particularly in winter. Specific entry points include the top of the Curvey Basin Chairlift (the most popular route), the top of the Sugar Bowl chairlift (for access to the east branch of the valley), and from the Lake Alta area.
- **Via Wye Creek:** This route is used for both summer tramping and as an alternative winter ski touring approach, generally via Wye Saddle.
- **Via Coalpit Saddle / Gibbston Valley:** For longer, point-to-point tramping trips and a common access route for hunters.

Doolans Basin was consistently described as providing a backcountry experience in a front country setting, a reputation built on its accessibility combined with its undeveloped, natural character. Its south-facing aspect provides reliable, high-quality snow, a key advantage over Coronet Peak's north-facing basins which are described as losing snow more quickly. This accessibility distinguishes it from options in Glenorchy that require long walks in or Treble Cone, which is considered a longer drive for Queenstown residents and visitors.

¹ Paul Anderson, NZSki CEO pers. comm., Nov 2025

4.2 Strava overview

Strava is a social media application which uses GPS records from subscribers' smartphones and other devices uploaded to a central database, allowing speed and time comparisons with other cyclists, runners, walkers and trampers (for example), and the monitoring of individual activity or training targets. While the service is popular with professional athletes, its membership is dominated by casual recreation participants. Strava indicated that it had 50 million international users in early 2020 (80% outside the US) with an additional million joining per month, and in 2024 the company reported 120 million users.² It is popular amongst regular cyclists and runners, but is also used by a wide variety of other pursuits, such as trampolining, rowing, swimming and skiing.

An international comparison between different forms of data-gathering in 2016 showed a range of 1% to 12% of users recording their activity on Strava; and that this is growing.³ Comparisons between track counter data and Strava records undertaken by the author of this report in Nelson suggest levels of Strava adoption in relatively low-use settings as high as 73% for cyclists and 26% for pedestrians. More accessible tracks appeared to have a lower (but still high) uptake of around 40% for cyclists and 7% for pedestrians. Such response rates would compare favourably to an on-site intercept survey of users in an outdoor setting, particularly since the Strava data are collected over all seasons and all day (an intercept survey would normally only cover relatively short time periods and be confined to specific interception points). Nevertheless, caution needs to be applied to the use of Strava data as they show participation by only Strava members. There will be an inherent bias toward the more competitive and tech-savvy, and some data accumulate from users staying logged in when they are doing other activities, such as driving. Strava is therefore similar to a tag and release programme. Strava essentially tags several thousand active people in an area and monitors where and how they recreate. Its value is in showing the relative levels of activity by location, and not all activities in all locations (there is no recreation survey technique available to achieve the latter, and in the opinion of this report author, Strava represents a valuable data-set considering the challenges associated with quantifying recreational activity generally).⁴

Strava data are best represented by heatmaps which show the relative levels of participation in various activities by location. For example, Figure 3 shows the heatmap data for the Queenstown / Wanaka area for all activities for 12 months of cumulative data to November 2025. This illustrates the scale of data available. Figure 4 shows selected data for only 'winter sports', including alpine skiing, backcountry skiing, Nordic skiing, snowboarding and snowshoeing.

It is up to users of the Strava platform to decide the classification for their activity; and to remember to stop recording their activity once they have finished – failings of this indicated by heatmap records for skiing on several main roads and in Queenstown (that is, created by Strava users leaving their recording operating when driving away from the skifield).

² <https://www.bikebiz.com/cycling-insight-strava/> and <https://press.strava.com/articles/strava-releases-year-in-sport-trend-report>

³ Herrero, J. 2016. *Using big data to understand trail use: three Strava tools*. TRAFx Research. And see <https://medium.com/strava-metro/cdc-finds-strava-metro-data-correlates-strongly-with-census-active-commuting-data-8ab1be0fe130>

⁴ In the experience of the author, critics of Strava heatmaps note that the data might not include their particular activity since they are not a user of Strava, and therefore it is an irrelevant dataset. This is akin to complaining that one was not included in an on-site intercept survey because it was carried out while the critic was not there. The nature of random or non-random sample surveys means that not all visitors to a site are included in the dataset, simply because in an outdoor setting (and most other settings), this is not possible. The potential errors of such surveys are noted, and in the case of this assessment, triangulation with other – usually qualitative – datasets is necessary.

Figure 3: Strava heatmap for Queenstown / Wanaka area. All activities. 12 months of data to Nov 2025

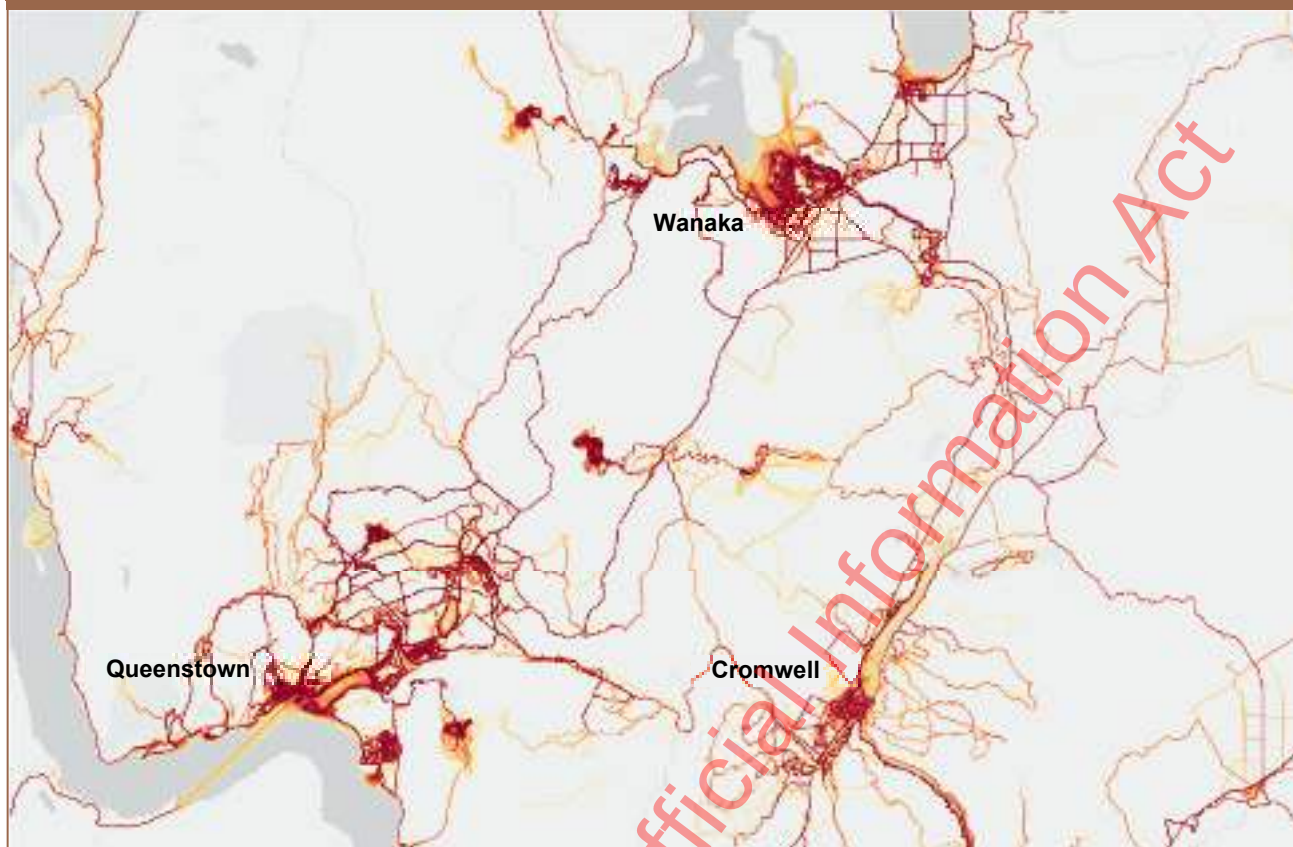


Figure 4: Strava heatmap for Queenstown / Wanaka area. Snowsports. 12 months of data to Nov 2025



Figure 5 shows a Strava heatmap on an aerial image for all activities for the Remarkables skifield area, including Wye Creek and the Doolans Basin. This shows the obvious popularity of the Remarkables Ski Area, access into Wye Creek, and some activity in the upper slopes of Doolans Basin (only 'snow sports' for the latter). The following figures show the same area by activity type.

The underlying aerial photos are made up of images apparently taken at different times and stitched together, which is not uncommon for the likes of Google Earth. The west (the Remarkables Ski Area and Wye Creek) presents more of a winter scene, and the remainder more of a summer scene. This does not affect the overlying data which represent a full 12 months of recorded activity.

Figure 5: Strava heatmap for Remarkables area. All activities. 12 months of data to Jan 2026

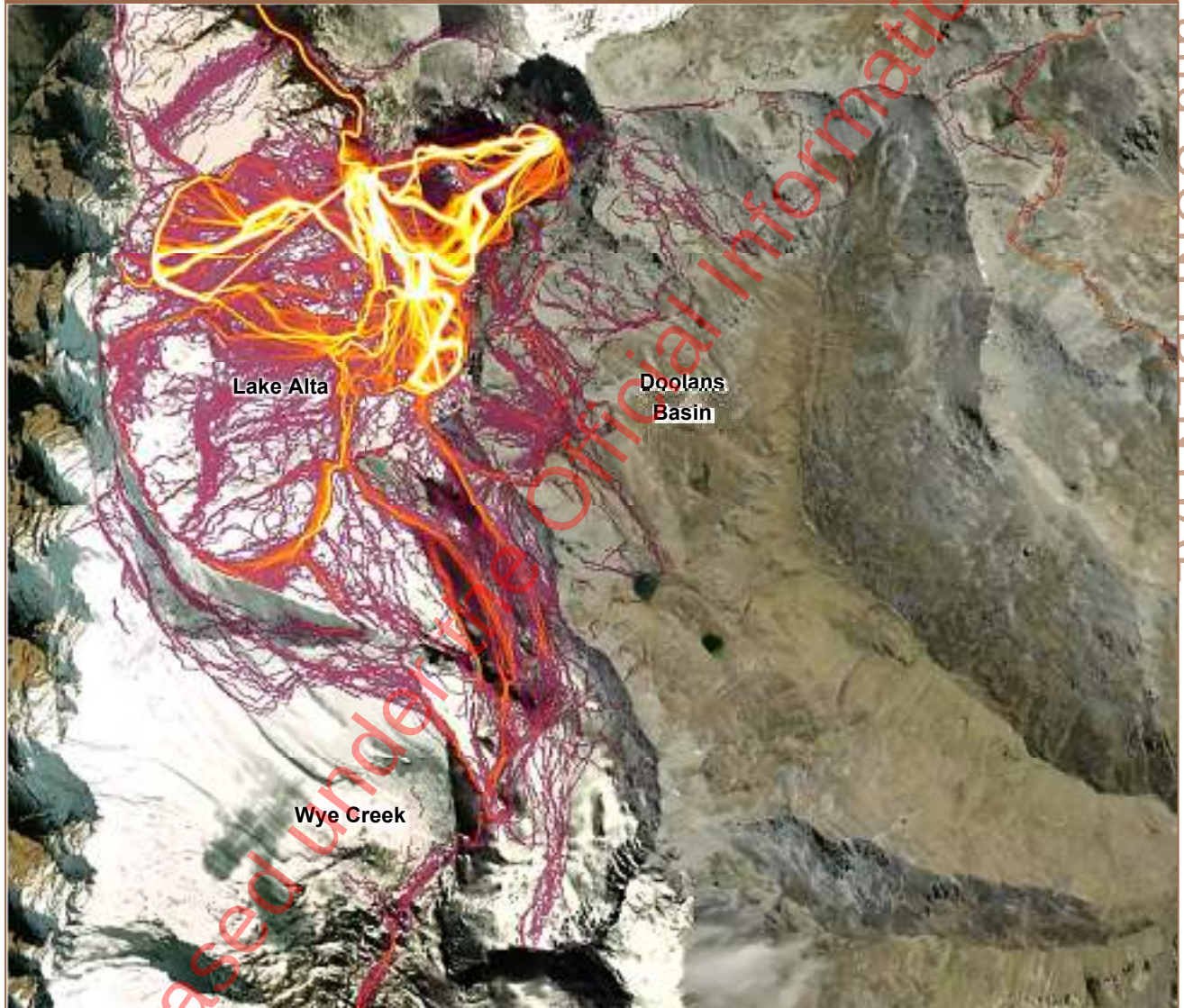


Figure 6 shows 12 months of data for 'snowsports' in the same area. This includes alpine skiing, backcountry skiing, ice skating, Nordic skiing, snowboarding and snowshoeing. Beyond the Remarkables Ski Area, wide use of the eastern-facing slopes of the Doolans Basin is shown, with a focus on the most western part of the Valley. The top of the Wye Creek catchment is also relatively popular.

Figure 6: Strava heatmap for Remarkables area for 'Snow sports'. 12 months of data to Jan 2026

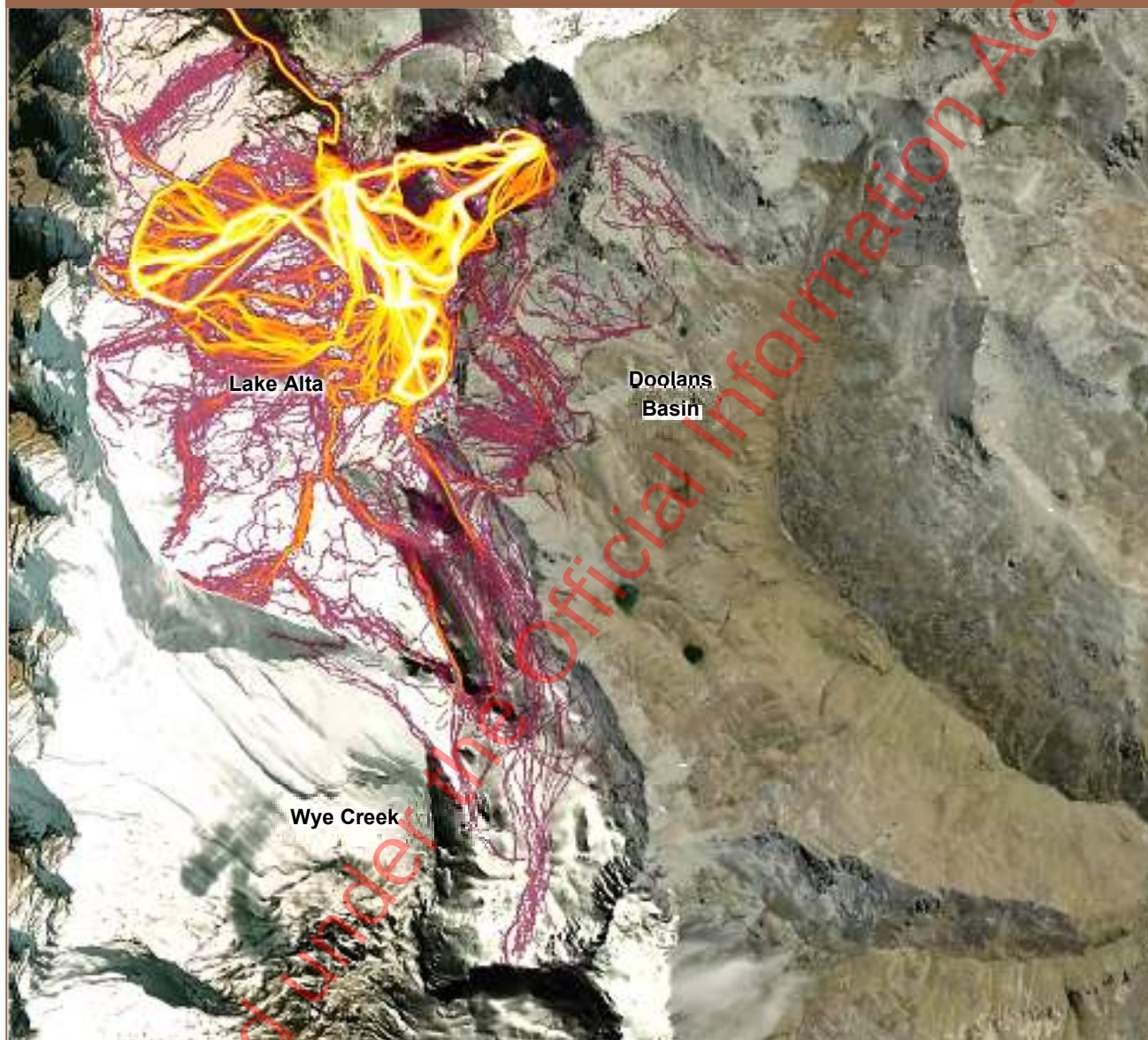


Figure 7 shows 12 months of data for 'footsports' in the same area. This includes running, trail running, walking and hiking. Again, the relative popularity of Wye Creek is evident, and the use of the roads and ski trails in the Remarkables Ski Area, and some walking east of Doolans Basin between Coal Pit Saddle and Ben Cruachan (at the extreme top right of the image).

Figure 7: Strava heatmap for 'Footsports'. 12 months of data to Jan 2026

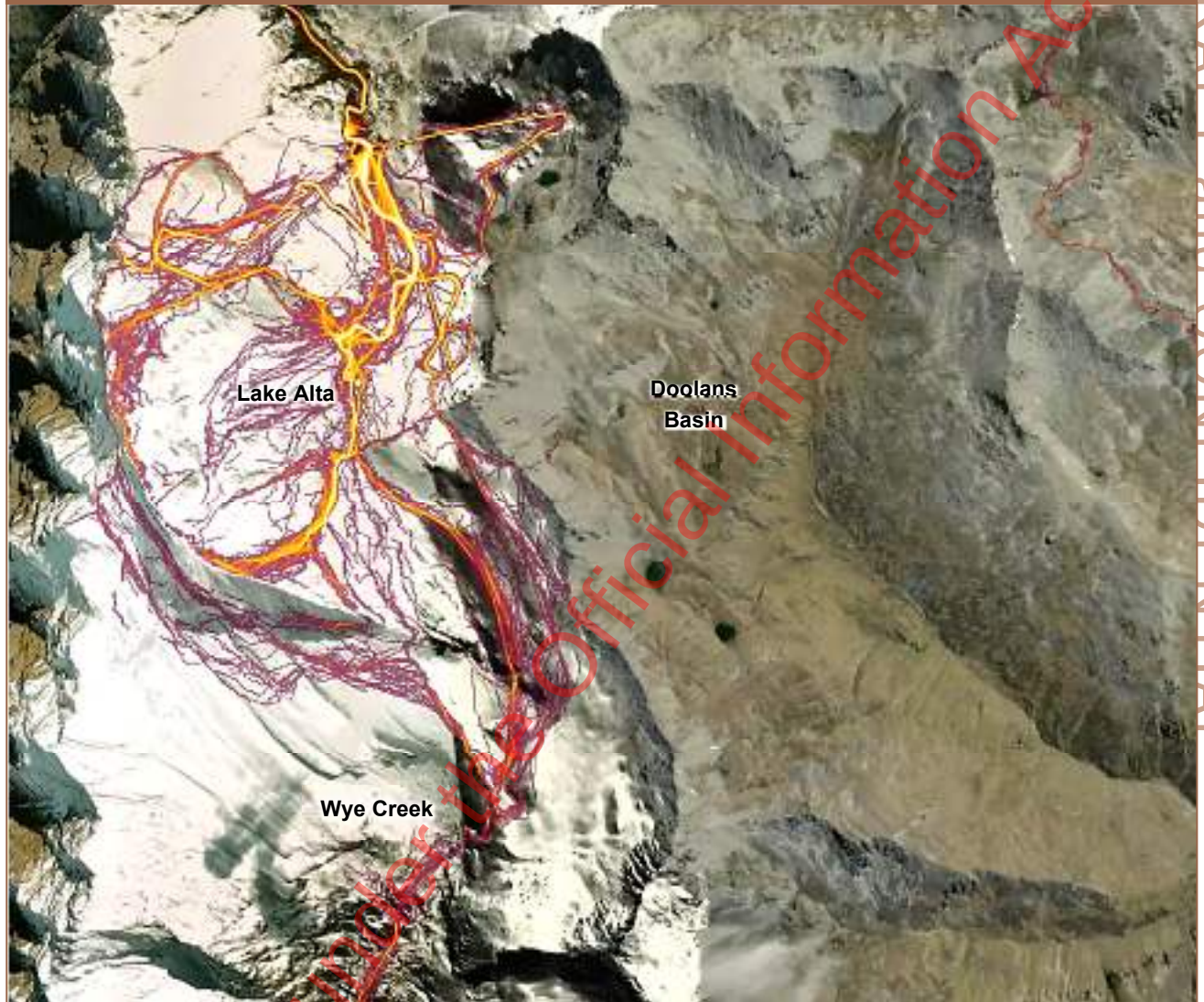
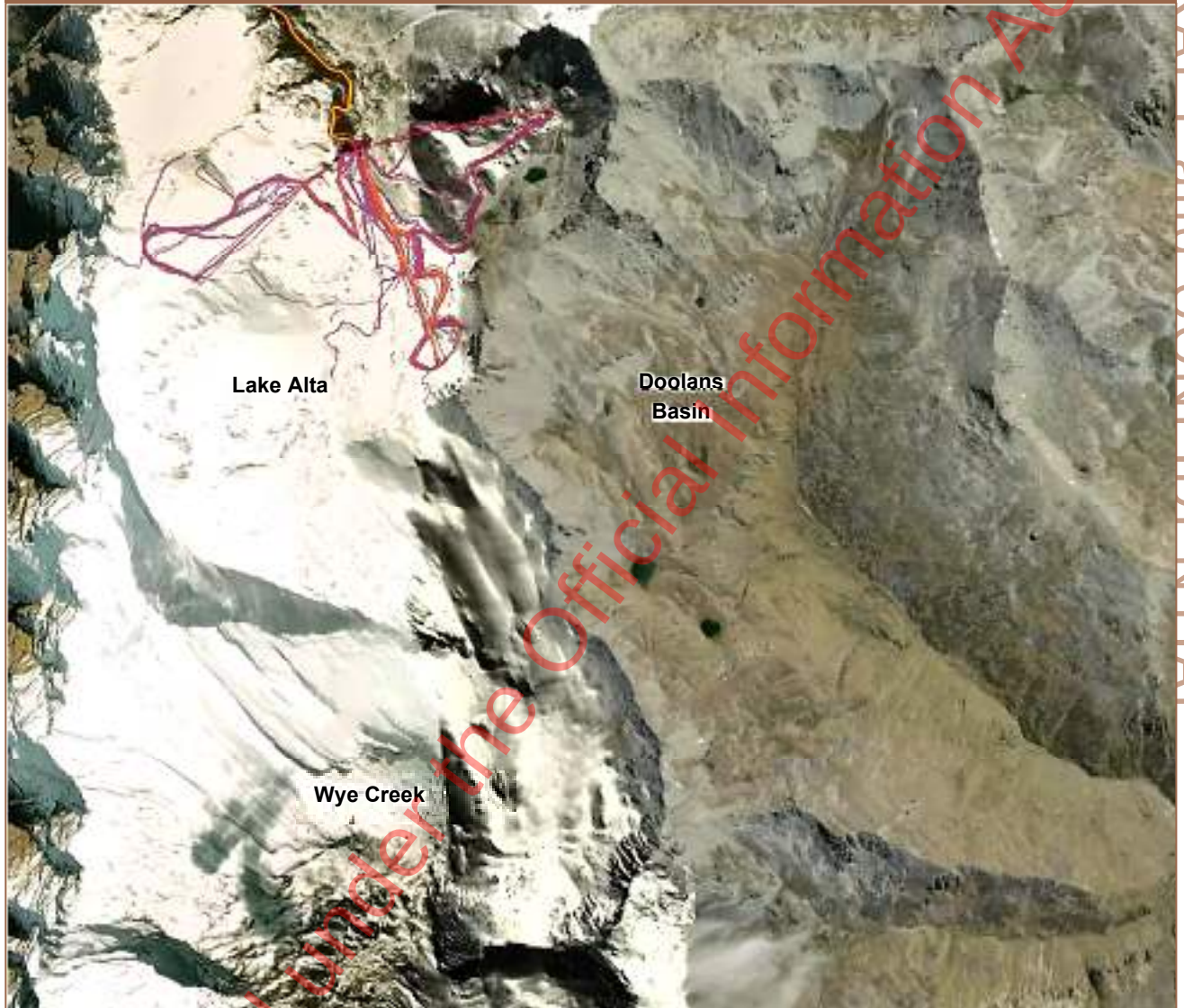


Figure 8 shows 12 months of data for 'cyclesports' in the same area. This includes 'riding', mountain biking, gravel biking and e-bikes. Use is largely confined to ski infrastructure in the Remarkables Ski Area. The nearest records in the wider Doolans area are shown at and east of Coal Pit Saddle and on the Wentworth Track (Figure 10 on page 29 for their locations).

Figure 8: Strava heatmap for 'Cycle sports'. 12 months of data to Jan 2026



4.3 Literature

The most recent formal review of recreation values in the Remarkables area is Devlin's (2020) DOC report on *Kawarau/Remarkables Conservation Area recreational values*. The Kawarau/Remarkables Conservation Area covers the headwaters of Doolans Creek, all of the Wye Creek catchment, and the headwaters of the Nevis Burn, Schoolhouse and Commissioner's Creeks.

Devlin (2020) describes the Kawarau/Remarkables Conservation Area as offering year-round opportunities. The Area, which includes the Remarkables and Hector Mountains as well as the Nevis River Valley, is noted for its steep, rugged landscape and status as a prominent feature of the Queenstown region.

The Doolans catchment is described as a significant location for several specialised backcountry activities, with access primarily via Coal Pit Saddle, reached by a 4WD-only rough gravel road from the Gibbston Valley. Doolans Saddle is the furthest driveable point from the Nevis Road, at an altitude of 1,970m. The identified recreation activities and values in the Doolans area are:

- Ski touring and mountaineering: the Doolans basin is highly valued for short-day ski tours, with snow often lasting into October. The terrain in Doolans is described steeper than the adjacent Wye Creek basins. Many skiers access this area via the Curvey Basin chairlift followed by a short 10-minute skin up the ridge.
- Mountain biking and heli-biking: a popular mountain biking link exists between Gibbston and the Nevis Valley via Doolans Saddle. The report notes that one concessionaire operates heli-biking from Doolans Spur at over 1,800m, described as the highest heli-biking in New Zealand and featuring 15km of rock garden trails descending into the lower Doolans Creek. [Helibike NZ was interviewed for this assessment and reported that they do not use the Doolans Basin, and supported the ski area development proposal].
- Walking and tramping: the Wentworth Track descends from Coal Pit Saddle into the right branch of Doolans Creek, providing access to the alpine basins of the Doolans catchment and the "back" of the Remarkables.
- Hunting: the headwaters of Doolans Creek are part of a 23,000-hectare 'open area permit' block featuring chamois, red deer and goats.
- Historic heritage: Raceman's Hut is located in the lower valley and is primarily accessed via the Glenroy Water Race Track from Coal Pit Saddle, requiring some off-route navigation.

Devlin (2020) concludes:

The Remarkables Ski Area road has and will continue to have a strong influence on recreation activities making access to once difficult places easier. The sealed access road has opened recreation terrain and many activities can be completed in a day although a toll of \$10 per vehicle is charged outside of the winter ski season.

The other important access point is Wye Creek with a good track leading to crags for rock climbers. Other access routes are more challenging (Coal Pit Saddle and the Nevis Road from Bannockburn to Garston) both require a 4WD or mountain bike.

There are year-round recreation activities with skiing, ski touring and ice climbing in winter and walking, tramping, rock climbing, biking, fishing and horse riding in summer. The Grand Traverse is one of the best alpine outings in New Zealand, and Wye Creek is considered number one for ice climbing with consistent ice, good access, and outstanding scenery.

The Remarkables Conservation Area has very high recreational values and the northern parts of it are readily accessible from Queenstown.

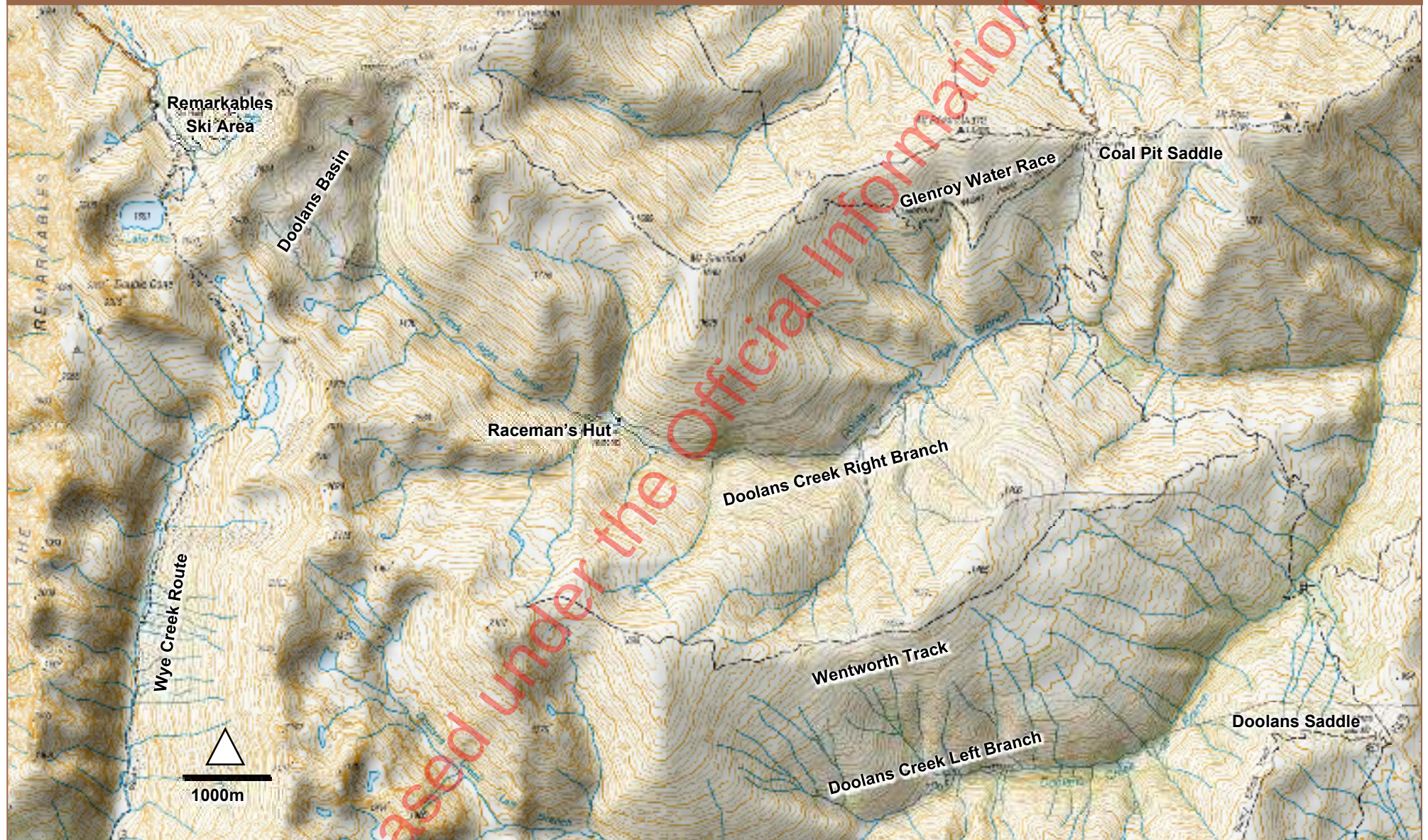
This area is a good introduction to the sport of ski touring when there are good snow conditions. The area is available to independent tourers, and four concessionaires provide a guided option. It is one of a few locations for this activity available in Otago.

The March 2025 DOC brochure describing “Queenstown day walks and bike trails” includes only the Lake Alta Track and Lower Wye Creek as recommended trails in the Remarkables Conservation Area (icons 34 and 35 in Figure 9), noting, “These tracks are at high altitude and suitable in summer only, although snow may still be present at any time of the year.” And, “Wye Creek Route is an unmarked alpine route. It is separate from the Lower Wye Creek Track and much more difficult.”

Other features named in Devlin (2020) are shown in Figure 10.



Figure 10: Doolans area tracks and other recreation features. LINZ Topo 50



In response to the 1994 LINZ-directed tenure review of Wentworth Station – which included, to the west, much of the Doolans catchment between the left and right branches of Doolans Creek, including a portion of Doolans Basin - the Federated Mountain Clubs of NZ (FMC) commissioned a review of the recreation values of the high country station (Floate 1996). The FMC review described Wentworth Station as having "very high" recreational values, claiming these were underrated in the 1994 LINZ assessment (Ref to come s9(2)(a)). The report focused on the station's status as a premier setting for high-altitude tramping, climbing and skiing, largely due to its rugged alpine and sub-alpine landscapes, specifically:

- Skiing and winter sports: The basins of the left and right branches of Doolans Creek are described as being among the "best areas" for ski mountaineering and cross-country skiing. The predominantly shady faces, particularly in the right branch, retain snow cover for prolonged periods, offering superb terrain for Nordic skiing.
- Camping and tramping: The Doolans basins provide excellent campsites situated among numerous high-level tarns and small lakes. In summer, these basins serve as ideal base camps for exploring nearby peaks and engaging in high-level tramping.
- Mountain biking: A legal road from Coal Pit Saddle crosses both branches of Doolans Creek before dropping to Nevis Crossing. The report notes this route provides a high-quality mountain biking experience and connects users to further opportunities in the Nevis Valley.
- Historic mining values: There is significant interest in the historical remains of mining near the lower Doolans Creek, specifically a tunnel driven through a rocky spur to provide water for sluicing operations.

The report author states:

Although the front face of the [Remarkables] range (and its name) are the draw cards, the whole area is well used by trampers, climbers and skiers. Particularly for ski mountaineering and Nordic skiing in winter, and for tramping, some of the best terrain lies to the east of the main range (Figs. 3 and 4). The basins of the Rastus Bum, Doolans and Wye Creeks (both branches of both creeks) provide the best opportunities. The Rastus Burn basin is now dominated by the Mount Cook Company commercial skifield and is therefore less used by independent recreational people. The remaining basins of the Doolans and Wye Creeks provide superb alpine and subalpine settings, good terrain for ski mountaineering and Nordic skiing and there are excellent campsites among a myriad of high level tarns and small lakes.

The area is also used by clubs, Mountain Safety and Search and Rescue as a training ground. It is a good high altitude training area which demands a high level of competence and tests navigational skills. The terrain is suitable for a variety of summer and winter activities, access is practicable and assistance can be available relatively easily if needed.

Access is usually from the north and west, most commonly now via the Rastus Burn [Remarkables] skifield, but use is also made of the eastern slopes. Clubs and individuals from Central Otago tend to approach the area from the Nevis....

The very name of the Remarkables, the magnificent mountain, alpine and sub-alpine landscapes, and very high natural conservation values make the whole area an important setting for both summer and winter recreation.

There is reported to be interest in extending the commercial skifield into other catchments (such as the Doolans) and any opportunity to extend conservation lands to protect the outstandingly

high conservation and recreational values and to protect the area from further commercial development is welcome.

Freshwater fishing activity in New Zealand is very effectively described by Fish & Games periodic National Angler Surveys. The latest for 2022 summarises all national angling activity by waterway over five seasons since 1994/96 (Stoffels & Unwin 2023). The streams in the Doolans catchment have never featured as angling destinations. The closest reported angling setting is the Nevis River with a high of 877 ± 242 angler days in the 2007/08 season, a low of 106 ± 75 angler days in 1994/95, and the most recent figure at 235 ± 123 angler days in 2021/22. An angler day is any time spent fishing a river for any period within a day – be it for ten minutes or ten hours. The high margins of error suggest repeat visits by relatively few anglers. New Zealand's most comprehensive angling guide to the South Island (Kent 2009) also does not reference the Doolans catchment. The *Sports Fish and Game Management Plan for Otago Fish and Game Region 2015-2025* identifies the Nevis River as a nationally significant trout fishing river under increasing pressure (F&G 2015).

5 Effects

This section identifies the likely adverse effects on the recreation value of existing users of the Doolans Basin, potentially caused by the proposal, and a review of proposed “mitigations” / management responses. This is based on:

- An identification of all potential adverse effects on recreation amenity,
- A review of the technical reports which assess those effects, and the identification of the scale and relevance of each effect,
- A summary of the effects which have the potential to change recreation amenity,
- A discussion of the scale of those effects and their potential for mitigation/management.

Effects on recreation values are assessed according to the matrix in Table 3. This considers the magnitude of the effect and the value of the setting for recreation.

Table 3: Scale of impact on recreation values considering magnitude of effect					
		Recreation value			
		Very High	High	Moderate	Low
Magnitude of effect	High or severe	Very high	High	Moderate	Minor
	Moderate or medium	High	Moderate	Minor	Minor
	Low or minor	Moderate	Moderate	Minor	Minor
	Negligible	Negligible	Negligible	Negligible	Negligible

A 'severe' adverse effect is likely to displace⁵ many or most users from a setting for prolonged periods, but not necessarily for all activities which occur there; although it is likely that amenity for all activities will be degraded. A 'moderate' adverse effect will periodically displace some activities and users, but amenity will not be degraded for all activities. A 'minor' adverse effect will displace a small number of users for short periods, but amenity will almost always be preserved for the majority of activities and users. The scale of effect may be reduced if the area affected is confined and there are ample suitable alternative opportunities for relevant activities.

The effects assessment is based on a regional-level review, which takes into account the scale of availability of alternative locations for each activity.

Many recreation activities in the study area have very high regional value due to the high local residential and visitor population, the accessibility of the setting and a relatively small number of alternatives, and the quality of the setting, ideally suited to a wide range of recreation pursuits.

Table 4 summarises the recreation activities undertaken as identified via literature review and interviews, and their significance. A 'very high' rating is given to the backcountry snow sport opportunities in the Basin, noting that use is at relatively low levels (which is typical of backcountry settings) and that access is facilitated by existing Remarkables Ski Area facilities.

⁵ Force people to recreate in other settings, at different times, or not at all.

The Landscape Assessment identifies that there are no visual amenity effects from other recreation settings in the wider area, including Wye Creek, the Wentworth Track, Raceman's Hut, Coal Pit Saddle and Ben Curanchan and the track leading from there to Mt Salmond and Coal Pit Saddle (confirm).

DRAFT and CONFIDENTIAL

DRAFT
Released under the Official Information Act

Table 4: Value of recreation activities in the Doolans Basin at the regional level			
Very high	High	Moderate	Low
▪ Backcountry winter ski sports: predominantly ski touring and splitboarding. Proximity to Queenstown, and one of a limited set of such settings with easy access.		▪ Mountaineering and ice climbing – predominantly focused on Wye Creek ▪ Outdoor education – an element of a very wide set of regional opportunities ▪ Hunting – Wye Creek the main focus and an element of a very wide set of regional opportunities ▪ Summer hiking, tramping, trail running and camping – an element of a very wide set of opportunities	▪ Mountain biking ▪ Snow shoeing ▪ Paragliding, snow-kiting, and speed-riding ▪ Freshwater fishing (perhaps some trout breeding in the Doolans catchment, but no angling)

Effects on both recreation values and opportunities are considered. An opportunity, in this assessment,⁶ is the physical ability to undertake an activity, such as the ability to alpine ski in the Doolans Basin. Recreation values refer to the quality of the experience and the motivations of the participant, such as the desire to alpine ski in a backcountry setting with few other visitors and no infrastructure. The proposal will largely retain the existing activity opportunities, but will more-so affect recreation values.

Both construction and operational effects are considered.

5.1 Issues identified through interviews with recreational users

This summary of interviewees’ input provided here was largely generated by an AI review⁷ of Appendix 1: *Interview and consultation summaries*. The use of AI in this context is appropriate as it removes the potential for researcher bias in the analysis of qualitative data. The AI review has been edited for grammar and context. For example, the use of the word ‘unique’ as a descriptor has been removed; while such a term is used by interviewees, it does not represent a consensus. The review focuses on a high level analysis of the main concerns about the impacts of the proposal on an existing recreation setting. Other findings from consultation, such as the availability of alternative backcountry skiing locations, are referenced in the description of the existing environment. A response to the suggestions for mitigations made by interviewees is provided in Section 5.2.

The main issues identified centred on the degradation of the valley's high-quality backcountry character, challenges related to access and affordability, concerns about environmental stewardship, and the long-term viability of infrastructure.

5.1.1 Loss of backcountry character and recreational opportunities

The most prominent concern among those consulted is the permanent loss of the Doolans Basin’s unique status as an accessible, yet pristine, backcountry area. Currently, the Doolans Basin is highly valued because it provides an accessible backcountry experience in a front country setting.

- Impact on ski touring and wilderness values: The Doolans is frequently described as a premier or best location in New Zealand for accessible ski touring due to its terrain variety, aspect, reliable snow retention, and proximity to Queenstown. Stakeholders, including the Federated Mountain

⁶ Other assessment tools, such as the Recreation Opportunity Spectrum, often concatenate these two aspects.

⁷ Using Google NotebookLM

Clubs (FMC), the NZ Alpine Club (NZAC), and Queenstown Climbing Club (QCC), argue that the installation of ski field infrastructure would destroy the area's "very high" recreational values. The expansion is expected to close off key areas, dominate the best terrain, and eliminate ski touring and speed-riding opportunities in the valley. The overall experience would be diminished due to the loss of remoteness and the introduction of groomed runs and infrastructure, fundamentally altering the recreation opportunity spectrum.

- Impact on other activities: Commercial guides noted that the expansion would reduce the sense of remoteness, potentially deterring clients seeking a genuine backcountry adventure. The QCC stated that the development would eliminate opportunities for wilderness camping, scramble training, and family hiking along the Little Traverse. Hunters, while generally neutral if access remains unchanged, expressed concern about the change to the natural environment, higher usage, and the potential introduction of new activities like mountain biking. The Wakatipu High School Outdoor Education program highly values the Doolans for its untouched natural environment, which provides a safe and pristine setting for student training.

5.1.2 Access, affordability, and operational barriers

A recurring theme was the need to maintain affordable and unrestricted access, given that the Doolans is on public conservation land.

- Road access and costs: Although NZSki maintains the crucial access road, the toll road fee was identified as a barrier to access, particularly for local residents, guides, and summer users. Some interviewees recommended removing toll road fees or introducing an affordable "one up, one back" access pass, similar to the Snow Farm model, to ensure the area remains accessible to the wider community – although NZSki does already offer this option at the Remarkables.
- Uncertainty and operational conflict: Stakeholders emphasised the need for NZSki to include all future plans in the current Fast-track application to avoid "piecemeal consenting" and promote public understanding.⁸ There was also concern about whether ski tourers will retain the freedom to tour "anywhere, anytime," especially given that Helicopter Ridge (a proposed gondola mid-station location) has significant avalanche hazards that require control measures. NZSki noted that the consent application would include all components of the project.

5.1.3 Environmental stewardship and long-term viability

Consulted parties raised questions regarding the long-term responsibility for the infrastructure and potential environmental impacts.

- Climate change and infrastructure removal: Given that skiing is changing due to climate change, concerns were raised about the long-term viability of major infrastructure and the potential for stranded assets. Stakeholders sought a commitment from NZSki to the low-cost removal and rehabilitation of the infrastructure, at NZSki's expense, when climate change foreseeably makes the Doolans unviable for skiing. FMC advocated for a "leave no trace" design philosophy for all new infrastructure and terrain development.
- Water quality and ecosystems: The clean water in Doolans streams is vital for campers. Concern was raised that snowmaking chemicals could compromise this water quality. NZSki responded by stating they do not use the chemical Snowmax, and commitment was made to strong sediment control during construction and ongoing water monitoring. Additionally, there is worry

⁸ At the time of the discussions, a potential second chair lift in the Doolans Basin was under consideration, but this has since been removed from the application.

that increased summer usage, such as new downhill mountain biking tracks, could damage fragile alpine grasslands.

- Protection of adjacent areas: Stakeholders stressed the importance of protecting the Wye Creek area, which is highly valued for ice climbing, summer hiking, and educational camping due to its safety and flat terrain. Concerns were raised about the potential for easy access from the new gondola pushing skiers into the fragile Wye Creek ecosystem. Stakeholders advocated for a commitment to a "hands off Upper Wye Creek" approach.

5.1.4 Positive impacts and enhancements

Several interviewees identified a range of benefits from improving the visitor experience, accessibility, and economic resilience of the region.

- Enhanced visitor experience: The expansion is seen as a way to increase the skiable terrain at the Remarkables, which would help manage crowding, extend the winter season with reliable snow, and provide a broader spectrum of recreational opportunities for both local residents and tourists.
- Improved accessibility: New gondolas and associated infrastructure are expected to open up the alpine environment to a wider range of users, including families, beginners, and individuals with limited mobility who may not currently be able to access backcountry areas.
- Economic and community benefits: The project is anticipated to provide a significant boost to Queenstown's tourism economy. It aligns with destination management strategies focused on high-value tourism and is expected to enhance community wellbeing by providing greater and more diverse access to the alpine environment.
- Increased access to new terrain: Some stakeholders, including experienced ski patrollers, acknowledge that while some existing ski touring routes would be impacted, the new lift infrastructure could also open up more efficient and safer access to more remote zones, potentially reducing travel times for backcountry users.

5.1.5 Summary

Some commercial operators who rely on increased tourism traffic view the expansion favourably and welcome development into the Doolans Basin. Other operators and recreational groups offered conditional support in exchange for defined commitments such as equitable public access, affordability, environmental responsibility and funding for infrastructure removal. Finally, two recreational groups, the QCC and FMC, remain strongly opposed. Their opposition is predicated on the view that the development of a ski field would destroy an accessible, world-class backcountry resource.

5.1.6 Mitigation options identified through interviews

Several interviewees described provisions that they could support as conditions of consent to constructing and operating the proposed Doolans Basin ski area (while not necessarily endorsing the proposal in its entirety). The ideas and issues are summarised in Table 5. Responses clarify the proposal, explain existing provisions, and/or detail mitigations to be included in proposed conditions. Responses have been developed in consultation with NZSki representatives and generally relate to practical access and development considerations.

Table 5: Summary of suggested conditions and application response

Suggestions (and individual or agency)	Responses
NZSki committing to a “leave no trace” design philosophy to any new ski-field infrastructure and new ski terrain like chair lifts, buildings, and snow guns. “In this regard we understand that NZSki has decided to delete proposals for a tunnel between the Rastus Burn and Doolans basins, and also sought to avoid siting lift towers in wetland areas. We welcome this.” (FMC) Committing to protecting areas of high very biodiversity, cultural, or scenic value on and near their fields, particularly for new terrain proposals. (FMC)	Further detail regarding minimising environmental effects are included in the main application bundle.
Ski Fields committing to a “leave no trace” design philosophy for any summer terrain, for example downhill mountain biking tracks, to the maximum extent possible. (FMC) There is concern about how a proposed ski field in Doolans Basin could affect hunting, particularly regarding post-season access, further ski expansion, the importance of maintaining hunting access, access costs, and introducing new activities such as mountain biking and tramping. (Out There Southern Adventures)	Mountain biking tracks and general summer access tracks do not form part of the proposal. However, there will be no restriction on private access to the Doolans Basin, and mountain bikers and walkers may choose to use field access formations. All existing access opportunities will remain. The application includes only the one lift in the main Basin area. Further development would require separate resource consent applications.
Ski Fields committing to creating and growing a contingency fund to remove and rehabilitate what might otherwise become stranded skiing infrastructure. This fund could be used for many purposes in the meantime. (FMC, NZAC)	The proposal is backed by Trojan Holdings which has a diversified investment portfolio. Site rehabilitation on closure will be a consent requirement.
Ski Fields committing to supporting ski touring on slack country, including one-up passes set at no more than 20% of a casual day pass rate, and touring lanes. (Queenstown Mountain Guides) To maintain the current back country passage, to both walkers, climbers and skiers, including and especially up to Lake Alta, and over the Wye Saddle closest to Single Cone. (Aotearoa Mountain Guides Ltd) Road access: To maintain fair and reasonable vehicular access up the road to a car park close to the Base Building and to foot traffic beyond the Base Building. This is to be established and maintained throughout the building process. A fair and reasonable arrangement should be sought so that the public is able to drive and park close to the top carpark in spite of the movement of heavy vehicles used during the building process. Offering a public car park a long way down the road hugely limits public access due to distance and significant time constraints. We do realise that the road is a private road, but much of it is in the Rastus Burn Conservation Area and public access is highly valued. (Aotearoa Mountain Guides Ltd) If the expansion proceeds, remove toll road fees or introducing an affordable “one up, one back” pass for backcountry users, similar to the Snow Farm model in the Pisa Range. Maintain low-cost or free access to ensure the area remains available to the wider community. (Queenstown Mountain Guides)	There is no charge for winter vehicle access to the Remarkables Ski Area. There are no restrictions on casual public access to Lake Alta and Wye Creek. Summer road fees are likely to remain in place to help cover maintenance of the private road. A “one-up” pass has always been available at the Remarkables Ski Area, but has not been well-publicised. It did not feature on the 2025 Ski Area website, for example. Loss of public use of upper carparks 1 and 2 is likely over two summer construction seasons when they are used for construction laydown areas. Access for those seasons will need to be from the lower parking areas. It is expected that public access from carpark 2 will be available in the third summer construction season.

Ski Fields committing to reliable and high capacity public transport to their base buildings, and free private road access for season pass holders and locals. (FMC)	NZSki operates morning ski bus services from Queenstown and Frankton, with return buses from 1.30pm. Season Pass holders receive a discount on their bus passes. Car-pooling is encouraged by making the most convenient car parks available to vehicles with three or more occupants during busy periods (Carpool Priority Days).
Commit to “hands off Upper Wye Creek”, and may also have the opportunity to join with Ngai Tahu and civil society organisations like FMC to advance proposals for the better protection of the wider Hector Mountains/Tapuae-O-Uenuku area. (FMC)	There are no proposed ski area developments in the Wye Creek area. The Landscape Assessments describes how the proposal avoids visual effects from the Wye Valley area and its access. Conditions include NZSki hosting a Recreation Users Group to assist in the company's engagement with the wider recreation community, via representative organisations.
Backcountry ski hut operators, like Glenmore Station, Alpine Huts Limited, and even New Zealand Alpine Club, DOC and others committing to helicopter landing limits at their alpine or ski huts. (FMC)	This is beyond the scope of the proposal.
That NZSki supports the concept of a series of publicly owned Mountain “Turks” in the Wye Basin through to Lake Hope in Remarkables Conservation Area. The Mountain Turk organisation recognises that as ski tourers are forced into terrain further from the road end/ their vehicles (during to commercial ski field development) mountain shelter is desirable. Some of the mountain areas such as that around Lake Hope is highly consequential and we feel that having suitable shelter reduces back country travel pressure, and mitigates a lot of risk. It also provides additional accessible terrain. (Aotearoa Mountain Guides Ltd)	This is beyond the scope of the proposal and would require additional consents, which have not been scoped. However, conditions include NZSki hosting a Recreation Users Group to assist in the company's engagement with the wider recreation community. Commitments to wider development in the Hector Mountains would be key consideration for this group and NZSki, considering the Remarkables Ski Area is a key gateway to the Hector area.

5.2 Effects assessment

This assessment summarises the existing recreation activities potentially affected by the proposal and reviews effects from three perspectives:

- Temporary **construction** activities over three summers (defined as the period outside the ski season when weather and snow cover allows construction activities), with the potential for minor ‘tidy-up’ works in the fourth summer, and only minor work on building interiors in the remainder of the year. Construction activities will include the construction of all necessary construction, including roads, buildings, water and waste infrastructure, and snow making and learner facilities. Construction will have obvious noise, vehicle, helicopter and associated human activity that while largely confined to the Doolans Basin, will have noise and visual effects in the wider valley, and include construction of the water take weir in the Doolans Creek Right Branch.
- The effects of operation of the new ski area on recreation **opportunities** in the Doolans Basin. That is, the physical ability to continue to undertake existing recreation activities in the Basin with the proposal in place e.g. the physical ability to conduct a variety of winter snow sports activities.

If the physical ability to undertake an activity is curtailed, the effect on that activity will be 'significant'.

- The effects of the operation of the new ski area on recreation **values** in the Doolans Basin, and in the wider catchment. This refers to the ability to continue to enjoy the social and environmental characteristics of an existing activity – such as low encounter rates with other visitors and a setting featuring few or no non-recreation structures. If there are no similar alternative regional opportunities where the same set of recreation values can be experienced the effect on that activity will be 'significant'.

Objectives for mitigation are to:

- Maintain public access for all existing summer and winter recreational uses of the Doolans Basin when the ski area is in operation, noting that there will be unavoidable effects on the 'remote' recreation values of the setting.
- Minimise disruption during construction for summer access to and with the Doolans Basin, and other recreation settings accessed via the Remarkables Ski Area (especially Wye Creek).
- Recognise and capitalise on the role of the Remarkables Ski Area as a gateway to recreation in the wider Hector and Remarkables Mountain areas.
- Maintain ongoing input from the recreation and tourism sectors and the Department of Conservation into the management of recreation and tourism opportunities in the Doolans Basin and those facilitated by the access provided by the Remarkables Ski Area.

A key proposed mitigation is the development of a Recreation User Group (RUG) made up of representatives of the wider and relevant Queenstown recreation community and commercial users of the Remarkables and Hector Mountains (the contact list for interviews for this assessment would represent the invitees), and the Department of Conservation (if interested). The RUG's role would be to liaise with NZSki regarding options for recreation access and management within the Ski Area, and NZSki's role in facilitating wider recreation opportunities in the Remarkables and Hector area. This would require NZSki appointing an employee with responsibility for community engagement, including liaison with, and participation in, the RUG.

Several guiding companies report the potential for some effects on the commercial activities of s as a result of the change to the remote backcountry experience and untracked snow, including Basecamp Adventures, Queenstown Mountain Guides and Wanaka Mountain Guides. Several other commercial operators report the potential for only a slight potential for effects due to their low use, alternative settings and the ability to work within the proposal. NZSki is in conversation with the affected operators.

A summary of potential effects with and without mitigation, and the mitigation recommendations, are summarised in Table 6.

Table 6: Proposal effects and mitigation summary

Activity	Unmitigated level of effect	Potential mitigation	Residual level of effect
Construction			
All summer activities	Very high but temporary effect from noise and construction activity (three seasons), and loss of public use of carparks 1 and 2 for two construction seasons.	- Online construction activity advice. - General management of construction activities to manage noise, minimise lighting and to limit footprint. - Recreation Users Group.	Very high but temporary
Operation – recreational opportunities			
All winter activities	Moderate: Modification of physical setting characteristics via grooming, avalanche control, terrain (roading and ski trail) and introduction of physical structures (gondolas, buildings).	- Ensuring no restrictions on physical access unless for declared visitor safety reasons (such as night-time grooming with winches). - Enable safe access routes where practical when any works are underway (as per current operations on Remarkables Ski Area). - Recreation Users Group.	Moderate
Hunting	Minor: Low use setting, predominantly beyond the winter ski season.	None required, but Recreation Users Group relevant to managing opportunities and access	Minor
All summer activities	Minor: No change to access opportunities. Relatively low use with high number of alternatives regionally.	None required, but Recreation Users Group relevant to managing opportunities and access	Minor
Operation – recreational values			
Backcountry winter ski sports	Very high or high effect. Shift from backcountry to a front country recreation experience, with infrastructure and very high encounter rates between visitors. Alternatives exist, but more remote for Queenstown residents and visitors with different setting values	- Continuation of the “one up one back” lift pass for those accessing the backcountry settings. - Recreation Users Group.	Very high or high
Mountaineering, ice climbing and outdoor education	Moderate. As for winter ski sports, but with higher numbers of alternative locations.	- Continuation of the “one up one back” lift pass for those accessing the backcountry settings. - Recreation Users Group.	Moderate
All summer activities	Minor: Shift from backcountry setting. Relatively low use with high number of alternatives regionally	None required, but Recreation Users Group relevant to managing opportunities and access	Minor

6 Conclusion

The proposal to expand the Remarkables Ski Area would result in a fundamental change to the recreation landscape of the Doolans Basin. The Basin would transition from a backcountry to frontcountry recreation area with the introduction of permanent infrastructure, groomed trails and increased visitor interactions.

The operational effect of the proposal on existing recreation values is assessed as "Very high or high" for users who prioritise solitude and an unmodified landscape, as the proposal represents a substantial modification of the local environment. There are few regional alternatives with comparable 'backcountry in the frontcountry' access, and displacement of traditional backcountry activities is the primary concern for stakeholders. This includes several commercial guiding companies.

However, the expansion would also provide meaningful enhancements to regional snow sports capacity. By accessing higher-altitude, south-facing slopes, the project improves the climate resilience of the regional ski industry. The introduction of gondolas and new trails would increase accessibility for a broader demographic, including families, beginners, and individuals with limited mobility who do not currently visit the basin. A significantly larger number of individuals would have access to the Doolans Basin, and undoubtedly their experience would increase recreation values significantly.

There are no opportunities to mitigate the change of the recreation setting from backcountry to frontcountry, but NZSki will have an ongoing role in facilitating recreation access to the Remarkables and Hector Mountains, and public use of the Rastus Burn and Doolans Valleys. Consequently, a key recommendation of this report is formalising NZSki's input via a leadership role in a Recreation Users Group. This is intended to assist in the management of the ski area generally, considering local public recreation opportunities, NZSki's relationship with other commercial providers, and the company's wider role in facilitating recreation in the Kawarau/Remarkables Conservation Area.

The loss of recreation values for existing users of the Doolans Basin would requires balancing against the additional recreation values for those who would have access to the Basin as a result of the increased infrastructure. This balancing exercise is not for this report and is analysed in the [AEE reference].

References

- Department of Conservation (2025). *Queenstown day walks and bike trails*. Department of Conservation Queenstown
- Devlin, P. (2020). *Kawarau/Remarkables Conservation Area recreational values*. Report prepared for the New Zealand Department of Conservation
- Fish & Game Otago (2015). *Sports Fish and Game Management Plan for Otago Fish and Game Region 2015-2025*. Otago Fish & Game Council
- Floate, M.J.S. (1996). *Wentworth Station Report on Recreation and Public Values*. Compiled for Federated Mountain Clubs of NZ (Inc.)
- Kent, J. (2009). *South Island Trout Fishing Guide*. Reed
- Stoffels, R., & Unwin, M. (2023, July). *Angler usage of New Zealand lake and river fisheries - Results from the 2021/22 National Angler Survey*. Niwa client report 2023189CH. Prepared for Fish and Game New Zealand

DRAFT and CONFIDENTIAL

Appendix 1: Interview and consultation summaries

Several consultation methods have been applied:

- Fifteen semi-structured interviews were carried out with recreational users and recreation advocates identified by an online search and user recommendations (including staff of NZSki). Most interviews were conducted by Sam Strong of Thrive Spaces & Places. This group included Federated Mountain Clubs who responded in writing to written questions.
- The Department of Conservation provided a list of all concession holders who have a permit or licence to conduct commercial recreation activities in the Remarkables area. It was not possible to identify, from that list, which operators use the Doolans Basin, and so each was contacted by phone and/or email – where possible – to review the locations used and whether there is any potential impact from the proposal. Due to privacy requirements, DOC was unable to supply contact names and details. Thirty-two contacts were made. Several were individuals previously interviewed, and one was added to the interview list.
- An online information session was held in September 2025. All those previously interviewed were invited, along with those concession operators who stated they had some use of Doolans Basin. Five individuals attended, along with five representatives of NZSki (including the General Manager and CEO) and two consultants.

All interviews and the minutes of the information session are presented in this Appendix. A final table lists all concession holders and a summary of their responses.

s9(2)(a) – Out There Southern Adventures – Hunting

s9(2)(a) of Out There Southern Adventures has owned and operated in the region for eight (8) years and has hunted around Doolans Basin for over 30 years, using it primarily for hunting and guided backcountry activities under concession from DOC, including guided walks and overnight camping, all requiring high skill due to extreme conditions. Entry and exit points for these activities include several locations: the Remarkables, Raceman's Hut, Coalpit Saddle (the most common), the ski field, Alta Saddle (covering both North and South Doolans), and via a 4WD track from the Gibbston Valley side.

The estimated number of visitors per hunting season is about 50-100, although that figure is uncertain. The prime hunting season is late November to late May, with a peak in April during the deer roar. Remarkables Ski Field plays no supporting role for hunting, as it lacks significant deer and pest populations, but Coalpit Saddle is valuable for introducing new or less fit hunters to backcountry techniques in accessible terrain. s9(2)(a) shared that the valley is favoured for its proximity to Queenstown, easy access, opportunities to experience backcountry settings with relative ease, and presence of species such as red deer, fallow deer, chamois, and goats; access routes include old water race tracks into Raceman's Hut.

Other important hunting and recreation locations s9(2)(a) uses in the region encompass the Remarkables Conservation Area (including up Wye Creek, now open to WARO), Nevis, Old Man and Old Woman Range, areas near Wanaka, Skippers, Pisa Range Conservation Area, and the 12 Mile Recreational Reserve, though these spots are often restricted by helicopter activity (WARO) and have depleted stock of animals or have other limitations due to location, weather, seasonality. The Doolans stands out from these alternatives for combining remarkable access with a unique and unmatched backcountry experience, especially compared to other varied terrains like open tussock or bush.

There is concern about how a proposed ski field in Doolans Basin could affect hunting, particularly regarding post-season access, further ski expansion, the importance of maintaining hunting access, access costs, and introducing new activities such as mountain biking and tramping.

Summary

Theme/Question	Key Points
Activity Use	Hunting Concession through DOC (has ability to facilitate walking/tramping trips, and overnight camping)
Entry/Exit	Coalpit Saddle, sometimes through the ski field, sometimes up through Wye Creek
Visitor Numbers	50-100 hunters per year (estimate, and not specifically through Out There Southern Adventures)
Seasonality	Late November-Late may (Roar in April)
Ski Field's Role	None Identified for Stakeholder
Suitability	Backcountry experience in a front country setting. Great array of game to hunt, great access, great terrain
Regional Comparison	Remarkables Conservation Area (Up Wye Creek)- opened up to WARO Over the top into the Nevis Old man and Old Woman Range Recreational areas in Wanaka Up in the back of Skippers Pisa Range Conservation Area Limited due to helicopter areas 12-mile Recreational Reserve
Doolans' Position	Special for access, naturalness, safety; backcountry in front country setting
Ski Field Impact	Change to naturalness, higher usage, altered experience; Hunters are neutral if access does not change

s9(2)(a) – NZSki – s9(2)(a)

s9(2)(a) has spent the last 15 years in Queenstown working for NZSki. He personally ski tours in the Doolans, both the east side and main basin, as well as in North Wye Creek, giving him extensive on-the-ground knowledge of the area.

s9(2)(a) noted that in winter the Doolans Valley is a hub for ski touring and split boarding, often accessed directly from the ski area. It is considered one of the most accessible backcountry areas in New Zealand, with key entry points including Curvey Basin (a 10-minute walk from the lift) and Sugar Bowl (accessing the east branch via the Sugar Head Wall). Snowshoeing occurs on the east shoulder of Single Cone, while ski mountaineering is focused on the west face of the Remarkables and around Single Cone. The Doolans area itself is more of a basin, better suited for touring than technical climbing, though ice climbing occurs nearby in North Wye Creek and along the west face of the Remarkables.

During summer, tramping is the main activity, with access from North Wye Creek or via the ski area. The ridge between Wye and Doolans offers excellent views and camping spots. Hunting for chamois and red deer takes place year-round, though mostly at lower elevations. Mountain biking does not occur in Doolans but is possible on the very fringes, such as toward Mount Rosa and Coal Bit Saddle.

There are two main access areas, with four specific entry points, three from the top of Curvey Basin and one from Sugar Bowl. The most popular route is a vertical boot pack from Curvey Basin, leading to the Keyhole Saddle and into the main basin. Traverses and loops are common, allowing users to enter and exit via different routes depending on conditions and preference.

Winter is by far the busiest season, with around 250,000 visitors to the Remarkables each year. Of these, an estimated 50,000–60,000 are likely ski touring enthusiasts, though many are repeat visitors, typically traveling in groups of 2–6. Summer use is much lower, with most visitors accessing the area from North Wye Creek, Ben Nevis, or Two Mile. Ice climbing is not common in Doolans itself but occurs in North Wye Creek and along the Remarkables. Climbing is popular in summer, but Doolans sees little technical climbing activity.

The Remarkables Ski Field focuses on risk mitigation and safe access. It works closely with patrol and ski managers to establish backcountry guidelines and provides clear signage and safe routes, especially during avalanche control. A toll gate at the base of the road helps monitor summer use, and additional control measures (such as the “bomb squad”) are in place to manage backcountry access during winter operations.

The Doolans is highly suitable for ski touring and split boarding due to its easy access, varied terrain (with runs for all skill levels), and south-facing slopes that retain snow longer than the north-facing Remarkables. The terrain offers a mix of green, blue, and black runs, making it ideal for both beginners and advanced users. Hunting is possible year-round, with access from Ben Nevis or North Wye Creek.

Recreational activities similar to those in the Doolans occur throughout the wider region, including at Treble Cone, Cardrona, and in the Matukituki Valleys. Areas like Soho Basin, Anderson’s Bowl, and Boundary Creek offer backcountry skiing, while the Pisa Range, St. Bathans Range, and mountains around Makarora provide mountaineering and touring opportunities. The Hector and Garvy Mountains and the area between Piano Flats and Cromwell are also popular for winter recreation.

Overall, s9(2)(a) pointed out that the Doolans stands out for its accessibility—being just a chairlift ride away from the ski area—and its varied terrain. While other areas like Treble Cone offer more challenging terrain, Doolans is considered the best for easy, safe access to backcountry skiing, making it ideal for beginners and those seeking a reliable touring experience. The valley’s basin shape and snow retention make it a standout in the region. s9(2)(a) expresses excitement about the potential expansion, noting that while change can be controversial, it could bring significant benefits to the ski area and its users.

Summary

Section	Key Points
Background	s9(2)(a) 15 years in Queenstown, extensive NZSki experience, personally tours Doolans and North Wye Creek
Activities (Winter)	Ski touring, splitboarding, snowshoeing, ski mountaineering; Curvey Basin, Sugar Bowl, east shoulder Single Cone, west face Remarkables
Activities (Summer)	Tramping, hunting; access from North Wye Creek, Ben Nevis, ridge between Wye and Doolans; no mountain biking in Doolans
Access/Egress	2 main access areas, 4 entry points (3 from Curvey Basin, 1 from Sugar Bowl); vertical boot pack to keyhole most popular; loops and traverses common
Visitor Numbers	Remarkables: Winter ~250,000 visitors, 50,000–60,000 ski touring (repeat visitors, groups of 2–6); Summer: low use, mostly from North Wye Creek
Seasonality	Winter: June–Oct (main season); summer: low use; ice climbing in North Wye Creek, not Doolans; climbing in summer on Remarkables
Ski Field’s Role	Risk mitigation, safe access, backcountry guidelines, signage, toll gate for summer, “bomb squad” for winter control
Suitability	Easy access, varied terrain (green, blue, black), south-facing slopes, ideal for all skill levels; hunting year-round from Ben Nevis/North Wye Creek
Regional Comparison	Backcountry at Treble Cone, Cardrona, Matukituki Valleys; mountaineering/touring in Pisa Range, St. Bathans, Hector/Garvy Mountains, Piano Flats–Cromwell

Comparison/Outlook

Doolans best for access, varied terrain; other areas more challenging; expansion could bring benefits, though change is sometimes controversial

s9(2)(a)

and

s9(2)(a)

– Destination Queenstown**Anticipated Impacts on the Overall Visitor Experience**

Destination Queenstown anticipates that the Doolans Expansion would significantly enhance the overall visitor experience, particularly by increasing capacity and extending the winter season. The addition of new infrastructure, such as lifts and groomed terrain, is seen as a benefit for both local recreationists and visitors, providing greater access and a broader spectrum of recreational opportunities. The expansion is expected to help manage crowding, offer more choices for both traditional and adventure users, and improve access for those with varying skill levels. The ability to move further up the mountains in response to climate change is also highlighted as a positive, ensuring continued quality winter experiences. The alpine environment is recognised for its mental health benefits, and the expanded terrain is expected to accommodate growing demand and support a vibrant winter sports culture.

Enhancement or Change in Recreational Offerings

The expansion is viewed as a positive development for both visitors and residents, as it would diversify the recreational offerings available in Queenstown. The proposal is expected to introduce more mixed-use infrastructure, benefiting a wide range of users, from skiers and snowboarders, hikers and climbers. The new facilities would not only support winter sports but also provide opportunities for summer activities such as hiking and biking. The expansion is seen as a way to build capability within the community, particularly among young people and aspiring athletes, and to maintain Queenstown's reputation as a destination for world-class winter activities. The project is also expected to support economic growth by attracting more visitors and encouraging longer stays.

Estimated Numbers of Visitors per Year

While Destination Queenstown does not have specific visitor numbers for the Doolans area, it notes that visitation is influenced by factors such as weather, snow conditions, and access. The winter season typically runs from June to late October, with visitation peaking during periods of good snow and weather.

Alignment with Queenstown's Destination Management Strategies

The Doolans Expansion aligns closely with Queenstown's destination management strategies and long-term tourism goals. The project supports the goal of attracting high-contributing visitors who stay longer, travel further, and engage more deeply with the region. The expansion fits within the broader vision of regenerative tourism, where economic growth is achieved not by increasing visitor numbers but by increasing the value and quality of each visit. It was noted that NZSki has a long history of supporting sustainability objectives through its projects. Ski and winter visitors are considered essential to the region's tourism economy, and the expansion is seen as a way to further strengthen Queenstown's position as a premier ski destination.

Role of the Remarkables Ski Field in Supporting Activities

Destination Queenstown/Wanaka Tourism noted that the Remarkables ski field plays a critical role in supporting recreational activities in the Doolans and the wider region. The access road built by NZSki is essential for enabling participation in both winter and summer activities and NZSki's commitment to safety and risk management for mountain users.

Likely Impacts on Community Wellbeing

The expansion is expected to have a largely positive impact on community wellbeing, enhancing access to recreation and reinforcing the sense of place that the Remarkables provide for Queenstown residents. The mountains are seen as a taonga (treasure) for the community, offering spiritual and cultural value as well as opportunities for outdoor recreation year round. The project is anticipated to support mental health and social cohesion by providing more opportunities for residents to connect with the alpine environment and each other.

Ensuring Equitable Access to New Facilities

Destination Queenstown emphasises the importance of equitable access to new recreational facilities, noting that NZSki has a strong track record of community engagement through school ski programs, hardship grants, and adaptive initiatives. The expansion is expected to increase accessibility for underrepresented groups, including youth, families, and people with limited mobility, by providing more opportunities to experience the mountains and participate in intergenerational activities.

Comparison with Other Areas in the Region

While there are many other remote and less developed areas for recreation in the region, the Doolans offer a unique combination of accessibility, infrastructure, and quality terrain. Destination Queenstown notes that the expansion is expected to complement, rather than replace, existing options, providing another high-quality venue for both locals and visitors. The project fits within the broader context of destination management planning, balancing growth, sustainability, and community aspirations.

Summary

Question/Topic	Key Points
Visitor Experience	Enhanced capacity, extended season, improved access and variety, mental health benefits
Recreational Offerings	Diversified activities, mixed-use infrastructure, support for youth and athletes, economic growth
Visitor Numbers	No specific data; visitation peaks in good conditions; cumulative winter visitation is significant
Destination Management Alignment	Supports high-value, long-stay visitors; aligns with sustainability and regenerative tourism goals
Role of Ski Field	Provides essential access, environmental stewardship, safety, and community connection
Community Wellbeing	Positive impact on recreation access, sense of place, and social/mental health
Equitable Access	School programs, hardship grants, adaptive initiatives, increased opportunities for all residents
Comparison with Other Areas	Doolans offers unique accessibility and quality; expansion complements other regional recreation

Federated Mountain Clubs

20 August 2025

s9(2)(a)

Thrive Spaces and Places email:

s9(2)(a)

copied to: see bottom of letter



DRAFT and CONFIDENTIAL

Federated Mountain Clubs of New Zealand Inc.

Response to questions from *Thrive Spaces and Places* regarding the proposed Doolans Basin expansion by NZSki

Kia ora s9(2)(a)

Introduction

Thank you for inviting Federated Mountain Clubs of New Zealand Inc. (FMC) to respond to your questions as part of a Thrive Spaces and Places (*Thrive*) independent recreation assessment of the proposed Doolans Basin expansion by NZSki Limited (NZSki) under the Fast-track Approvals Act (*Proposed Expansion*). We understand that the Proposed Expansion will not include a tunnel, and will initially comprise a single gondola lift from the Rastus Burn into the Doolans Basin. Our comments are premised on this understanding.

It is not clear whether the Proposed Expansion application will include a second lift to the north and east of that gondola. We encourage NZSki to include all of its future plans in the application so as to best use the opportunity that the Fast Track affords to avoid piecemeal consenting. A “complete long term concept” type application will best promote public understanding of NZSki’s view of the future for the Remarkables Ski Area, and in this way best promote public dialogue on it.

FMC was founded in 1931, to promote public access to the New Zealand outdoors, to preserve our public lands and to promote non-commercial outdoor recreation. We advocate on behalf of over 22,000 New Zealanders, comprising 93 member clubs and over 1,000 individual supporters, who enjoy outdoor recreation in New Zealand’s front and backcountry. We also speak for the large number of other New Zealanders who enjoy our public lands for outdoor recreation.

We understand that s9(2)(a) of Thrive is working with s9(2)(a) on an independent recreation assessment of the Proposed Expansion, with the support of NZSki and in collaboration with s9(2)(a) and s9(2)(a). As part of its assessment, Thrive is seeking to better understand current recreational use of Doolans Basin (*Doolans*).

On 17 June 2025, s9(2)(a) emailed FMC advising that Thrive would greatly appreciate insights from an FMC perspective on how the area is used, as well as FMC’s perspective on the potential impacts of the proposed ski field expansion. Thrive needs to capture current usage, activities, specific locations for activities, seasonality, and all values associated with the Doolans and why it makes it so appropriate for the activities listed. Thrive is also looking for an outline, if the ski field were to go into the Doolans, of how and why it would affect the recreational community.

s9(2)(a) met with s9(2)(a) of FMC on 2 July 2025. She presented nine questions to FMC, which s9(2)(a) asked for by email. These came on 3 July 2025. s9(2)(a) requested responses by 31 July 2025.

This letter forms our response, and we apologise for the delay. In part this has been to take the opportunity to discuss and better understand the Proposed Application directly with NZSki. s9(2)(a) met with s9(2)(a) NZ Ski CEO, for that purpose on 7 August 2025.

FMC's General Comments

1. FMC understood that Thrive would seek our view on how and why it would affect the recreational community. We do not feel that s9(2)(a) questions necessarily afford that opportunity fully, so we make these comments.
2. Thrive may or may not be aware that an extensive recreation assessment of the wider area, including the Doolans, was prepared for the Department of Conservation (DOC) in 2020¹ (2020 Report). It outlines the extensive hunting opportunities in the Doolans. FMC does not speak for hunters but suggests that a recreation assessment will be incomplete without talking with New Zealand Deerstalkers' Association.
3. FMC has long recognised the special character of the Doolans, and the wider Remarkables/Hector Mountains/Nevis area. These areas very clearly contain scenery of such distinctive quality, ecological systems, or natural features so beautiful, unique, or scientifically important that their preservation is in the national interest. Thrive will recognise these words as originating in the National Parks Act 1980. As such, in the past we have campaigned for these areas to be declared a National Park.
4. FMC is a strong supporter of National Parks. We recognise Ngāi Tahu's current position on additions to, or additional, National Parks means that a Remarkables National Park is not currently realistic. A Remarkables National Park proposal is, nonetheless, a reminder of the area's priceless values and character, which are partly at stake in the Proposed Expansion. FMC made a submission for strong protection in the "Kawerau/Remarkables re-classification" exercise in 2021. That process was supported by 5 expert reports which we suggest will be essential references, if not the best available information, for their respective subject areas. Decisions omitting to consider these reports directly, or indirectly through Thrive's report, would be at material legal risk.
5. The earlier tenure review of Glenroy and Wentworth Stations, which brought the upper Doolans into public conservation land in the late 1990s (and out of Crown Pastoral Lease) was also supported by many expert reports including reports on "recreation and other public interest values" for Glenroy Station² and Wentworth Station³. These Reports date from 1996 so their "recreational use" commentaries correctly identify many activities (except potential paragliding) but understate the current usage picture. Overall, their conclusions of "very high" recreational values are, and could only be strengthened by, the increased recreational

¹ Peter Devlin. (2020, October). *Kawerau-Remarkables Conservation Area Recreational Values*. Department, of Conservation.
<https://www.doc.govt.nz/globalassets/documents/getting-involved/consultations/2020/kawarauremarkables-conservation-area-reclassification/kawerau-remarkables-recreational-values.pdf>

² Dr Michael J S Floate. (1996, April). *Glenroy Station, Report on Recreation and Public Values*. High Country Consultancy. Available via online FMC Archives,
https://drive.google.com/file/d/1wpyRFXLoDAKLd_NIMFxQ7Sv7fiklhlq/view

³ Dr Michael J S Floate. (1996, January). *Wentworth Station, Report on Recreation and Public Values*. High Country Consultancy. Download via FMC Archives online:
<https://drive.google.com/file/d/1wM4Mao7twbbxdvhlMeoW6vTDdnfdDTA/view>

usage since 1996. Decisions omitting to consider these reports directly, or indirectly through Thrive's report, would also be a material legal risk.

6. Many FMC member clubs, members of those clubs, and FMC individual supporters like downhill skiing. The Ski Areas Association of New Zealand was a long time FMC member. While we have not had the time or resources to conduct extensive member outreach or surveys, we anticipate that some proportion would support new chairlift-serviced downhill ski terrain, while others will be passionately against the despoiling of yet another relatively untouched valley in the name of volume tourism.
7. Our kaupapa is also for low-impact recreation that is available to ordinary New Zealanders, and not just a wealthy few, especially if they are visitors. As such our vision in the Doolans is for:
 - a. An appropriate balance between the privileges - the concessions - associated with accruing significant private benefit using public conservation land, the public's right to enjoy that land, and the public benefit in protecting that land;
 - b. The profitable operation of the Remarkables infrastructure (whether including the Doolans or not) over its lifetime - its loss-making will be no good to anyone;
 - c. The low-cost removal of Doolans infrastructure, at NZSki's cost and not the public's, when climate change foreseeably makes the Doolans unviable for skiing; and,
 - d. The winter usage of the Doolans being a concession to the permanent and better protection of the surrounding Hector Mountains/Tapuae-o-Uenuku area.
8. With these visions catered to, we anticipate that NZSki would both achieve its own goals (no doubt including strong viability and resilience) while maintaining or even enhancing its social licence among the recreational community in the Wakatipu and regionally.
9. Skiing is changing due to climate change. Propping up "concrete jungle" ski fields is getting harder, and building new ones increasingly short-sighted.

Practically speaking then, FMC could support:

- a. Ski Fields committing to a **"leave no trace" design philosophy to any new ski-field infrastructure** like chair lifts, buildings, and snow guns. In this regard we understand that NZSki has decided to delete proposals for a tunnel between the Rastus Burn and Doolans basins, and also sought to avoid siting lift towers in wetland areas. We welcome this.
- b. Ski Fields committing to a **"leave no trace" design philosophy for any new ski terrain to the maximum extent possible**. In this regard we applaud Cardrona Alpine Resort's commitment to this in its development of the Willows and Soho basins without significant earthworks for pistes.
- c. Ski Fields committing to a **"leave no trace" design philosophy for any summer terrain**, for example downhill mountain biking tracks, to the maximum extent possible.
- d. Ski Fields committing to **creating and growing a contingency fund** to remove and rehabilitate what might otherwise become stranded skiing infrastructure. This fund could be used for many purposes in the meantime.
- e. Ski Fields committing to **supporting ski touring on slack country**, including one-up passes set at no more than 20% of a casual day pass rate, and touring lanes.
- f. Ski Fields committing to **reliable and high capacity public transport to their base buildings**, and free private road access for season pass holders and locals.

- g. Ski Industry operators committing to **protecting areas of high very biodiversity, cultural, or scenic value** on and near their fields, particularly for new terrain proposals. At the Doolans, we suggest that NZSki has significant opportunities in this regard. It could commit to “**hands off Upper Wye Creek**”, and may also have the opportunity to join with Ngai Tahu and civil society organisations like FMC to advance proposals for the **better protection of the wider Hector Mountains/Tapuao-O-Uenuku area**.
- h. Backcountry ski hut operators, like Glenmore Station, Alpine Huts Limited, and even New Zealand Alpine Club, DOC and others **committing to helicopter landing limits** at their alpine or ski huts.

These are general positions we will seek to apply consistently in our dealings with ski area developments in the near term. They will mean different things for different proposals in different places.

In the absence of comparable NZSki commitments to the above, or comparable concession conditions, FMC could not support the Proposed Expansion.

FMC's Response to the Questions

1. How do you use the Doolans Basin for your activity?

FMC is aware that the Doolans is well used by the Otago and Southland **ski-touring** communities in winter, when conditions allow. Refer to section 8.9 of the attached 2020 Report.

We are also aware of summer **walking** and **running** usage linking the Coal Pit Saddle/Mt Edward/Mt Salmond and Ben Cruachan areas. This is not detailed in the 2020 Report, which was more general in character. In the case of running, it was also authored before the significant growth in popularity of mountain running in New Zealand (FMC represents member clubs such as Canterbury Mountaineering Club, reporting this growth).

We are aware of interest in, and actual, paragliding, and snow-kiting, and speed-riding (i.e. skiing/speed paragliding) in the area. Paragliding is possible though affected by airspace considerations. Similarly these are not covered in the 2020 Report, which again precedes a period of significant growth in these sports (FMC represents member clubs such as New Zealand Hang Gliding and Paragliding Association reporting that growth).

2. How do you enter and exit the Valley?

Ski-tourers, and **speed-riders** tend to enter and exit the basin from the Rastus Burn or Wye Creek.

Walkers and runners also enter and exit from the Rastus Burn, but are more likely to do so through trips entering or exiting via Coal Pit Saddle or Wye Creek.

3. What's your estimate of numbers of visitors per year for your activity?

As we discussed, FMC does not feel that estimates of numbers are likely to be appropriate and useful in this case. A “per year” measure, for example, is straightforwardly inappropriate to cater to seasonal variation, both between summer and winter, and year to year. Nor can current usage reflect the obvious growth in running, ski-touring and para-associated sports in the Southern Lakes.

We are aware that **snow-kiting** is not common in the Doolans, it being steep and lee to prevailing winds. However, it is possible in certain conditions.

Once again we are aware that the Doolans is well used by the Otago and Southland ski-touring communities in winter, when conditions allow, and of summer walking and running trips, including through trips. In short, **the Doolans is sought after year round.**

4. What's the season for each?

Clearly **ski-touring** and speed-riding are winter activities.

Walking, running and traditional **paragliding** are summer activities.

5. What role does the Remarkables Ski Field play in supporting your activity?

The Remarkables Ski-field plays a role in that NZSki maintains a road and car parking areas high into the Rastus Burn.

6. What makes the Valley so suitable for your activity?

In summary, the recreation values of the Doolans are at minimum "very high". In this way the conclusions of the Glenroy and Wentworth Reports stand and can only have been strengthened with increasing recreational use.

For **ski-tourers** and **speed riders** there are very few high altitude Otago valleys of the scale, aspect, and mixture of difficulties on offer in the Doolans. While there are many more high altitude valleys nearby, much of the terrain is extreme, or has very difficult access, or both. In Canterbury, the many high altitude valleys have terrain of a much different character and are often much more difficult to access.

For **walkers** and **runners** in the Wakatipu, similarly there are no similar opportunities to enjoy remote country with point to point access.

For **paragliders**, the back side of the Remarkables can offer flying conditions that are more suited to thermal climbing than elsewhere. The Doolans is the most accessible of these areas.

7. Where else in the region do you do your activity?

As provided in the 2020 Report, the Doolans is "one of only a few" areas in Otago that are very good for **ski-touring**. We assess that this remains true today. A very nearby one is the Upper Wye Creek area, which affords an excellent round-trip opportunity of Rastus Burn/Wye/Doolans/Rastus Burn.

Snow-kiting is most popular on the Pisa Range, Old Man, Old Woman and Garvie Mountains and the Doolans is an advanced area, much less used, being steeper and lee to prevailing winds.

There are many **walking** opportunities in the region but few areas of high alpine environment are so readily accessible. In terms of **running**, there are few high altitude point to point options of comparable length and difficulty.

8. How does Doolans compare with those other areas? Is it one of the best or just another option?

The Doolans is uniquely good for an introduction to **ski-touring**, as the 2020 Report details.

9. How do you think a ski field in the Valley will affect your activity?

Clearly ski field infrastructure will wholly destroy the “very high” recreational values of the Doolans. That cannot be an acceptable concession to the recreational use, and the protection, of public conservation land without reversibility at private cost, along with strong protections for comparable nearby areas, and accommodations for recreation in the meantime.

Specifically, ski field infrastructure will **remove ski-touring and speed-riding opportunities** in the Doolans altogether, with the poor substitute of making lesser opportunities in the far-afield Pt 2008/Mt Salmond Basin slightly more accessible (which would not allow Rastus/Wye/Doolans/Rastus round trips.).

The proposal will have a much lesser effect on **snow-kiters** who mainly go elsewhere.

It will **change the remote character of the walking experience**, which may be of less concern to some runners.

Yours sincerely,

s9(2)(a)

s9(2)(a)

s9(2)(a)

Federated Mountain Clubs of NZ

Copied by email to:

Department of Conservation - Catherine Wilson, Director, Heritage and Visitors,
catwilson@doc.govt.nz

Environmental Defence Society - Gary Taylor, Chair & Chief Executive, s9(2)(a)

Forest and Bird - s9(2)(a)

s9(2)(a)

New Zealand Alpine Club - s9(2)(a), s9(2)(a)

New Zealand Conservation Authority - nzca@doc.govt.nz

New Zealand Hang Gliding and Paragliding Association - s9(2)(a), s9(2)(a)

NZSKI - Paul Anderson, CEO, s9(2)(a)

Otago Conservation Board - otagoconservationboard@doc.govt.nz

Queenstown Climbing Club - s9(2)(a)

Southern Snow Kiters Association - s9(2)(a)

World Wide Fund for Nature New Zealand - info@wwf.org.nz

s9(2)(a) – Owner/Operator Alpine Dreams / Peak Experience Ltd

Alpine Dreams is the latest incarnation of Peak Experience, which originally included many guides but under the Alpine Dreams banner represents only two. As such it is a smaller guiding company and uses the Doolans basin only a few times per year, over both winter and summer. Double and Single Cone are key winter destinations, but beyond Doolans. Traversing Helicopter Ridge (summer and winter), avalanche training in the Basin and general ski touring are offered. The Doolans Basin is a high quality ski touring destination, but company takes a lot of beginner clients and the Basin slope is often too steep for them, but is a good terrain for teaching. On a good day there might be 40 – 50 people in the Basin, with a general range of 10 – 50, often in two or three groups.

The use of Doolans for backcountry activities fully depends on use of the Remarkables Ski Area access road. s9(2)(a) is comfortable with the summer fees for access, recognising the cost of maintaining the road asset. Compared with many other ski areas which border similar backcountry settings, s9(2)(a) believes that NZSki has done a very good job of working with the public and other commercial providers to enable backcountry access – allowing free use of carparks, not shutting access without very good reason, having reasonable access to road and field managers for updates, and supporting rescues off-piste.

He notes that as use rises in backcountry settings like the Doolans Basin, personal risk will increase. For example, a skilled skier might use a lower part of a valley due to the risk of setting off an avalanche in higher and steeper areas, only to see less-experienced skiers above them, increasing risk to all users. It is probably inevitable that more proactive avalanche management will be required in such settings.

s9(2)(a) recognises that the Doolans expansion will mean that clean runs will be tracked out very quickly and the setting will change. This will likely push ski tourers and other backcountry skiers into new terrain, which will be made more accessible but will most likely not be of the same quality. He notes that with climate change, there will be more competition for increasingly limited areas of quality snow over time. This is already his experience with, in many settings, guided groups often having to share smaller areas when in the past there was ample scope to spread out. Encounter rates between different and shared activities will inevitably increase throughout the region, coupled with ongoing growth in guiding businesses.

Personally, he will be sad to see the change, but commercially it will have only a slight effect on operations considering his level of use of the area and the wide range of alternatives the company accesses. Other operators, such as Queenstown Mountain Guides, are more dependent on the Basin.

s9(2)(a) – Owner/Director Aspiring Guides

s9(2)(a) is the s9(2)(a) of Aspiring Guides in Wanaka. He has over 25 years' experience and Aspiring Guides uses the Doolans and Remarkables for many recreational activities.

Aspiring Guides uses the Doolans Basin primarily for backcountry skiing, and the surrounding Remarkables area for ice climbing, and mountaineering courses. The area is valued for providing one of the best accessible backcountry mountain experiences near Queenstown without the need for helicopters. Ice climbing is typically done around the backside of Single Cone and towards Wye Creek, using the access track from Wye Creek to reach climbing areas behind Double Cone. To the southwest of the proposed return station is used for climbing and mountaineering. While hiking and heli-hiking are less common, Aspiring guides is in the process of developing these activities. s9(2)(a) also shared that Aspiring Guides uses the Remarkables are also used as a training ground during summer, the Doolans serving as a contingency location for staff and client training. Key areas are also around Single and Double Cone.

Access to Doolans Basin is achieved either by helicopter (heli'd in) to Wye Creek or by walking from the carpark in the ski area, then skinning up from Lake Alta, boot-packing, and traversing over the top. Exits are typically via the same routes, with some ice climbers descending Wye Creek.

Aspiring Guides tend to operate more on the Wanaka side of the Crown Range as they are based there, but s9(2)(a) shared that the Doolans Basin sees some ski touring activity, with approximately 20 people per year. Mountaineering activities are more a more prominent activity for AG occurring every second week between June and October, with an estimated 50–60 visitors annually for these pursuits. There is greater use in winter and less in summer. Ice climbing and mountaineering are concentrated in the winter months, while summer sees more training and hiking activities, though at a lower frequency.

The Remarkables Ski Field is critical for access to Doolans Basin, though issues with road access and summer charges have been noted. The ski field allows for walking access without requiring lift tickets, which is important for cost-effective backcountry experiences.

The Doolans Basin is suitable for these activities due to its reliable snow, manageable terrain for guiding, and lower hazard levels from a commercial perspective. It is considered an easy place to facilitate backcountry experiences, making it ideal for both guided and recreational activities. Other locations for similar activities include the fringes of Cardrona (Soho Basin), the Pisa Range, and Treble Cone (especially off the back of Treble Cone and Black Peak).

The Doolans is more accessible and less effort-intensive than Cardrona and offers terrain comparable to Treble Cone (TC), especially if using TC's lift or backcountry pass. A key advantage is the low cost, as no ski pass is required for the Doolans, making it more attractive for most recreationists and commercial guiding.

A new ski field in the valley could have negative effects on the client experience by reducing the sense of remoteness. However, he said that it might also open access to more remote zones. The recreation experience would change, becoming less about solitude and more about accessibility, but it could also expand to more remote areas currently harder to access for a day trip. While direct activities in the Doolans are sparse for AG, the area is frequently used as a thoroughfare by those traversing the Remarkables. Increased infrastructure could lead to more frequent access but might diminish the unique backcountry experience.

The valley is manageable and easy to supervise from a commercial guiding perspective, making it ideal for group instruction and avalanche courses. Improved access could reduce travel times but may also shift the type of experience offered, moving away from remote backcountry adventures towards more accessible, potentially crowded activities.

Summary

Question	Key Points
Use of Doolans Basin	Backcountry skiing, ice climbing, mountaineering courses, training, limited hiking
Entry/Exit Methods	Helicopter to Wye Creek, walking from carpark, skinning, boot-packing, same routes for exit
Visitor Numbers (Annual Estimate)	20 ski tourers, 50–60 mountaineers
Seasonal Use	Mostly winter, less in summer
Role of Remarkables Ski Field	Critical for access, some issues with road and charges, allows walk-in access
Suitability	Reliable snow, manageable terrain, lower hazard, easy for guided experiences

Other Regional Locations	Cardrona (Soho Basin), Pisa Range, Treble Cone (Black Peak)
Comparison with Other Areas	More accessible, less effort, lower cost, similar terrain to Treble Cone, better than Cardrona
Impact of New Ski Field	Reduced remoteness, possible access to new areas, recreation experience will change
Additional Observations	Good for group instruction, improved access may change experience type

s9(2)(a) – NZ Alpine Club

The respondent is the Club Instruction Officer for the local Otago Section of the NZ Alpine Club (NZAC), responsible for organizing avalanche safety, ice climbing, ski touring, and alpine/rock discipline courses. They also administer the club's safety systems for trips and instruction. They have held this role for two years and have been a club member for 35 years. The South Island have a total of 2675 members with the Otago Section, encompassing Queenstown, Wanaka, and Dunedin, has about 921 members, while the national club has around 4,500 members. From the clubs most recent members survey, 57% of its members said that they ski tour. s9(2)(a) noted that this number is probably significantly higher for the South Island membership as the North Island membership tends to be more rock climbing focused (and they only have a couple mountains).

Currently, the club does not run formal courses in the Doolans Basin, but ice climbing courses are held in Wye Creek, and mountaineering courses sometimes touch the upper reaches of the Doolans. Ski mountaineering courses are typically based in Arthurs Pass and Mount Cook, but as snow becomes less reliable, some courses may shift to the Otago region or Craigieburn. The local Alpine Club community is strong, with most members (about 90%) using the Doolans for ski touring. Some members snowshoe or travel on foot, and a few access the valley in summer for trail running or ridge traverses.

s9(2)(a) shared that Club members use a mix of entry points: season pass holders use chairlifts (Curvey Basin and Sugar Bowl), while others use the access road and then boot pack up. Most commonly, members go up Curvey Basin and over the little saddle above. Some use Sugar Bowl, ski traverse, and climb to the ridge. A minority enter via Wye Saddle, dropping into the Doolans from the head of the Wye.

Numbers are weather- and condition-dependent. On a fine day, s9(2)(a) estimates 15–30 ski tourers in the Doolans, with repeat visits common. Over a season, this could amount to several hundred visits, though precise annual numbers are difficult to determine. Ski touring and split boarding occur from June to October, occasionally into November if snow persists. Trail runners appear as snow melts, typically in summer. Ice climbing is a winter activity. Mountaineering courses in the Otago Section are held mainly from July to September.

s9(2)(a) shared that the ski field provides essential access via its road and chairlifts, as well as an avalanche control program and up-to-date snow condition information from ski patrol. Club members who are season pass holders or ticket holders benefit from more convenient access. The ski field supports education, safety, and access for ski tourers.

Overall, s9(2)(a) said the Doolans is unique for its range of aspects and terrain steepness, accommodating skiers of all abilities. It is relatively easy to skin up, making it accessible for both beginners and advanced tourers. In contrast, Wye Creek is more limited and steeper, making it less suitable for long touring days. The Doolans offers a true backcountry experience with front country access. From Queenstown, members sometimes ski in the Pisa Range for easier, low-angled terrain with lower avalanche risk. Some also ski down Mount Crichton after boot packing up. Other backcountry options in the region are generally steeper and less accessible.

The Doolans is considered the top pick by NZAC for ski touring in the Queenstown area due to its terrain, aspect, and direct access. There is no comparable venue in the region that offers the same combination of features. Wye Creek and other nearby areas are either more limited or require more effort to access

Overall, s9(2)(a) said that a ski field expansion would close off some areas for ski touring, dominate the best terrain, and significantly impact where and how tourers can access the area. It would remove the “wilderness” experience and change the recreation opportunity spectrum. Tourers would be restricted to less suitable terrain and lose access to natural ski lines. The overall experience would be diminished, and the unique backcountry feel would be lost.

NZAC is concerned about the loss of wilderness and the true backcountry experience. There are also worries about the long-term viability of major infrastructure given climate change and rising snow lines. The environmental impact of large-scale development for potentially short-term gain is a significant concern. The club questions NZSki’s plans for climate adaptation and the removal of infrastructure if the ski field becomes commercially unviable. The loss of recreation opportunities for those who rely on accessible backcountry is also a key issue.

Summary

Question/Theme	Key Points
Club Role	Instruction Officer for 2 years; 35 years NZAC member; Otago Section 400–500 members
Activities in Doolans	No formal courses; ice climbing in Wye Creek; mountaineering in upper Doolans; 90% ski touring
Entry/Exit	Mix of chairlift/road access; most via Curvey Basin, some Sugar Bowl, minority Wye Saddle
Visitor Numbers	15–30 ski tourers/day on fine days; several hundred visits/season; repeat visitors
Seasonality	Ski touring: June–Oct/Nov; trail running: summer; ice climbing: winter; mountaineering: Jul–Sep
Ski Field Support	Access road, chairlifts, avalanche control, ski patrol, education, safety
Suitability	Range of terrain/aspects, easy to skin up, accommodates all abilities, unique backcountry feel
Other Regions	Pisa Range (easier/low angle), Mount Crichton, other areas steeper/less accessible
Comparison	Doolans is top pick for terrain, aspect, access; no comparable venue in region
Ski Field Impact	Loss of terrain, wilderness, experience; restricted access, forced onto less suitable terrain
Club Concerns	Loss of wilderness, long-term viability of infrastructure, environmental impact, climate change

s9(2)(a) – Wakitipu High School – Outdoor Education Teacher

s9(2)(a) has a long history with the Remarkables, having been part of the “Hands Off the Remarkables” group in the 1990s and holidaying in Frankton since childhood. He has accessed the area throughout his life and professionally since 2001, now leading the Outdoor OREC (Outdoor Recreation and Education Centre) at Wakitipu High School.

s9(2)(a) uses Doolans Basin primarily for the school’s Mountain Expedition Number 2, which involves crossing Curvey Basin and setting up tents or snow shelters in North Wye Creek. The trip includes a day traversing the non-avalanche parts of Doolans, focusing on mountaineering, backcountry skills, and some avalanche training. The Doolans leg is considered a highlight for students, though

it is highly dependent on weather and conditions. Occasionally, the group does a half-day walk or loop through the Doolans itself.

The group arrives by minivan, parking at the ski field. They walk up under or around Curvey Basin, following a boot line near the main saddle, and then drop into North Wye. The expedition is supported by mountain guides for safety. Exiting is via the same route.

Each class typically involves 15–25 students, with total numbers (including adults and guides) sometimes reaching 60 in a large year. The number of nights students stay is optional, depending on their commitment and circumstances.

The main expedition occurs once a year, usually in late August or September, and is weather-dependent. Summer activities have grown with the school's size, but no summer trips to the Doolans have occurred in the past five years.

The ski field provides crucial public access via the access road, making it easy for the group to reach the area. The infrastructure and facilities (such as toilets) are available for use, especially in summer.

The group mainly uses North Wye for camping, as it is flatter and less avalanche-prone. The Doolans is an add-on to the trip, valued for its untouched natural environment and the unique backcountry experience it provides. The terrain and aspect offer a safe and spectacular setting for outdoor education.

Previously, Mountain Expedition Number 1 was based on Ben Lomond in Queenstown. The location shifted when the school moved to Frankton and the number of random visitors on the saddle increased, raising safety concerns. The group also used the Snow Farm for snow caving experiences.

Doolans is considered special because it provides a backcountry experience close to town, with relatively easy access. The North Wye area is preferred for camping due to its safety and terrain. The Doolans is a small but important part of the trip, offering a pristine environment and a safe place to mitigate risk for both Queenstown and international students.

A ski field expansion would change the naturalness of the area and the receiving environment. Higher usage is expected, and the experience would be altered, though the group could still conduct their trips. The school remains neutral on the proposal, recognizing that recreation and experience values will change, but access may not be affected. While the recreation and experience values of the area may change, access for educational trips is not expected to be significantly impacted.

Summary

Theme/Question	Key Points
Activity Use	Mountain Expedition Number 2: mountaineering, backcountry skills, avi training; Doolans as highlight/extra
Entry/Exit	Minivan to ski field; walk under/around Curvey, boot line to saddle, drop into North Wye; guides assist
Visitor Numbers	15–25 per class; up to 60 total (students, adults, guides); optional nights
Seasonality	One trip/year (late Aug/Sept, weather-dependent); no summer trips in past 5 years
Ski Field's Role	Provides public access via road; facilities available
Suitability	North Wye for camping (safe, flat); Doolans for natural, untouched experience
Regional Comparison	Ben Lomond previously (safety concerns); Snow Farm for snow caving
Doolans' Position	Special for access, naturalness, safety; backcountry in front country setting

Ski Field Impact	Change to naturalness, higher usage, altered experience; school neutral, access likely unchanged
School Stance	Neutral; recreation/experience values may change, access not expected to be affected

Basecamp Adventures

s9(2)(a) is the owner and operator of Basecamp Adventures, a company operating in both Wanaka and Queenstown that specialises in facilitating a wide range of outdoor and wilderness adventures, with a strong focus on climbing, mountaineering, and snowshoeing. Basecamp Adventures acquired Climbing QT (established in the 1990s) in 2016/2017 and has since been running treks and trips in the Remarkables region from this base. The company is able to run day trips out of Queenstown, accessing a significant backcountry area that stretches from Lake Alta up to Single Cone and Double Cone, and into Wye Creek—anything outside the main basin and up to about 10km from Lake Alta is considered “backcountry” by their operational definition.

The main activities Basecamp Adventures facilitates in and around Doolans Basin are snowshoeing and mountaineering (including mountain skills training). These activities are highly dependent on weather and snow conditions. Access is typically through Lake Alta, up to the Wye Saddle, and then into Doolans, Single Cone, or Double Cone, depending on the specific trip and conditions. On average, the company runs about 20 trips into the Doolans each year, with approximately 50 trips per season in the broader Remarkables backcountry. Ski touring and split boarding are also observed in the area, but ice climbing does not occur within Doolans itself.

Trips usually begin at Lake Alta, with participants hiking up to the Wye Saddle. From there, the route varies according to conditions, leading into Doolans, Single Cone, or Double Cone. This flexible approach ensures safety and maximises the recreational opportunities available in the backcountry. Basecamp Adventures estimates that through them about 40 people per season engage in guided activities specifically within Doolans, while around 150 people use the Remarkables backcountry more broadly for similar activities.

Summer is the main season for climbing and mountaineering trips to Single Cone and Double Cone. Snow-based activities such as snowshoeing and mountaineering training are concentrated in the winter and spring months, aligning with snow cover and safe conditions.

The Remarkables Ski Field provides a functional road for access, but this is user-pays in the summer. While the ski field infrastructure supports access to the backcountry, it does not directly facilitate or promote guided trips. Doolans Basin is highly suitable for snow-based activities due to its south-facing aspect, which traps snow and provides reliable winter conditions. The terrain and aspect offer a range of options for different skill levels, and the relatively easy access makes it attractive for guided trips and independent users alike.

Similar activities are carried out throughout the Remarkables, the Pisa Range, and the backcountry areas of Cardrona and Treble Cone. The region as a whole offers a wide variety of terrain and experiences for outdoor enthusiasts. Within a regional context the Doolans Basin is considered remote yet accessible, offering good and steep terrain for a range of activities. Compared to the backcountry at Treble Cone, Doolans is less challenging but still provides a genuine backcountry experience. The ability to drive to the area (without requiring a season pass) adds to its appeal. However, if the proposed Doolans expansion proceeds and a ski lift is installed, the receiving environment and overall backcountry experience will change. Increased ease of access could alter the experience that guests seek and may reduce the number of trips, as the sense of remoteness and adventure is diminished. Overall, s9(2)(a) has reservations about the expansion, as this will dramatically alter how his business functions, the experiences they offer, and will overall reduce the “remote, and backcountry” qualities that the Valley currently supports.

Summary

Section	Key Points
Background	s9(2)(a) of Basecamp Adventures (Wanaka & QT); acquired Climbing QT in 2016/17; runs guided climbing, mountaineering, and snowshoeing trips; day trips from QT; "backcountry" defined as outside main basin, up to 10km from Lake Alta, including Single/Double Cone and Wye Creek
Activities	Snowshoeing, mountaineering (mountain skills), ski touring/split boarding; ice climbing not in Doolans; activities weather/snow dependent
Locations	Lake Alta, Wye Saddle, Doolans, Single Cone, Double Cone; flexible routes based on conditions
Access/Egress	Lake Alta → Wye Saddle → Doolans/Single Cone/Double Cone (as conditions allow)
Visitor Numbers	~40 people/season in Doolans; ~150 people/season in broader Remarkables backcountry
Seasonality	Summer: climbing/mountaineering (Single/Double Cone); winter/spring: snowshoeing, mountaineering training
Ski Field's Role	Functional road (user-pays in summer); supports access but does not facilitate guided trips
Suitability	South-facing aspect traps snow; varied terrain; easy access
Regional Comparison	Activities also in Remarkables, Pisa Range, Cardrona, Treble Cone backcountry; variety of terrain
Comparison/Outlook	Doolans: remote yet accessible, good/steep terrain; TC backcountry more challenging; expansion/lift would change backcountry experience; increased access could reduce trip numbers and sense of adventure

s9(2)(a) NZ Ski

s9(2)(a) at the Remarkables in his 16th year of service. He is an avid backcountry skier and noted that the popularity of ski touring in Doolans has increased dramatically over the time he has been with NZSki, attracting both novice and advanced users. He noted that ski/board touring is by far the most popular recreational activity in the valley, and the Doolans also supports ice climbing/climbing, mountaineering, trail running, and occasional snowshoeing, though summer use is limited due to challenging terrain and minimal trail infrastructure.

Access to Doolans Basin is available from several key points: the top of the Curvey Basin Chairlift is less than 100 meters from the ridge and is popular among all skill levels; the south side of Lake Alta offers moderate skiing and is also commonly used; the ridge above Curvey Basin is steeper and less popular, but accesses the same terrain; and the top of the Sugar Bowl Chairlift, heading east and south along the ridge, provides access to Doolans East Branch and has seen increasing use over the past five to six years. Additionally, designated routes are in place for safety during avalanche control operations, supported by clear signage and educational efforts.

Remarkables Ski Field plays a crucial role in supporting these activities by providing education, safety information, and clear signage for backcountry users. As s9(2)(a) noted, the ski field's patrol and snow safety teams actively manage the ski field in bounds, and when doing snow maintenance, provide a direct and safe access route to the Doolans. The patrol team regularly communicates with recreational groups, particularly during high-use periods such as the annual ice climbing festival, and any avi bombing / maintenance that is occurring. They do not however promote any backcountry skiing, and do not actively patrol the area. While winter and spring see

the majority of recreational use, summer activities are minimal and largely self-managed, with some oversight from Department of Conservation signage.

Ski touring and splitboarding in Doolans Basin attract between 20 and 50 people per day during good conditions, with numbers fluctuating depending on weather and snow quality. Ice climbing sees 2–3 groups of 3–4 people on busy days, with the annual festival representing the peak activity period. Summer recreational use is very low, with most visitors limited to Lake Alta and lookouts rather than venturing deep into Doolans. The majority of activity occurs during winter and spring (June to October), accounting for about 85% of annual use, while summer and autumn see only about 15%, with the lowest numbers recorded from November to December.

Compared to other regions, Doolans Basin stands out for its ease of access and the variety of terrain available, making it one of the top choices for backcountry enthusiasts in Central Otago and NZ. This is due to its close proximity to Queenstown and Wanaka, and having direct chairlift access through Curvey Basin. There is potentially better quality ski touring at Treble Cone or Cardrona, because the Doolans has direct access, it makes it a great overall touring experience for all level skiers and snowboarders. s9(2)(a) noted that while some direct access routes may be affected by the proposed expansion, the overall experience is expected to remain high, as increased access to new terrain could offset any losses. This would mean that some historical touring times to get to areas on the mountain would be reduced, therefore increasing access and safety.

Summary

Category	Details
Key Activities	Ski Touring: Most popular; easily accessed backcountry, attracts all skill levels; numbers increased dramatically over 16 years. Split boarding: Growing in popularity. Ice Climbing: South side of Single Cone (Wai Creek); festival in July draws up to 100; otherwise, condition-dependent. Mountaineering: Winter and summer; winter training in Shadow Basin. Adventure Activities: Trail running, hiking, tramping; summer use much lower due to terrain and lack of trails. Snowshoeing: Occasional groups, not common.
Access and Egress	Entry/Exit Points: - Top of Curvey Basin Chairlift: <100m to ridge, popular/all skill levels. - Lake Alta (south side): Moderate skiing, popular. - Ridge above Curvey Basin: Steeper, less popular, same terrain. - Top of Sugar Bowl Chairlift: East/south along ridge, Doolans East Branch; increasingly used over 5–6 years. - Designated Routes: Used during avalanche control; clear signage and education.
Visitor Numbers & Seasonality	Ski Touring/Splitboarding: 20–50 people/day in good conditions; varies with weather/snow. Ice Climbing: 2–3 groups of 3–4 people on busy days; festival is peak. Summer Activities: Very low numbers; most use for Lake Alta/lookouts, not deep into Doolans. Seasonality: - Winter/Spring (Jun–Oct): 85% of use. - Summer/Autumn: 15% of use, lowest Nov–Dec.
Remarkables Ski Field's Role	Education and Safety: Wayfinding, signage, education for ski touring, even during avalanche control. Community Outreach: Hosts ice climbing festivals; backcountry awareness nights (now via social media).

	Boundary Management: - Winter: Clear signage and boundaries. - Summer: Signs to Lake Alta remain; ski boundary signage removed; safety self-managed. Communication: Limited direct engagement with climbing groups outside festival times.
Suitability of Doolans Basin	Ski Touring: Ease of access, variety of terrain (mostly easy/moderate, some advanced), quality compared to other NZ resorts. Climbing/Mountaineering: Spectrum from beginner to advanced. General: High-quality terrain and variety attract a range of activities.
Regional Comparison	Other Areas: Ski touring, climbing, mountaineering throughout region (Wanaka/Hawea, Routeburn Valley, Mount Aspiring, Pisa Range, Coronet Peak). Access: Remarkables/Doolans among easiest to access from a ski area; highly popular.
Doolans' Position Among Competitors	Ease of Access: Best for easy access to backcountry skiing. Terrain Quality: Among best for commercial ski areas; terrain varied and suitable for all levels. Trade-offs: - If expansion proceeds: Some direct, easy access may be lost, but new terrain could become accessible. - Experience: Despite potential increased numbers, vast terrain means experience unlikely to be detrimentally affected.
Broader Project Context	Expansion Aims: Doubling skiable terrain, improving resilience to climate change, supporting projected growth in demand. Community Benefits: Increased recreation, tourism revenue, job creation, enhanced ecological and cultural outcomes. Stakeholder Engagement: Ongoing consultation with local councils, iwi, community groups; feedback incorporated into project planning.

s9(2)(a) – Queenstown Mountain Guides

s9(2)(a) has been skiing recreationally in the Southern Lakes region for over 20 years and has operated Queenstown Mountain Guides (QMG) for 15 years. He regards the Doolans Basin as the best and most accessible backcountry skiing area in the region, making it central to both his personal and professional activities.

QMG uses the Doolans Basin extensively during the winter season for backcountry avalanche courses and guided ski touring. The area directly behind the Remarkables ski field is particularly important for these activities due to its accessibility and terrain. While the Wye Creek area is occasionally used, it does not offer the same quality of skiing as the Doolans. Access to the Doolans Basin is primarily gained by climbing up behind the Curvey Basin chairlift or via Wye Creek. Ski tourers typically do not use the ski field's chairlifts, instead preferring to climb under their own power. Exiting the area is usually done by re-entering the ski field.

s9(2)(a) estimates that a few hundred people use the Doolans Basin each year for winter touring activities. On any given day during the ski season, between 5 and 30 people might be present, depending on conditions. The primary backcountry skiing season runs from late June to early October. During summer, QMG's guiding activities shift to the Remarkables peaks and traverses above Lake Alta.

The Remarkables ski field provides essential road access to the Doolans Basin. However, s9(2)(a) notes that NZSki, has not been supportive of non-commercial recreationists, often putting up barriers including the road toll that make access more difficult and expensive for local guides and independent recreationists.

The Doolans Basin is uniquely suited for backcountry skiing due to its safe terrain, scenic beauty, and reliable snow conditions. s9(2)(a) strongly noted that the Doolans Basin is the only high-quality, easily accessible backcountry ski area left in the Southern Lakes, making it an invaluable resource for both teaching, guiding, and recreational use. Its accessibility and low costs associated with access are especially important as the expense of other options rises.

While QMG also operates in the Pisa Range, back of Treble Cone, and more remote locations such as the Hector and Harris Mountains and Glenorchy, these areas require either helicopter access or long, challenging approaches. As a result, 90% of QMG's winter guiding occurs in the Remarkables and Doolans area, with only 10% elsewhere.

Doolans stands out as a world-class backcountry area that does not require expensive infrastructure or lift access. It offers consistently good snow on southeast-facing slopes and is far more accessible than other options in the region. s9(2)(a) is strongly opposed to the proposed ski field expansion into the Doolans Basin. He believes it would result in the loss of a unique, accessible backcountry area that is essential for guiding, teaching, and recreational skiing. The expansion would force recreationists to pay higher costs and lose the true backcountry experience.

If the expansion proceeds, s9(2)(a) recommends removing toll road fees or introducing an affordable "one up, one back" pass for backcountry users, similar to the Snow Farm model in the Pisa Range. He stresses the importance of maintaining low-cost or free access to ensure the area remains available to the wider community.

s9(2)(a) and Queenstown Mountain Guides do not support the Doolans Expansion, emphasising that it would destroy a quintessential, easily accessible backcountry skiing resource in the Southern Lakes, vital for both local recreationists and guiding businesses.

Summary

Question/Topic	Key Points from Interview
----------------	---------------------------

Background/Experience	20+ years skiing, 15 years guiding; Doolans is central to operations
Use of Doolans Basin	Avalanche courses, guided ski touring, key winter area
Entry/Exit	Climb from behind ski field or via Wye Creek; rarely use lifts; exit via ski field
Visitor Numbers/Season	Few hundred per year; 5–30 per day; winter focus (June–October); summer guiding elsewhere
Role of Ski Field	Provides road access; operator not supportive of non-commercial use; toll road is a barrier
Suitability for Activity	Only easily accessible, high-quality backcountry area; safe, scenic, reliable snow
Other Areas Used	Pisa Range, Treble Cone, Hector/Harris Mountains, Glenorchy; less accessible, more costly/difficult
Comparison with Other Areas	Doolans is world-class, accessible, no expensive infrastructure needed
Impact of Expansion	Loss of unique, accessible backcountry area; negative for guiding and recreation
Recommendations	Remove tolls or offer affordable access passes if expansion proceeds
Overall Position	Strongly opposed to expansion; area must remain accessible and affordable

s9(2)(a) & s9(2)(a) – Queenstown Climbing Club

The interview involved two representatives of the Queenstown Climbing Club (QCC): s9(2)(a), s9(2)(a) (also s9(2)(a) of the Remarkables Trails Trust and a local secondary school teacher with 20 years' experience running outdoor education), and s9(2)(a), s9(2)(a) and a recent Queenstown resident. The QCC, founded in 2008, has over 400 paying members and more than 6,000 online members. The club is dedicated to fostering access and maintaining the integrity of the Remarkables range, including the Doolans Basin. Both interviewees have significant experience recreating in the Doolans, with activities ranging from family hiking to advanced ski touring.

The Doolans Basin is valued to the QCC as a multi-season, largely untouched landscape that serves as an escape from Queenstown and other modified environments. In summer, members use the area for hiking, tramping, family camping, and scrambling along the ridge known as the Little Traverse. The valley's east side remains unmodified, offering a rare sense of remoteness. Flat areas near the proposed gondola base and along the right branch of Doolans Creek are popular for alpine camping. The clean water in these streams is crucial for campers, and there is concern that snowmaking chemicals could compromise this. In winter, the valley is renowned for ski touring, considered by the club as the best in New Zealand due to the terrain, snowpack, and accessibility. Other winter activities include snowshoeing and avalanche training, with the Little Traverse providing a critical route for skill development. The area also supports general alpine skills training, which is not possible in adjacent valleys due to different terrain and snow conditions. Ice climbing is typically done in nearby Wye Creek.

Access routes to the Doolans Basin vary by season and activity. Most commonly, members enter via Wye Creek and Wye Saddle, or by skinning and boot-packing from Curvey Basin Saddle. Other routes include the right branch of Doolans via Gibbston-Coal Pit Saddle and traversing north-east from Wye Saddle. Exits generally follow the same routes, often retracing steps over the Little Traverse. For summer activities, the longer Wye Creek tramping track is used, ascending to the Doolans and descending via Coal Pit Saddle. These approaches offer a sense of remoteness and avoid built infrastructure.

Visitor numbers are highly variable and dependent on weather and snow conditions. On a good ski touring day in winter, there may be 50–100 people in the valley. In summer, similar numbers are possible on a fine weekend, though overall use is more dispersed. The area's appeal lies in its capacity to offer a remote, uncrowded experience, and exact numbers are difficult to estimate due to the informal and dispersed nature of backcountry recreation.

The Doolans Basin is used year-round by QCC members. Summer sees hiking, tramping, scrambling, and camping, while winter is dominated by ski touring, snowshoeing, and alpine skills training. The area's terrain and elevation allow for a long ski touring season, with activities shifting as snow conditions change. The Remarkables ski field provides essential access via its road, which is a double-edged sword. In winter, the road offers excellent access to the backcountry, but in summer, the toll and lack of maintenance are seen as barriers by the club. s9(2)(a) and s9(2)(a) noted that the ski field provides minimal support beyond access, occasionally defining skin tracks and assisting with rescues, but does not actively facilitate club or volunteer activities. The toll road is a particular point of frustration for summer users.

The Doolans Basin's proximity to Queenstown, elevation, and spectrum of terrain make it uniquely suitable for a wide range of activities. Its aspect and natural, raw state provide reliable snow and a variety of challenges for both intermediate and advanced users. The lack of infrastructure preserves a true backcountry experience with minimal user conflict. The area is also valued as a safe and accessible training ground for new backcountry adventurers, offering wilderness education close to town and reliable cell phone coverage for emergencies.

Club members also recreate throughout Central Otago, including the Haute Route (a 30 km ski touring traverse), Lake Hope, various branches of Wye Creek, the Hector Range, and the broader Remarkables. Activities extend to Coronet Peak, Cardrona, Hospital Flat, Lake Hawea, Brewster, Kingston, the Eyre Mountains, Mount Aspiring, and the Pisa Range. However, the Doolans is seen as the gateway to many of these routes and holds a special place for its accessibility and quality. The Doolans Basin is considered one of the best locations for both summer hiking and winter ski touring in the region. Its accessibility, terrain, aspect, and lack of development set it apart from other options. In winter, it is regarded as the premier destination for ski touring in New Zealand, offering an unparalleled experience free from the constraints and costs of controlled ski areas.

The QCC are not in support of this development. The club notes that the development of a ski field in the Doolans would fundamentally alter the recreational experience. Ski touring would effectively end in the valley, replaced by groomed runs and infrastructure. The wilderness camping experience would also be lost, and the introduction of mountain biking could damage fragile alpine grasslands. The visual and experiential impact of new infrastructure would diminish the sense of remoteness and natural character that currently defines the area. The club believes these changes would deter current users and undermine the valley's unique value as a backcountry recreation destination.

Summary

Question/Topic	Key Points
Use of Doolans	Year-round hiking, camping, scrambling, ski touring, snowshoeing, avalanche/alpine training
Access	Via Wye Creek, Wye Saddle, Curvey Basin, Coal Pit Saddle; retrace routes to exit
Visitor Numbers	50–100 per day in good conditions, both summer and winter
Seasonality	All year: summer (hiking/camping), winter (ski touring/skills)
Ski Field Role	Provides access road; minimal support; toll road a barrier in summer
Suitability	Proximity, elevation, terrain variety, aspect, untouched nature, minimal user conflict

Other Locations	Central Otago, Haute Route, Wye Creek, Hector Range, Remarkables, Cardrona, Pisa, Aspiring
Comparison	Doolans is premier for ski touring/hiking due to access, terrain, and natural state
Impact of Development	Would end ski touring/camping, degrade wilderness, introduce infrastructure, harm environment

s9(2)(a) – Owner and Operator Wanaka Mountain Guides

s9(2)(a) with over 15 years of experience and four years owning and operating Wanaka Mountain Guides (WMG) runs ski touring and mountaineering trips in the Doolans. The company specialises in ski touring and split boarding in the Doolans Basin, as well as mountaineering and rock climbing in the Remarkables, particularly around Double Cone and Single Cone.

The primary activities observed in Doolans Basin are ski touring and split boarding, which take advantage of the accessible backcountry terrain. Tim noted that tramping is very occasional, with most trampers preferring the Wye Creek Route. The Doolans offers a unique backcountry experience with the convenience of front country access, making it attractive for guided and independent users alike.

WMG access the Doolans Basin typically via two main entry points: the saddle at the top of the Curvey Basin lift and the Wye route. Another common entry is over Helicopter Flat, which is near the proposed mid-station for the new gondola. The access road to the ski resort is also frequently used due to its ease and convenience.

During winter, s9(2)(a) observes between one and five groups per day in the Doolans, with each group averaging two to four people, depending on weather and snow conditions. Summer visitation is minimal, as the area is not a primary destination outside the snow season. Wanaka Mountain Guides typically facilitates up to five trips per winter in the Doolans.

Mountaineering occurs year-round in the Remarkables, while ski touring and split boarding are concentrated in the winter months when snow conditions are favourable. The Doolans is not a significant destination for summer activities.

The Remarkables Ski Area plays a crucial role in supporting backcountry activities by providing essential road access and permitting physical access through the ski field. The ski patrol team is proactive in sharing safety information and risk mitigation strategies, which is highly valued by guides and independent users. The Doolans Basin is particularly suitable for ski touring and split boarding due to its varied terrain and significant avalanche zones, which provide good riding conditions. The ease of access is a major factor in its popularity, allowing users to reach quality backcountry terrain with minimal effort.

Most alpine climbing in the region takes place in the Remarkables, with larger or more remote objectives found along the main divide. All regional ski touring areas are accessed via ski fields, but Doolans stands out for its lift-accessible terrain. Ski tourers have been increasingly pushed out of the Cardrona area, making Doolans and Treble Cone more attractive alternatives. s9(2)(a) notes that the terrain in Doolans is comparable to Treble Cone, with both offering a wide spectrum of challenges, while the Pisa Range is flatter but still accessible for touring.

Although the main climbing activities are outside the Doolans, any expansion, such as the proposed gondola and new lifts, will have a visual impact on the area. This could potentially change the offerings of Wanaka Mountain Guides for its clients, requiring adaptation to new conditions and altering the backcountry experience.

Summary

Theme/Question	Key Points
Activities	Ski touring, split boarding; very occasional tramping; backcountry experience with easy access
Entry/Exit	Saddle at Curvey lift, Wye route, Helicopter Flat, ski resort access road
Visitor Numbers	1–5 groups/day in winter (2–4 people/group); minimal summer use; up to 5 guided trips/winter
Seasonality	Mountaineering year-round; touring in winter months
Ski Field's Role	Provides road and physical access; active in safety messaging and risk mitigation
Suitability	Varied terrain, avalanche zones, easy access
Regional Comparison	Most climbing in Remarkables; Doolans and Treble Cone comparable; Pisa Range flatter
Expansion Impact	Visual impact likely; may require adaptation of guided offerings and user experience

s9(2)(a) NZSki

s9(2)(a) has extensive experience in Doolans Basin, having served as a ski patroller for 11 seasons at the Remarkables, a mountain guide for Aspiring Guides in both summer and winter, and as a volunteer with the Alpine Cliff Rescue team.

s9(2)(a) noted that the primary activity in Doolans Basin during winter is ski touring and split boarding, with occasional snowshoers. The area is essentially isolated to the ski touring community. In summer, use is minimal, with only infrequent visits by hunters. Nearby Wye Creek is much more popular in summer due to its tramping track and climbing opportunities on Single and Double Cone, with mountaineering occurring above these features. Guided groups occasionally use the Doolans as a backup if weather conditions are poor elsewhere.

All access to Doolans Basin is via the Remarkables Ski Area. The most popular entry points are from the head of the Curvey Basin chairlift (offering the most direct and fastest access) and the Sugar Bowl chairlift (providing access to the east branch of the Doolans). Helicopter Ridge is often used as an egress route, and some users enter or exit via Wye Creek, though this is less common.

On a fine winter day, the valley sees between 5 and 20 ski tourers or split boarders. In summer, fewer than one hunter per month visits the area, making it a very quiet destination outside of the ski season. The main season for ski touring in the Doolans is from mid-July through to the end of September, depending on snow and weather conditions.

The Remarkables Ski Field is integral to the valley's popularity and accessibility as s9(2)(a) notes. Despite some pushback from the ski touring and climbing communities, the ski field's infrastructure, including groomed runs, avalanche control, and road maintenance, makes the backcountry experience possible. Without the ski field, s9(2)(a) expressed that the area would not attract nearly as many visitors, as most would not be willing or have the skill set to access the mountain and backcountry without the road access, essentially having to walk up from town.

Doolans Basin is highly suitable for ski touring due to its terrain, which is predominantly south-facing and holds snow well for an extended period. The terrain offers a range of difficulty from simple to advanced, catering to intermediate and advanced tourers. Avalanche danger is present, requiring skill and local knowledge, but s9(2)(a) noted that the area is well trafficked and close to a monitored ski area, making it relatively safe. The valley provides a backcountry experience in a front country setting, with relatively easy access, making it attractive to a wide range of users.

Ski touring and related activities are also popular at Treble Cone, Cardrona, Coronet Peak, and the Ben Lomond/Bowen Peak area. These areas offer similar experiences, but access and terrain

difficulty vary. More advanced touring is available across the region, but requires a higher skill level.

Overall, [s9(2)(a)] noted that the Doolans Basin does not stand out as the absolute best in the region for ski touring. Treble Cone offers more intermediate to advanced terrain and is considered superior for backcountry skiing. The Remarkables as a whole is more technical, while Cardrona is easier but offers similar terrain. Coronet Peak has the easiest terrain. The Doolans is seen as a valuable resource for the region and an opportunity for development, rather than a standout destination in its own right.

Summary

Question/Topic	Key Points
Activities in Doolans Basin	Winter: ski touring, split boarding, occasional snowshoeing; summer: infrequent hunters
Entry and Exit Routes	Curvey Basin, Sugar Bowl chairlifts, Helicopter Ridge, Wye Creek
Estimated Visitor Numbers	Winter: 5–20/day; summer: <1/month
Seasonality	Mid-July to end of September
Role of Remarkables Ski Field	Essential for access, safety, and popularity; infrastructure is key
Suitability of the Valley	South-facing, reliable snow, range of difficulty, avalanche danger, easy access
Other Regional Activity Locations	Treble Cone, Cardrona, Coronet Peak, Ben Lomond/Bowen Peak
Comparison with Other Areas	Not the best, but valuable; Treble Cone better for backcountry, Remarkables more technical

s9(2)(a) – Independent recreational visitor

[s9(2)(a)] has been accessing Doolans Basin for about 20 years, primarily for ski touring, but also for tramping. In winter, [s9(2)(a)] shared that the Doolans Basin is predominantly used for ski touring and snowboarding. During summer, hiking is the main activity, with people often starting from the Mount Rosa track and occasionally mountain biking. Mountain biking does occur but is typically outside the main valley. Mountaineering mainly takes place on the Single Cone rather than within the valley itself, and snowshoeing is observed in Wye Creek but not commonly in Doolans.

In winter, [s9(2)(a)] noted that she observes an average of five groups, around ten people, ski tour in the valley each day, though numbers can increase with good snow conditions. Summer use is minimal, with only two to four parties of people hiking in the area. The Wye Creek walking track is popular, especially for those walking from the road to the ski field. In winter, Wye Creek is also used for ice climbing, with some individuals camping overnight. Instruction and guided trips occur in Wye Creek, with routes leading to Lake Hope through the Wye. Ice climbing is also prevalent on the Single Cone and the west face of the Remarkables.

[s9(2)(a)] estimates that between 200 and 250 people engage in ski touring or split boarding in Doolans Basin each year. Hiking in the valley is much less common, with only 20 to 30 people per year. Hiking is a summer activity, while ski touring and mountaineering are winter pursuits, dependent on snow conditions. The Remarkables Ski Field is crucial for providing access to the valley, both via the road and through direct ski field access. Ski pass holders can use the chairlifts to reach higher elevations. The ski field's south-facing slopes are especially valuable as they hold snow well, making them ideal for winter activities.

Doolans Basin is highly suitable for ski touring due to its easy access, variety of terrain angles and aspects, and reliable snow retention on south-facing slopes. The terrain offers options for finding avalanche-safe spaces and is often sheltered from wind, depending on direction. s9(2)(a) noted that these features make it attractive for both recreational and guided users. Hiking is possible throughout the region, while ice climbing is concentrated on the west face of the Remarkables and at locations like the Alta Circuit, Chinamans Bluff, Wye Creek Craigs, Bannockburn, Queenstown Hill, and Gorge Road. Traditional multi-pitch climbing is also popular in the Remarkables.

Regionally, the Doolans Basin stands out for its good southern aspect, which holds snow and powder well, and for its easy and direct access. The back basins at Coronet are north-facing and lose snow quickly, while ski touring in Glenorchy requires long walks. The Pisa Range is beginner-friendly but can be good when other areas are avalanche-prone. Cardrona offers good backcountry but is harder to access, and Treble Cone is excellent for touring but is farther from Queenstown, so locals tend to stay closer to home. s9(2)(a) notes that the proposed gondola development would be met with disappointment by many local recreationists. The valley is considered the most accessible and enjoyable ski touring area in the region, and its loss or transformation would be keenly felt. She also mentions that the Raceman's Hut remains available for overnight stays, though most people prefer to return home given the valley's proximity to Queenstown.

Summary

Theme/Question	Key Points
Activities	Winter: ski touring, snowboarding; Summer: hiking, some mountain biking; mountaineering on Single Cone, snowshoeing in Wye Creek
Entry/Exit	Winter: 5 groups/day (10 people); Summer: 2–4 parties; Wye Creek popular for walking/ice climbing; instruction in Wye Creek
Visitor Numbers	Ski touring/splitboarding: 200–250/year; Hiking: 20–30/year
Seasonality	Hiking: summer; Ski touring/mountaineering: winter
Ski Field's Role	Provides road and direct access; chairlift use with pass; south-facing slopes hold snow well
Suitability	Easy access, variety of terrain/aspect, south-facing, avalanche-safe, sheltered from wind
Regional Comparison	Hiking everywhere; ice climbing on Remarkables, Alta Circuit, Chinamans Bluff, Wye Creek Craigs, Bannockburn, QT Hill, Gorge Road; multi-pitch climbing in Remarkables
Doolans' Position	Best for access and snow retention; Coronet back basins lose snow fast; Glenorchy requires long walk; Pisa beginner-friendly; Cardrona good but hard to access; TC far from QT
Gondola Impact	Many will be upset; valley is top local ski touring spot; Raceman's Hut available for overnight

s9(2)(a) – Aotearoa Mountain Guides Ltd

Email 19 September 2025

Kia ora s9(2)

Thank you for contacting us, Aotearoa Mountain Guides Ltd/ s9(2)(a) & s9(2)(a).

We have perused the FastTrack proposal you forwarded, and have had opportunity to discuss this.

Concession Terrain: In answer to your question, our concession yes most definitely does include the Doolans, as well as the Remarkable peaks including Single and Double Cone, the Wye Valleys

and the mountains further East in the Hectors around Lake Hope. We use this for ski touring, ice climbing and for hiking and mountaineering. We use it both recreationally and professionally as a guiding company.

I understand that NZSki has had a proposal in mind to access the Doolans Basin for some time. In fairness this may well have been fairly low impact on other users - in the past.

Ski touring popularity: Now however, the sport of ski touring has boomed. Whether it be ski touring side-country or “slack”-country, or ski mountaineering, and even snow shoeing and winter hill walking, interest in recreating in the back country in winter especially, has exploded. Our high mountain huts are crammed, ski touring courses and ski guiding are full and booked. To give you an idea, a very recent promotion of a women’s specific ski touring workshop, by a mutual guiding company in QT/Wanaka area on which I am guiding, has gained 36 clients and six guides with more on the waiting list within two weeks!

The Doolans Basin is a rare piece of accessible and very high quality ski touring. An additional key factor is that the whole area is far away from the Main Divide and hence good in westerly weather, and it remains the most Easterly of ski-touring accessible terrain in this QT/ Wanaka region.

Thus, we believe that there should be significant compromises recognised, to benefit both parties - NZSki and the Public’s access to limited resources.

Consideration: Aotearoa Mountain Guides Ltd would like to support NZSki’s expansion into the Doolans with these important agreements:

1. Access to the mountain terrain: To maintain the current back country passage, to both walkers, climbers and skiers, including and especially up to Lake Alta, and over the Wye Saddle closest to Single Cone.
2. Road access: To maintain FAIR AND REASONABLE vehicular access up the road to a car park close to the Base Building and to foot traffic beyond the Base Building. This is to be established and maintained throughout the building process.

This access is absolutely key. A fair and reasonable arrangement should be sought so that the public is able to drive and park close to the top carpark in spite of the movement of heavy vehicles used during the building process. Offering a public car park a long way down the road hugely limits public access due to distance and significant time constraints.

We do realise that the road is a private road, but much of it is in the Rastus Burn Conservation Area and public access is highly valued.

3. That NZSki supports the concept of a series of publicly owned Mountain “Turks” (mountainturk.org.nz) in the Wye Basin through to Lake Hope in Remarkables Conservation Area.

The Mountain Turk organisation recognises that as ski tourers are forced into terrain further from the road end/ their vehicles (during to commercial ski field development) mountain shelter is desirable. Some of the mountain areas such as that around Lake Hope is highly consequential and we feel that having suitable shelter reduces back country travel pressure, and mitigates a lot of risk. It also provides additional accessible terrain.

Our thoughts above are part of the weights and balances, and we seek compromise.

If we can be part of the online info session on the 18th – then we would love to join. Please send us an invitation.

Kind regards and many thanks,

s9(2)(a)

s9(2)(a)

s9(2)(a)

Online information session – 18th September 2025

Attendees

- s9(2)(a) - recreation and tourism impact assessment – independent consultant
- s9(2)(a) – Wakatipu High School
- s9(2)(a) – Queenstown Climbing Club, Chair Remarkables Trails Trust, teacher at Wakatipu High School
- s9(2)(a) – Harris Mountains Heli-Ski
- s9(2)(a) – Aotearoa Mountain Guides Ltd
- s9(2)(a) – FMC exec member
- s9(2)(a) – NZSki s9(2)(a)
- s9(2)(a) – NZSki s9(2)(a)
- s9(2)(a) – Remarkables Snow Safety Officer
- s9(2)(a) – Senior Patroller, ex Snow Safety Officer
- s9(2)(a) – Mitchell Daysh – planner
- s9(2)(a) – NZSki programme manager from mid-October

s9(2)(a) and s9(2)(a) described the application as it currently stands – noting it is being refined as impact assessments are carried out – with the main components including:

- Gondola from Remarkables bottom station to Helicopter Ridge with a middle station there
- Intermediate trail from mid-station to the left and sweeping down the valley to the return station
- Minimum earthworks – focused on that intermediate trail to be used also for construction and summer maintenance
- Access gondola from mid-station heading south-east to the return station in the Doolans Basin
- Daylodge near return station, return station to be used for gondola parking
- Learners area near return station, with one

s9(2)(a) – Wakatipu High School: Doolans Basin is primarily for the school's Mountain Expedition - crossing Curvey Basin and setting up tents or snow shelters in North Wye Creek. The trip includes a day traversing the non-avalanche parts of Doolans, focusing on mountaineering, backcountry skills, and some avalanche training. The Doolans leg is considered a highlight for students, though it is highly dependent on weather and conditions. Occasionally, the group does a half-day walk or loop through the Doolans. Doolans is considered special - a backcountry experience close to town, with relatively easy access. The North Wye area is preferred for camping due to its safety and terrain. The Doolans is a small but important part of the trip, offering a pristine environment and a safe place to mitigate risk for both Queenstown and international students. A ski field expansion would change the naturalness of the area and the receiving environment. With

the proposal in place, higher usage is likely, and the experience would be altered, though the school could still conduct their trips.

s9(2)(a) – Queenstown Climbing Club:⁹ The Doolans Basin is valued by the QCC as a multi-season, largely untouched landscape that serves as an escape from Queenstown and other modified environments. Members use the area in summer for hiking, tramping, family camping, and scrambling along the ridge known as the Little Traverse. The valley's east side remains unmodified, offering remoteness. Flat areas near the proposed gondola base and along the right branch of Doolans Creek are popular for alpine camping.

In winter the valley is valued for ski touring, considered by the club as the best in New Zealand due to the terrain, snowpack, and accessibility. Other winter activities include snowshoeing and avalanche training, with the Little Traverse providing a critical route for skill development. The area also supports general alpine skills training, which is not possible in adjacent valleys due to different terrain and snow conditions. Ice climbing is typically done in nearby Wye Creek.

The top of "Helicopter Ridge" has significant avalanche hazards that require bombing for control, while winch cables from groomers would pose extreme risks. Will ski tourists truly still be free to tour "anywhere, anytime," or will NZSKI effectively lock up this landscape? s9(2)(a) replied that access will always be open unless the NZSKI is doing some which creates a hazard – such as avalanche clearing, which would be for a small area only. Also noting that NZSKI owns private land under a section of the Remarkables access road but expects to maintain controlled public access across this).

The QCC is wholly opposed to the development proposal.

s9(2)(a) - Aotearoa Mountain Guides Ltd: Understands how treasured the area is, but supports the development if fair and reasonable access is provided. For example, currently in summer the public parking is too far down for accessing the Remarkables Traverse. Cannot get backcountry access pass like you can at Cardrona (s9(2)(a) later noted that they do sell a 1-up backcountry pass at the Remarkables). Referred to letter sent previously in response to interview by s9(2)(a).

s9(2)(a) noted happy to commit to all or most of s9(2)(a) letter, such as maintaining public access and support for other ski tour activities.

Discussion re s9(2)(a) proposal for Turks in the backcountry (small self-contained backcountry huts). General agreement that they are a great idea but there is some discussion in the backcountry community about where they should be located.

s9(2)(a) noted that they are not necessarily a great thing in summer – for example at Lake Hope which has special delicate bog and other vegetation which risks damage from too many visitors. s9(2)(a) recreation report for the area from the '90s would be good to refer to. Summer access would require a quality access track.

s9(2)(a) yes, debate needed and agrees that management and track development likely necessary. NZSKI happy to be part of the conversation, but the Turk developments would not form part of the consent application – they would be a separate exercise, but maybe tied to some financial contribution.

s9(2)(a) noted 180 ski fields in Europe closing due to climate change. Are there funds to dismantle the equipment in, say, 2100?

s9(2)(a) NZSKI's attitude is that areas must be better off where they operate – lots of effort put into restoration work (revegetation and pest control) that many people are unaware of. The company has substantial financial support (Trojan Holdings) and is not taking this project lightly. Defunct

⁹ Notes here also rely on follow up emails from s9(2)(a) (summary points only)

assets are a real issue for DOC, and NZSki and Trojan Holdings have the resources to deal with it.

s9(2)(a) – FMC: Points have been well-made, such as the fair use of the Remarkables Access Road, avoiding development in Wye Creek, the importance of ski touring in the area, access controls considering avalanche control. There is the need to write all the commitments down. (Louise noted that the consent conditions will be explicit).

s9(2)(a) questions the second chair lift – timing of installation? s9(2)(a) noted that its construction will depend on the level of use of the Doolans field. Allan prefers that there is a lapse period in the consent that it needs to occur within a defined time – not just sitting in the ‘never-never’. s9(2)(a) second lift probably a decade away – the company would need to recover from the initial investment and check on the need. [Note – the second lift is no longer part of the application.]

s9(2)(a) agreed with s9(2)(a) – there is the opportunity to cautiously support the development, but the staging of all components would need to be made clear.

s9(2)(a) – will skiers access the Wye Creek easily from the top of the gondola? Head off to Wye too easily considering its fragile ecosystem s9(2)(a) replied no.

s9(2)(a) will the top of the gondola be visible from the head of the Wye? s9(2)(a) work is currently underway to check, but highly unlikely.

s9(2)(a) - the clean water in these streams is used by campers, and there is concern that snowmaking chemicals like Snowmax could compromise this. s9(2)(a) pointed out that Snowmax is not used on the Remarkables, and there will be strong sediment control during construction. Ongoing water monitoring will also be required.

s9(2)(a) – would like to see that water management commitment in the conditions.

s9(2)(a) – Mitchell Daysh: Summarised the Fast track process.

- NZSki made it through the first stage and qualified as a nationally or regionally significant project and is in Schedule 2 of the Act. Few recreation or tourism developments made it through.
- Fast is not necessarily ‘fast’.
- Early test of application for completeness – must get it right or lose the \$200,000 application fee.
- 1 stop shop – if NZSki applied outside this process it would have to deal with multiple agencies – DOC, likely two district councils and one regional, and many different permits – under the Wildlife Act for example. Fast track gives one consenting roof, but it is not simple. All the permits still need to be considered, but all at the same time.
- Panel must involve a lot of stakeholder agencies and iwi. There are formal requirements for this engagement. The media says community input is not provided for, but the Panel governs its own process and can invite whoever it likes to contribute, within certain boundaries. The Panel is obliged to invite people to comment and they tend to go beyond the bare minimum and have so far asked a range of stakeholders for their comments – but it is at their discretion.
- In this case it will depend on who is on the panel. s9(2)(a) assumes local recreational users would be asked to comment.
- Applicants need to consult widely – it is just good practice and will ensure an application where any difficult issues are narrow and hopefully resolved. The applicant must offer conditions to resolve relevant issues.

s9(2)(a) – concerns are largely around the Wye – it is a remote experience for students. Need to keep it remote. Need to quantify and manage potential effects generally.

s9(2)(a) closed the session at 4.15 pm – encouraging all to keep in contact and to send in any ongoing concerns.

Released under the Official Information Act

DRAFT and CONFIDENTIAL

Concession holders contact summary

A list of concession holders for the Remarkables / Hector area was requested from the Department of Conservation. Due to privacy requirements, contact details were not provided. The list included a wide range of potential operators – such as concession holders for walks on conservation land in the South Island – and was winnowed down to focus on the most likely relevant tourism operators, including, for example alpine guiding, helicopter landings and skiing. The activity list in the table below shows the activity types selected. Contacts for each operator was sought via their webpages and, where necessary, NZ Companies Office details. Each was contacted by email or phone, although several listed companies had no online presence – which would be highly unusual for a business offering commercial tourism services. The responses are summarised below. Where a potential issue was identified, a more detailed interview was completed and is included earlier in this Appendix.

Concession #	Activity	Company	Response
36696-AIR	Helicopter Landings	Over The Top Limited	Phoned 3.9. Email forwarded to s9(2)(a) and another pilot to check - will revert
37717-GUI	Heli-skiing, Walking - up to eight hours		
OT-24010-AIR	Helicopter Landings	Totally Tourism Limited	Phoned 3.9. Resent email to queenstown@helicopter.co.nz
36702-AIR	Helicopter Landings	Wanaka Helicopters Limited	Not affected - works in Wanaka area - although concession extends into that area. More interested in tourism capacity generally and effects on traffic and accommodation etc. Queenstown getting too busy.
119743-AIR	Helicopter Landings	Back Country Helicopters (2022) Limited	Sister to Wanaka Heli - so previous response applies
76864-FIL	RPAS (drones), TV Series	The Hunters Club Limited	No response to emails (only contact information available)
70843-GUI	Camping, Cycles/Mountain Biking, Walking - multi- day, Walking - up to eight hours	Active Earth New Zealand Limited / Hiking NZ	Do not use Doolans. Might have a personal interest. Will get back if any issues.
53760-GUI	Abseiling/Rap Jumping, Canoeing/Kayaking, Rafting, Walking - multi-day, Walking - up to eight hours, Water Sledging	Adventure and Education Holdings Limited	No contact details online.
67998-GUI	4WD or Quadbike, Camping, Canoeing/Kayaking, Cross Country Skiing/ Ski touring, Cycles/Mountain Biking, Heli-biking, Helicopter Landings, Heli-hiking, Heli-skiing, Mountaineering, Other - Boating, Rafting, Rock Climbing, Walking -		

	multi-day, Walking - up to eight hours, Water Sledging		
59974-GUI	Cycles/Mountain Biking, Minibus, Walking - multi-day, Walking - up to eight hours	Adventure South Limited	Does not use area
107489-GUI	Walking - up to eight hours	Alpine Luxury Tours Limited	Used to go to Lake Alta - sell other options preferentially. Put off by \$10 to drive up Remarkables road. Totals \$18.50 in fees per pax. Compare with Coronet Peak - no access fee. Not affected otherwise.
86396-GUI	4WD or Quadbike, Cycles/Mountain Biking, Walking - up to eight hours	Black NZ Limited	Does ski transfer and concierge at Remarkables Field and walks to Lake Alta in summer - otherwise no effect. Likely a positive effect if it increases patronage.
87749-GUI	Outdoor Instruction Courses, Walking - multi-day, Walking - up to eight hours	s9(2)(a)	Uses the head of the Wye valley for snow skills and a bit of scrambling on the ridge, but otherwise unaffected. Interested but not concerned – neutral.
82609-GUI	4WD or Quadbike, Walking - up to eight hours	Hillview Park (2007) Limited	Uses the Coal Pit area. No effect.
52399-GUI	Walking - multi-day, Walking - up to eight hours	New Zealand Photography Workshops Limited	Uses lower ski field road and Lake Alta - rarely. Probably no issue - will check with Richard Young who is on tour. Most likely nothing - but will confirm
77977-GUI	4WD or Quadbike, Fishing, Walking - multi-day, Walking - up to eight hours	Out There Southern Adventures Limited	Uses Basin – interviewed – s9(2)(a)
107155-GUI	Mountaineering	Peak Experience Limited / Alpine Dreams	Uses Basin – interviewed – s9(2)(a)
74011-GUI	Walking - up to eight hours	Queenstown Wilderness Adventures Limited - Tanken Tours	No email address available, No response to voice message.
104781-GUI	4WD or Quadbike	Soho Expeditions Limited	No use of valley.
96143-GUI	Still Photography, Walking - up to eight hours	Southern Photography Adventures Limited	Use the Remarkables ski area and road occasionally. Proposal probably good with new access, but not concerned.
82299-GUI	Cross Country Skiing/ Ski touring, Mountaineering, Rock Climbing, Walking - multi-day	The Aspiring Guiding Collective Limited	Already interviewed. s9(2)(a)
45772-GUI	Cross Country Skiing/ Ski touring, Huts (public), Mountaineering,	Wanaka Mountain Guides Limited	Already interviewed. s9(2)(a)

	Rock Climbing, Walking - multi-day, Walking - up to eight hours		
122371-GUI	4WD or Quadbike	4x4 Explorer Adventures Limited	No use of area. Good luck with application.
80089-GUI	Camping, Cross Country Skiing/ Ski touring, Mountaineering, Rock Climbing	Alpine Guides (Aoraki) Limited	Very little use in winter - only Lake Alta in summer. No effect.
108659-GUI	Fishing	Aotearoa Anglers Limited	Only use Nevis - no effect.
122478-GUI	Fishing, Walking - up to eight hours	Aventura New Zealand Limited / Southern Rivers Fly Fishing	Guides in the Nevis - probably trout breeding in Doolans Creek - need to assess sediment inflows. Compare with Cardrona and Coronet Peak. Not affected otherwise.
101898-GUI	4WD or Quadbike, Cycles/Mountain Biking, Walking - up to eight hours	Beau Rapley Guiding Limited / Cycle Tours NZ	Does not use Doolans but Lake Alta area in summer. Concerns are maintaining public access (irked by road use cost but understands) and ecology. Will summer product conflict with other some guided activity? Users of Queen's Drive and Double Cone.
119772-GUI	Abseiling/Rap Jumping	Canyoning New Zealand Limited	Concession for Wye Creek - only operates up to hydro intake so not affected - would be worried if effects on water quality - but different catchment. No effect
118805-GUI	Walking - up to eight hours	Epic South Photography Tours Limited	No response to form contact via web page. No other contact details available.
53544-GUI	4WD or Quadbike, Walking - up to eight hours	Exclusive Tourism Services Ltd / Queenstown Guided Expeditions Ltd	No response to emails and phone message.
102344-GUI	Cycles/Mountain Biking	Helibike New Zealand Limited	Does not use the area - Devils Ridge ride. Keen on the proposal - would write a letter of support
81921-GUI	Fishing	Little Meg's Limited	Only uses Nevis - no effect.
53868-GUI	4WD or Quadbike, Walking - up to eight hours	Mammoth Limited	Operates out of West Wanaka and Aspiring Valley - will get back if they think of anything.
122452-FIL	Commercial	Mountainwatch NZ Limited	Unlikely - film only for customers - will check and reply if it is an issue.
111380-GUI	Cross Country Skiing/ Ski touring, Mountaineering, Rock Climbing, Walking - multi-day	Queenstown Mountain Guides Limited	Previously interviewed. s9(2)(a)
119044-GUI	4WD or Quadbike, Cycles/Mountain Biking, Walking - up to eight hours	Salt Queenstown Limited	Has consent for Wye Creek, Lake Alta and Doolans - but summer use mostly. Planning on some more activity in Doolans perhaps but focused mostly on

			Wye Creek. Happy with proposal - good luck. Looking forward to skiing there. Keep in touch.
117737-AIR	Hang-gliding	Skytrek Tandems Limited	No effect
121290-GUI	Walking - up to eight hours	The Real New Zealand Limited	No effect

Released under the Official Information Act

DRAFT and CONFIDENTIAL

Appendix 2: Author qualifications and experience

s9(2)(a)

Released under the Official Information Act

s9(2)(a)

Released under the Official Information Act

s9(2)(a)

Released under the Official Information Act

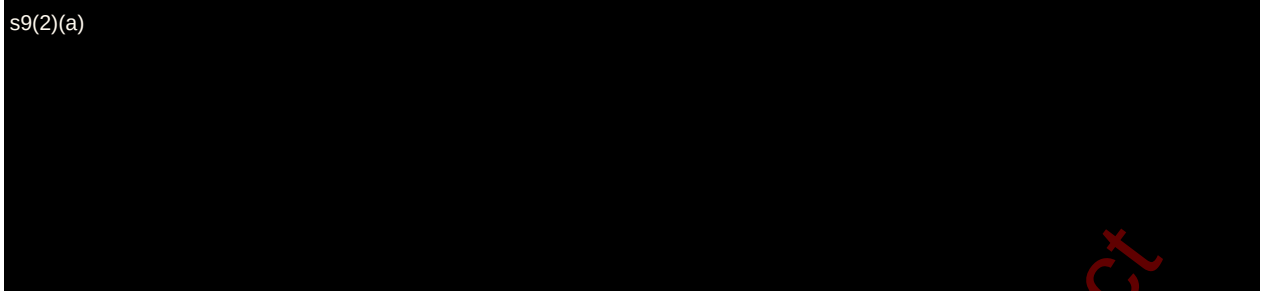
s9(2)(a)

Released under the Official Information Act

s9(2)(a)

Released under the Official Information Act

s9(2)(a)



Released under the Official Information Act

DRAFT and CONFIDENTIAL

10 March 2026

50 Stanley Street,
Central Queenstown
9300

By email: ebayliss@doc.govt.nz

Dear Emily

RE: Remarkables Ski Field Expansion Project – Listed Project under Schedule 2 of the Fast-track Approvals Act 2024

NZSki wishes to formally notify the Department of Conservation (“**DOC**”) that NZSki will be applying for all necessary approvals under the Fast-track Approvals Act 2024 (“**FTAA**”) for the Remarkables Ski Field Upgrades and Doolans Expansion Project (“**the Project**”). The Project is listed under Schedule 2 of the FTAA and provides for the upgrade of existing infrastructure at the Remarkables Ski Area, including a new passenger transport lift, and expanding the ski field into the adjacent Doolans Basin.

As you are aware, NZSki has commenced preliminary consultation with DOC for this project, including an initial overview meeting held on 4th March 2026. We thank you for your time in participating in that session and anticipate that it will be one of many meetings/workshops held in the lead-up to and following the lodgement of NZSki’s substantive application.

Approvals sought under the FTAA

We are still determining which approvals are required under the FTAA. It is anticipated that the following approvals will be required:

- > Schedule 5 approvals relating to the Resource Management Act 1991 (“**the RMA**”);
- > Schedule 6 approvals relating to the Conservation Act 1987 (“**Conservation Act**”); and
- > Schedule 7 approvals relating to the Wildlife Act 1953 (“**Wildlife Act**”).

We anticipate that all of the above approvals will be relevant and of interest to DOC.

FTAA Consultation Requirements

The FTAA requires consultation with DOC as follows:

- Section 29 requires consultation and written notification with any relevant administering agencies, with 20 working days provided for comment, prior to lodgement of a substantive application for a listed project;
- Section 53 requires that the Panel must direct the EPA to invite written comments on a substantive application from the relevant administering agencies;
- Section 67 enables the Panel, at any time before making its decision on a substantive application, to request information from administering agencies in relation to the application;

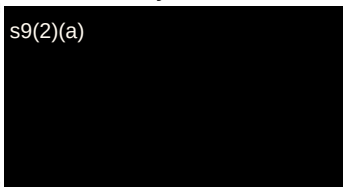
- Clause 6 of Schedule 5 (Approvals relating to the Resource Management Act 1991) states that an assessment of an activity's effects on the environment must include identification of persons who may be affected by the activity and any response to the views of any persons consulted;
- Clause 3(1)(k) of Schedule 6 (Approvals relating to the Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953 and National Parks Act 1980) requires an application for a concession to include full details of any consultation undertaken with reserve owners and managers; and
- Clause 2(1)(n) of Schedule 7 (Approvals relating to the Wildlife Act 1953) requires that the application for a wildlife approval must include proof and details of all consultation, including with hapū or iwi, on the application specific to wildlife impacts.

In accordance with Section 29 of the FTAA, NZSki will not file its substantive application for 20 working days following the date of this letter in order to provide DOC time to respond to this notice. In doing so, however, we acknowledge that we are in the early stages of our consultation with DOC, and that this will continue in the weeks and months ahead.

In the interim, if you have any questions in your capacity as a relevant administering agency (under section 11(1)(e) of the FTAA), please do not hesitate to get in touch.

Yours sincerely,

s9(2)(a)



Paul Anderson
Chief Executive Officer
NZSki