



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

A. Applicant Details

Applicant Name
(full name of registered company or individual)

Mount Cheeseman Ski Club Incorporated

Legal Status of applicant (tick)

☐ Individual

☐ Registered Company

☐ Trust

☒ Incorporated Society

Other (please specify full details)

(for all other than Individual please attach proof of legal status e.g. company registration information; trust deed registration information)

Trading Name
(if different from Applicant name)

Cheeseman Ski Area

Postal Address

P O Box 22178 CHRISTCHURCH 8140

Street Address (If different from Postal Address)

Craigieburn Range
SH 73

Registered Office of Company or Incorporated Society (if applicable)

66 Derby Street St Albans Christchurch 8014

Phone 03 318 8794

Website www.mtcheeseman.co.nz

Contact Person and role

Sec 9(2)(a)

Phone

Sec 9(2)(a)

Cell Phone

Sec 9(2)(a)

Email

Sec 9(2)(a)

Contact Person and role

Sec 9(2)(a)

Phone

Sec 9(2)(a)

Cell Phone

Sec 9(2)(a)

Email

Sec 9(2)(a)

Contact Person and role

Sec 9(2)(a)

Phone

Sec 9(2)(a)

Cell Phone

Sec 9(2)(a)

Email

Sec 9(2)(a)

B. Activities applied for

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

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

C. Background Experience of Applicant

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

The Mount Cheeseman Ski Club "the Club" was founded in 1929, as the Canterbury Winter Sports Club, later changing its name. Over the years, the Club has developed a successful ski operation on its current site, including the construction of accommodation lodges, access roads, tow facilities, workshop, etc which have continued to be updated and extended to meet current needs and requirements.

The Club has always relied on a substantial and dedicated voluntary input from its Members, while in more recent times employing appropriately qualified and experienced staff during each winter snow season (and a skeleton office staff year-round). This forms the backbone and experience of the Club.

As an Incorporated Society and Registered Charity the Club operates under a formal constitution which provides for a Management Committee comprising President, two vice-Presidents, Treasurer, Club Captain and five Committee members, together with a Development Council which comprises a number of senior and experienced Club members sitting alongside some of the Club's officers to advise the Management Committee and Club on matters relating to the future direction of the Club.

The Club has always been fortunate to retain in its active membership a good number of members who have had a long association with the running of the Club as well as being able to recruit new skilled talent on a regular basis. Many of the Club's members are professionals in their own right, and these include but are not limited to, engineers, accountants, lawyers, health professionals, resource management and ski industry professionals as well as qualified tradespeople such as builders, electricians, automotive workers etc.

The Club has been operational for over 80 years and has developed and shown a high level of proficiency over this period. A testament to the Club's proficiency to operate is the fact that despite competition from the (much more recent) commercial fields, it remains operational today despite having limited resources and having to overcome past disasters such as loss of facilities to fire, and the ever growing need to upgrade to meet modern industry and health and safety standards.

The success of the Club has been very much reliant on the experience of its founding members and those who have followed in their footsteps, some of whom are now third and fourth generation families. The Club recognises the value of such experience and accordingly members are encouraged to contribute their knowledge to the Club.

The Club remains confident that it can operate proficiently and continue to provide a safe and friendly Ski Area to serve the skiers and snowboarders of Christchurch, Canterbury and beyond.

Has the applicant or any of the company directors, trustees, partners, or anyone involved with the application been convicted of any offence against the Resource Management Act 1991, the Conservation Act 1987, the National Parks Act 1980, the Reserves Act 1977 or the Wildlife Act 1953? If yes, please supply details.

No

D. Testimonials

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

E. Consultation Undertaken

Some applications require consultation with tangata whenua (local Maori), and other interested parties. Please contact the nearest Department of Conservation office to discuss what is required. Written expert views, advice or opinions concerning your proposal may also be attached to support the application. Attach any proof of consultation to the application and label Attachment 1a:E.

Tangata Whenua

The existing ski field operation has no known issues relating to Maori history and or spiritual significance. The Club has operated for over 80 years and during this time no environmental issues of concern to Maori have been raised.

F. Insurance

Concessionaires are required to indemnify the Minister against any claims or liabilities arising from their actions. If this application is approved, the applicant will be required to hold Public Liability, Forest and

Rural Fire Act Extension Insurance, and possibly Statutory Liability and/or vehicle insurance. The level of cover will depend on the nature of the activity. Please contact the nearest Department of Conservation office to discuss what is required. (see above)

G. Credit Application Form

Please complete the attached Credit Application Form and attach the completed form to this application. Please label Attachment 1a:G.

H. Public Notification

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

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

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

I. Fees

Processing Fees:

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

The current estimated cost of processing a standard non-notified concession within a single conservancy is **\$1540 + GST**; plus **\$500 + GST** for each additional conservancy. If the application meets the criteria for notification or the application is particularly complex or complicated then further costs will be incurred. In this situation the Applicant will be sent an estimate of costs.

If at any stage an application is withdrawn the Department shall invoice the Applicant for the costs incurred by the Department up to that point.

By signing the Declaration on this form the Applicant is agreeing to pay all costs associated with the processing of this application.

Please contact your nearest Department of Conservation office to discuss the applicable fee for the application.

Reduction in Fees for exceeding processing timeframe:

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

On-going Fees:

You will also be required to pay annual fees throughout your concession. These are:

- Annual management fee to cover administration time; and/or
- Monitoring fee (if required) to cover the cost of monitoring the effects of your activity; and/or
- Activity fee per head (if a recreation concession), or a minimum of \$200 per year; and/or
- Annual rental (if a landuse concession eg lease)

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

K. Checklist

Please use this checklist as a guide to determine if your application contains enough information for the Department to begin processing.

Required Information for all applicants

Proof of Legal Status (if not an Individual)

Two written testimonials

Written Consultations if applicable

Credit Application Form

✓

✓

✓

—

N/A

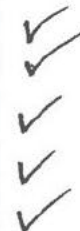
All appropriate Activity Applications Forms

Supporting evidence for Environmental Impact Assessment

Supporting information and detail including maps, site plans, building plans as required in activity forms

Supporting evidence for details of activity forms

I have read and accept the section regarding the liability of the applicant for payment of fees



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

Declaration

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

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

Signature
(Applicant)

Signature (Witness)

Witness Name

Witness Address

Sec 9(2)(a)

Sec 9(2)(a)

Date 09/09/2013.

Date 9/9/13

Sec 9(2)(a)

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

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

All costs relating to the application are payable by the applicant to the Department of Conservation (see Section 60B of the Conservation Act 1987).

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

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

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

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



CREDIT APPLICATION FORM – NOT APPLICABLE, as Credit Account already exists

Application for a Credit Account with the Department of Conservation

(All fields must be completed)

Full Legal Name

Date of Birth:

Trading Name

Drivers Licence Number:

Licence Version Number:

GST Registration
Number:

Company Registration
Number:

Trading Address
(Physical address
can not be a PO Box)

Post Code

Address for Invoice/
Statement
(Postal Address)

Post Code

Email Address

Phone Number

Fax Number:

Contact Person

Mobile Number:

Sole Trader

Partnership

Limited Company

If partnership or limited company provided details for owners, partners and/or directors

Full Names (incl
DOB), drivers licence
number, addresses,
home phone
numbers of owners,
partners and/or
directors.

Have you held an account with the Department before?

Yes

No

Under what name:

Area:

Please turn over to complete the Terms and Conditions

Terms and Conditions for a Credit Account with the Department of Conservation

I /We ("the Applicant") apply for credit on the following terms and conditions:

1. I /We agree that the following 3 trade references may be approached in order to assist processing of this application:

Trade References	Telephone Number	Contact Person
These are referees that supply you with goods or services on standard business terms i.e. 20 th of month following supply not banks, electricity suppliers, landlords etc.		
(1)		
(2)		
(3)		

2. I/We agree that the Department of Conservation can provide my details to the Department's Credit Checking Agency to enable it to conduct a full credit check.
3. I/We warrant that the information in this application is true and correct.
4. 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.
5. I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.
6. I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.
7. I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.
8. I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions of the credit account are not met.

Applicant

Signed:

Name:

Designation:

Date:

For Departmental use

Credit check completed

Comments :

Signed

Name

Approved

Name

Note: Approval is to be by a Tier IV Manager or above.

Appendix 1a: D Mt Cheeseman Testimonials

I have skied and worked at The Mt. Cheeseman Ski Club area with my family since 1954. As a Life Member, ex President and the current Patron I am pleased to provide this testimonial in support of the Club's DOC concession application for a Lease and License to operate.

The Canterbury Winter Sports Club (Inc.), now the Mt. Cheeseman Ski Club, was founded in 1929 by a handful of enthusiasts who could visualize the Craigieburn Range as a recreation area for snow sports.

The objects of the Club are, amongst others -

- (a) To encourage and foster winter sports for Club members and their families.
- (b) To provide instruction in skiing, skating, snow craft, mountaineering, mountain safety and other like subjects.
- (c) To protect native flora and fauna and the natural features of the country.

Through the efforts of Club members, guided by successive Committees, the Club now provides first class facilities, throughout the year, which are available not only to Club members but also to educational and social groups and the general public.

The provision of road access to the Skyline Lodge and ski field at over 5000ft., where there is also an upmarket Day Lodge, makes it possible for families with children of any age to get to the snow. The car park has room for at least 200 cars and is an excellent take off point for hang-gliders.

The Forest Lodge at the edge of the Craigieburn Forest gives access to walking, mountain biking and ice skating/ curling.

Family living in the mountain environment where one meets and shares the facilities with other families is one of the great strengths of the Club.

The Club is now a semi-professional organisation with paid full-time and part-time staff. It is subject to the regulations of the Selwyn District Council, Craigieburn Forest Park and the Department of Conservation.

Financial profitability of ski clubs are very much in the hands of the snow gods. The Financial Reports for the Club Year ended 31st. December 2012 show -. Net Surplus ^{Sec 9(2)(b)(iii)} Equity ^{Sec 9(2)(b)(iii)} and Fixed Assets ^{Sec 9(2)(b)(ii)} with a book value ^{Sec 9(2)(b)(ii)}

In 2005, when Hugh Logan the Director General of Conservation opened the new Day Lodge, he emphasised the importance of recreation in DOC areas.

In August 2013 The "Press" reported a letter from Nick Smith, Conservation Minister, to Conservation Boards, reminding them to "focus more on recreation in conservation lands".

I am convinced that the Mt. Cheeseman Ski Club is in an excellent position to contribute to this policy. I therefore have no hesitation in supporting the Club's application for the DOC concession.

^{Sec 9(2)(a)} MB.ChB., FRCR., FRANZCR..

August 2013.

^{Sec 9(2)(a)}

Mt Cheeseman Ski Club
PO Box 22178
Christchurch 8140

Department of Conservation
Makoto Horiuchi
Permissions Advisor (Support)
Christchurch Shared Service Centre
Private Bag 4715
Christchurch Mail Centre
Christchurch 8140

6 September 2013

Dear Makoto

Mount Cheeseman Ski Club - DOC Concession Testimonial

I am a relatively recent member of the Mt Cheeseman Ski Club having joined in 2012 when I assumed the position of Treasurer for the Club.

Our family was initially attracted to the Club due to its core values of "family, friendly, fun" and the objects embodied within its constitution:

- (a) Encourage and foster alpine sports and recreation
- (b) Encourage and promote fellowship amongst members and their families
- (c) Encourage and promote participation in alpine activities and appreciation of the alpine environment throughout the greater community
- (d) Take a role in furthering outdoor educational opportunities for the greater community, where it complements the club's activities
- (e) Promote the year round use of the Club's facilities
- (f) Protect the native flora, fauna, natural features and scenic beauty of the areas within which the Club operates
- (g) Encourage the physical well being and fitness of members
- (h) Do all things conducive or incidental to the attainment of the above objects

The Club has been operating as a charitable organisation since 1929 and its goals are closely aligned with those of DOC.

As well as its principal purpose as a ski field, the Club actively encourages non-skier and non-ski season visitor use as well as visitor use beyond the ski field.

The Club actively supports the use of its facilities for non-ski activities such as walking, tramping, mountain biking, parapenting, hang-gliding and natural health retreats.

As outlined in the draft Canterbury Conservation Management Strategy 2014 -2024 , ski fields have the potential for wide-ranging conservation advocacy and interpretation about these areas, in addition to their recreation.

The DOC concession will allow the Club develop a sustainable operation by broadening the recreation activities it is able to offer to both skier and non-skier visitors and provide better visitor access and accommodation.

The Club is governed by a non-executive committee with a wide range of skills and competencies.

This Committee has identified climate change and rising operational costs as strategic issues and is working on sound governance and financial management plans to effectively mitigate these risks and ensure the longevity of the Club.

The terrain modification and ski field developments proposed in this application are carefully considered and closely align to the policies in respect of ski-fields setout in clauses 2.5.11 of the draft Canterbury Conservation Management Strategy 2014 - 2024.

Financial results for the club are largely driven by snow conditions in any given year, but the clubs commercial model targets sufficient cashflow to achieve the following:

1. Fund the essential upgrade and replacement of existing assets
2. Build a reserve to fund future ski field developments (outlined in this application).

For the year ended 31st December 2012, net surplus from operations was Sec 9(2)(b)(i) with total equity Sec 9(2)(b)(ii) Despite the warmest average winter temperatures on record we are currently forecasting to deliver a surplus in excess of this in 2013.

I strongly believe that the Mt Cheeseman Ski Club delivers environmental, social and economic benefits to New Zealand. These benefits include the employment and revenue that flow into the wider Canterbury region and local Craigieburn Conservation Park community.

In drawing visitors to higher-altitude areas, the Club provides opportunities for conservation advocacy and interpretation and its is primarily for these reasons that I have no hesitation endorsing the Clubs application for the DOC concession.

Sec 9(2)(b)(ii)

Sec 9(2)(a) – BComm / LLB, CA



Appendix: Certificate of Registration

CERTIFICATE OF INCORPORATION

MOUNT CHEESEMANSKI CLUB INCORPORATED
219342

This is to certify that MOUNT CHEESEMANSKI CLUB INCORPORATED was incorporated under the Incorporated Societies Act 1908 on the 20th day of November 1929.

Neville Harris

Registrar of Incorporated Societies
30th day of April 2008



For further details visit www.societies.govt.nz

Certificate printed 30 Apr 2008 16:18:54 NZT

1 OF 1



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 Department of Conservation Office closest to where the activity is proposed. 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, 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 you are applying for 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. (See Appendices 1-8)

1. Introduction

1.1 This application to the Department of Conservation is for a concession to continue to operate the Mt Cheeseman Ski Area incorporating its existing ancillary activities and operations. The Mount Cheeseman Ski Club has disclosed and provided all information to assist in its pursuit of a concession application for a 30 year term.

1.2 The application will outline that the existing and proposed activities are consistent with the relevant provisions of the Conservation Act. The activity is an existing operation situated within the area, formerly part of the Castle Hill Station Pastoral Lease that was purchased through the Nature Heritage Fund to become part of the DOC estate.

1.3 The activity has operated since 1929 and was previously under the administration of the Commissioner of Crown Lands, with a Special Lease, Easement and Recreation Permit granted to the Club under the Land Act 1948.

1.4 The Assessment of Environmental Effects shows that many of the identified effects, whilst minor in nature, are already established as part of the surrounding environment.

2. Location

2.1 The Mount Cheeseman Ski Area is located in the Craigieburn Range 99 kms from Christchurch (it is the closest Club field to the City) and is accessed from a 12 km gravel road which joins State Highway 73, immediately south of the Broken River Bridge, 2 kms from Castle Hill Village.

2.2 The land is situated in the Canterbury Land District and is part of Run 256. The area currently holding a Recreation Permit comprises 442.7 hectares and is shown as areas "A" and "B" on Survey Office Plan 17780. The area currently held as a Special Lease comprises 7.5527 hectares, is shown as areas "C", "D" and "L" on SO Plan 17780. The land for which easements have been granted is shown on SO Plan 17780 as areas "E", "G", "I" and "K" (Right of Way) and "M", "N", "O" and "P" (Right to operate Ski tows and Ancillary Equipment). Survey Office Plan 17780 is attached.

3. Ski Facilities

3.1 The Mount Cheeseman Ski Area offers approximately 442 hectares of ski-able terrain. The ski area terrain rating is 15% for beginners, 50% intermediate and 35% advanced (See Figure 1).

3.2 The current Recreation Permit also includes Tarn Basin located to the south of the main skiing basin and below Mount Cheeseman. At present this area is not patrolled but when conditions permit the upper part is used by experienced skiers and boarders. For some runs, this requires walking out. The Club proposes the staged development of this area (see Future Development options – Section 7.5.1, below)

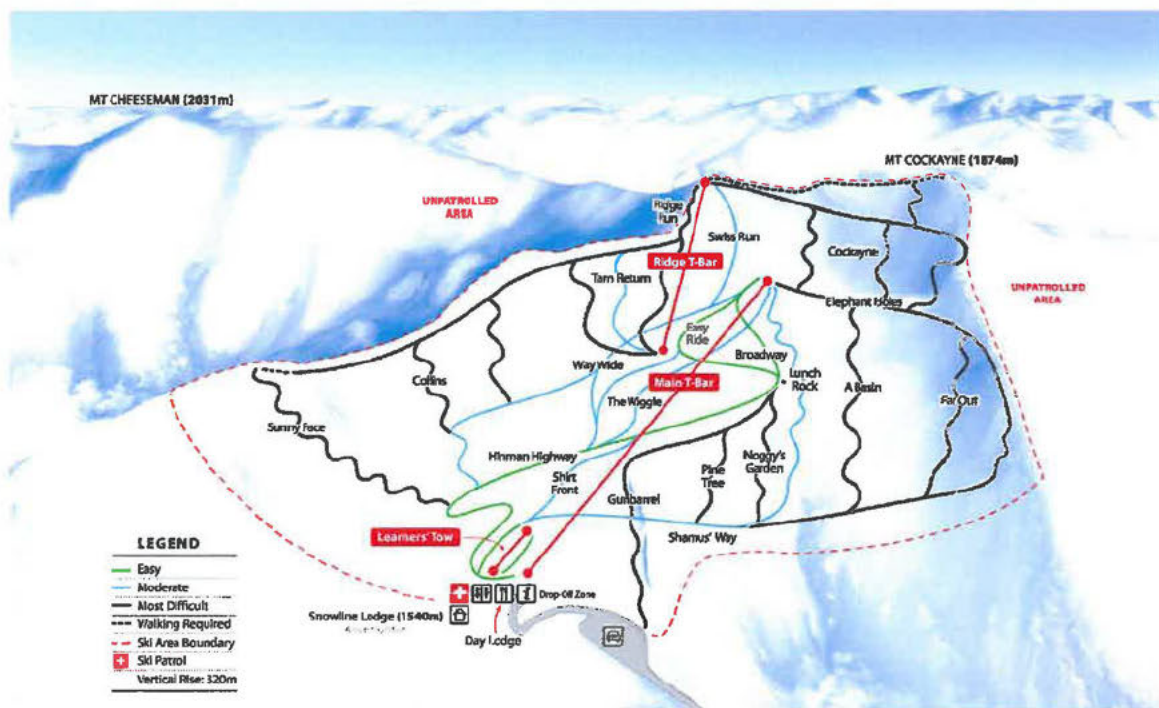


Figure 1: Mt Cheeseman Ski Area

3.3 The season runs for approximately 3 months - July, August and September with an average snowpack of 1.2 metres. The length of season and the snow pack can vary greatly, depending on weather and amount of snowfall.

3.4 The ski area provides two T-Bar surface lifts (Main T-bar and Ridge T-bar). These are illustrated in Figures 2 & 3. The T-bar lifts run from the base facilities (at 1540 metres) to a height of 1860 metres just below the summit of Mt Cockayne. A Fixed Rope Learners' Tow (see Figure 4) is located on the learners' slope at the base of the ski area, running approximately 50 metres up a gentle slope, suitable for beginner skiers and boarders (Figure 3). The length of the Main T-bar is approximately 800 metres with a current running capacity of around 945 skiers per hour. The Ridge T-bar runs approximately 400 metres, with a current running capacity of around 1,000 skiers per hour.



Figure 2: lower part of Main T-bar, and cuckoo shed



Figure 3: Ridge T-bar



Figure 4: Fixed Rope Learners' Tow on Learners' Slope

4. Major Buildings

4.1 The Mount Cheeseman Ski Club operates a number of existing buildings and facilities on site.

4.2 The Day Lodge (Figure 5) provides a lounge and storage area for day skiers. It is a relatively new building, constructed above the workshop following destruction of the old (smaller) day lodge by fire in 2003. It includes the mountain office, including ticket sales, café, ski hire and toilet facilities as well as a seating area and outside deck for members and visitors to the ski area. It can accommodate up to 245 persons and includes a convertible classroom facility, used for mountain safety courses and the like. A diesel fuel burner fire provides heating to the lodge.



Figure 5: The Day Lodge with Workshop below

4.3 A fully equipped workshop is situated beneath the Day Lodge. The workshop also provides covered storage for the Club's grader and one of its groomers.

4.4 Snowline Lodge (Figure 6) is a two storey building which provides sleeping accommodation for approximately 70 guests plus up to 15 staff. Separate communal male and female bathrooms with hot showers and flush toilets are located in the lower Willis wing, along with seven bunkrooms, with a mix of four and six beds. The newer Gibson wing has six bunkrooms sleeping two to six. Snowline has a large communal dining/living area plus a fully equipped kitchen, with meals in winter prepared by a resident cook. A drying room, gear and boot storage area, and boiler room mainly for water heating are located within Snowline. Staff accommodation, and first aid and ski patrol rooms are situated on the lower level within this building.



Figure 6: Snowline Lodge

4.5 Electricity is provided to the Day Lodge and Snowline Lodge via mains power, with a back up generator.

4.6 Forest Lodge (Figure 7) is a smaller self-catering 38 bed accommodation lodge, situated half way along the 12 km access road. It has 7 bunkrooms, a large lounge/dining area and well-equipped kitchen with gas hobs and a large commercial-grade electric oven. Separate male and female bathrooms have hot showers and flush toilets. Power is provided by a generator. Close to Forest Lodge is an ice skating rink, with ice skates available for use.



Figure 7: Forest Lodge

5. Description of the Activity

The application comprises the following existing and proposed activities:

- 5.1 Operation of the ski area comprising winter and summer activities within an area of approximately 442 Hectares;
- 5.2 Operation of ski lifts, currently T Bars lifts and learners' rope tow, including their ancillary structures / buildings and machinery for their operation;
- 5.3 Maintenance and upgrading of existing ski area access tracks (including widening and easing of gradients);
- 5.4 Maintenance and upgrading of the existing access road, this activity to be shared with DOC as described in Section 6.4 below;
- 5.5 Provision for day and overnight accommodation contained in three separate buildings known as the Day Lodge, Snowline Lodge and Forest Lodge;
- 5.6 Maintenance and on-going upgrading of the skating pond and ancillary structures, near Forest Lodge;
- 5.7 Maintenance and upgrading of the Lodges, including but not limited to, general day to day maintenance such as painting and repairs to existing structures, and eventual partial or complete rebuilding of Snowline in the same or similar locality;
- 5.8 Future provision for snow making facilities, including ancillary structures and water ponding areas;
- 5.9 Future replacement of the existing ski lifts, including their ancillary structures / buildings and machinery for their operation;
- 5.10 The future installation and operation of lifts into and out of Tarn Basin, together with any necessary ancillary structures;
- 5.11 Maintenance and future upgrading of the existing mains electricity 10kva 3 phase power cables from the Broken River access road to the field (approximately 4 kms) and the future installation of a power cable to Forest Lodge;
- 5.12 Maintenance and future upgrading of communication lines (including radio links and repeaters);
- 5.13 Provision for growth of existing summer operations including but not limited to, recreational mountain biking and walkers, environmental, community, school and other interested groups for education purposes and or users for general health and wellbeing.

6. Details of the Activity

6.1 Details of the Construction

The Club has a number of existing buildings on site. They comprise:

- 6.1.1 Day Lodge (above workshop)** – approx area 280 m² (plus 100 m² deck area)
Construction Type - steel and timber frame, steel sheathed Construction – 2004-5 (workshop earlier - 1990s) (Figure 5)
- 6.1.2 Workshop, incorporating generator shed (below Day Lodge)** – 280m²
Construction type – part timber frame, steel clad, part tilt slab - 1990s (Figure 5)
- 6.1.3 Snowline Accommodation Lodge (including kitchen and lounge facilities, showers and toilets, and first aid/ski patrol)** – approx area 635m² (Upper floor 420m², Lower floor 215m²)
Construction type – Two-storey part timber frame/part concrete block construction – 1950, 1960s, 1980s (Figure 6)
- 6.1.4 Ridge T-Bar Shed** – 22 m² (Figure 8)
Construction Type – steel and timber frame, steel cladding - 1990s



Figure 8: Ridge T-Bar Shed

6.1.5 Main T-Bar drive station ("Cuckoo Shed") (Figure 9), Explosives magazine (Figure 10), Top box (Figure 11), A frame (Figure 12).



Figure 9: Cuckoo Shed



Figure 10: Explosives Magazine



Figure 11: Top Box



Figure 12: A Frame

6.1.6 Forest Lodge - accommodation lodge at base of mountain 300m² approx
Construction type - Fraemohs timber walls, corrugated steel roof 1982 (Figure 7).

Construction of these buildings is complete and periodic maintenance is carried out. The Club intends to upgrade the existing buildings, in particular Snowline Lodge, and also needs a new ski patrol/first aid room, which could be a separate building.

6.2 Details of the Occupation/Operation

6.2.1 The existing ski area operations occur over an area of approximately 442 hectares. This area incorporates the nominated ski area boundaries, access road, the Forest Lodge area including the skating pond, generator shed and car parking area.

6.2.2 The winter operations cover a wide range of snow sport and ancillary activities. These include, but are not limited to skiing and snowboarding, on field ski hire, ski tuition, ski touring, avalanche awareness and qualification courses, on field accommodation, food and beverage (including alcohol) services and

shuttle bus services to and from the field.

6.2.3 During the winter months the ski area is operated by a ski area manager who is permanently based on the field during the season. This position is supported by an assistant manager, office administrator, snow safety officer, ski patroller and ski instructors, and other support staff who are also based on the field. The number of staff on the field fluctuates yearly, however the Club ensures the appropriate number of qualified staff are employed, in accordance with industry standards.

6.2.4 Whilst the ski area primarily operates a winter ski operation, summer activities are increasing. The purchase of part of the Castle Hill Station by the Crown has increased the popularity of the area due to improved access. The ski area provides ideal recreation opportunities for mountain bikers, hikers and other interest groups, such as education and environmental groups and schools. The Club provides access to the field and facilities to cater for a range of activities. There is a number of existing mountain bike tracks.

6.2.5 Outside the ski season, the Club operates a booking system for accommodation and usage of any facilities, similar to that used during the winter months.

6.2.6 Lodges - these are described in detail in Section 6.1, above. The day and accommodation lodges are an integral part of the ski area and its operations. The Club makes these facilities available for hire to the general public during the summer months. The Club cannot prevent out of ski season day visitors to the area but protects its assets by limiting motor vehicle access with barriers across the Forest Lodge Access Road and at the Middle Hut location on the upper access road.

6.3 Maintenance and upgrade of existing ski area tracks

6.3.1 The ski area has a number of existing tracks that need constant maintenance and upgrading. Additional areas have also been identified to allow provision for a terrain park and half pipes. These require modification of the underlying hill slope in order to provide the necessary base for snow grooming.



Figure 13: Hinman Highway

6.3.2 The ski area tracks are essential for ski area operations as they provide access routes for the snow groomer and skidoo to the upper mountain slopes. The tracks also provide easier access for beginner and intermediate skiers and boarders. The tracks are essential for maintenance during both winter and summer months, particularly when accessing the lift lines and tower structures higher up the mountain. Maintenance of these tracks is vital and extremely important for ski area operations and safety. Maintenance is carried out during the summer months. Depending on the maintenance required, a bulldozer is generally used to clear debris from the tracks. All clearing work is done with due care and where possible during early spring to allow regeneration of vegetation to occur before the drier summer months.



Figure 14: Ski Area access tracks

6.3.3 Club machinery drives only on established tracks to ensure any disturbance to the ground cover is limited and where possible slopes are battered to limit erosion effects. Vegetation is retained as far as is practicable as this not only limits erosion, but also ensures the visual amenity of the natural landscape is maintained.

6.3.4 It is the Club's intention to submit a plan to outline any additional tracks before their establishment and operation.

6.4 Mt Cheeseman Road

6.4.1 The Mt Cheeseman Road is a 12km metal surfaced road accessed from SH73 at the Broken River viaduct. The road was constructed by the Club progressively over many years and is a vital part of the ski area operation, especially during the winter season.

6.4.2 Prior to the current arrangement with DOC the road was solely controlled by the club. The road was closed at SH73 during the summer and was open only during the ski season and all maintenance and upgrading was carried out by the Club at its own expense.

6.4.3 In 2007 / 2008 the road was taken under the Department's control and was opened for public use as far as the Middle Hut car park (about 1.2km below the ski-field base area). Three barrier arm control

gates were installed on the road at this point in a joint project between the Club and the Department – one at Middle Hut and two at the Forest Lodge turn-off (one controls the upper road and the other controls the short Forest Lodge access road). The front gate at SH73 and one in the gulch still remain but are not locked.



Figure 15: Mt Cheeseman Road in winter



Figure 16: Cheeseman Road in summer

6.4.4 The Department fully funded the construction of 2 pre-cast concrete bridges during the late summer of 2010 to replace the aging timber structures built by the Club to cross the Hogsback and the Gulch. The club continued to carry out full maintenance of the entire road at this time.

6.4.5 Summer usage of the road has increased dramatically over the last 3 – 4 years and a contributing factor in this was the establishment of the Castle Hill mountain bike track network which passes through the lower Texas Flat chain fitting area. This increased traffic has had a considerable impact on the road and its up-keep. After discussions with the Department it was agreed that the Department would make available an annual budget (to be agreed upon annually with the Arthurs Pass field officer) for summer road maintenance up to Middle Hut. Beyond Middle Hut would remain the Club's responsibility to maintain. The Club would also undertake any maintenance during the winter season to the entire road which includes grading and maintaining water-tables and channels. This arrangement appears to be working well having just completed our second summer maintenance round.



Figure 17: Cheeseman Road above Middle Hut

6.4.6 At times both pre-season and during the season the Club needs to close the road due to avalanche risk or to carry out avalanche control work. This is generally limited to the upper section above the Middle Hut car park but at times can extend further down the road. The pre-season time can also be very dangerous as the road is un-controlled until staff are onsite fulltime. Any members of the public using the road after heavy snowfalls do so at their own risk. However the Club does at times close the upper road at the Forest Lodge junction if it is considered dangerous.

6.4.7 The access road also has a number of signage panels that provide information to motorists, such as road conditions, road gradient and requirements for chains. These are monitored daily during the winter season.

6.4.8 The Future: It is recommended that a joint agreement for the control and maintenance of the road be explored to ensure the verbal agreements are captured for future management and staff changes.

6.4.9 There are a number of historic names associated with certain points along the road and the Club wishes to mark some of these with appropriate signage. This is not only of historic significance but also is an important safety factor when staff and users are able to identify their location on the road in case of emergency. The Club has discussed this with the Department and agreed an appropriate style of signage but has yet to raise finance to undertake this project – it remains one of our goals.

6.4.10 The Club wishes to confirm its ability to control the road, i.e. to close the road as required during the pre-season, in season and post season periods when conditions on the road pose a danger to its users.

6.4.11 It is the Club's intention to submit a plan to outline any planned major road works before their establishment and operation.

7. Future Development Options

7.1 The following is a brief summary of the development options the Mt Cheeseman Ski Club is considering in the lease area. Time frames are variable unlike a normal business. Such developments are dependent on funds earned by the ski operation and the effort people can spare from this predominantly voluntary organisation.

7.2 The phrase "short term" used below means the next one to two years. "Medium term" implies it is closer to five years before there would be anything more significant than planning/design documentation. "Long term" is best described as the "wish list". Opportunities change over time and having a long term plan is our attempt to include the big picture with any short to medium term considerations. As a "not for profit" organisation, these developments are considered for various reasons: safety, recreational improvements and operational efficiency.

7.3 Access Tracks:

7.3.1 Ski Area Descent Road

Short to medium term: Extend the ski field track from Main Lift tower 3 to tower 5 via Lunch rock (See Appendix 4: Roz Return Trail).

7.3.2 A-Basin Exit Track

Short Term: Widen the track at the tight corners to reduce the accident rate at these points.

Medium term: Grade the track from the Learners slope with consistent fall. Widen the track to enable a stretcher rescue from A-Basin and allow snow boarders to ride straight down the track safely in control. This includes consideration to bridge across Gun Barrel Stream to reduce the turn radii entering the stream area. Stabilise the lower edge of the track in places with gabions.

7.4 Buildings

7.4.1 Replace "Top Box":

Short Term: This small shed structure is at the top of the ski field area in an extremely exposed site. It is used as a shelter for ski patrol staff to observe the field operation in poor weather and to store rescue equipment. It is being undermined by erosion and corrosion and is in need of replacement. It is our intention to replace the shed with a small Portacom structure approximately the same size as the existing shed and in the same location. We are considering new foundations using rock bolts. This structure will also house radio communication equipment with external solar panels and a small aerial mast.

Location: E171°09'32.3" N43°09'19.9", 1849 m

7.4.2 Snowline Redevelopment - General

Parts of Snowline Lodge will eventually need replacement. Built in 1950 and extended in 1961, 1972 and 1986, the building is difficult to maintain with so many complex structures and changes disguised in the fabric. Guest expectations have also changed, requiring significantly greater comfort than our predecessors.

A long term plan for a new structure has been created. Each area of redevelopment is intended to fit into that plan. The facility currently sleeps 82 and is too small during winter peak season. The revised plan is flexible with any building being slightly separate from the other existing buildings to provide a fire separation and to enable staged building consent and funding.

It is hoped that new accommodation would enable the use of the facility in summer as a retreat type accommodation and meeting/conference venue. The Club would like to share the unique privilege we have to live at altitude and experience the beauty of the mountains and the Craigieburn Valley vistas.

7.4.3 Snowline - Possible Redevelopment Stages

Phase 1 Ski Patrol Building

Medium term: Construct a new 56 m² building behind Snowline Lodge housing ski patrol. This location was chosen for its proximity to the main mountain ski descent track. The adjacent flat area is preferred by helicopter pilots for evacuations.

The new facility frees up space in Snowline Lodge for increased staff accommodation (required for the Tarn Basin development).

Phase 2 Kitchen

Medium term: Build a new 78m² kitchen on the south side of the original 1950s building. It would be fully compliant with modern hygiene regulations and operational expectations. The kitchen and ski patrol

buildings would share the same floor slab and common services.

Phase 3 Bedroom Wing

Long term: Replace the Willis Wing. The replacement for this bedroom wing would be constructed at the eastern edge of the existing site. The building would be orientated north south for morning vistas.

Phase 4 Lounge

Longer term: Replace the original 1950s building on the same site.

7.5 Ski Facilities

7.5.1 Tarn Basin Development

The Club's recreation permit under the Land Act extends into Tarn Basin (see Appendix 8) and we wish to expand our ski/boarder operation into this area in the short to medium term. There is an excellent recreational opportunity available from what is currently a very popular "side country" ski area. The snow conditions are very consistent across the upper south east facing slopes between 1,650m and 1,850 m altitude, even in poorer snow years. By expanding along the higher altitude slopes we can extend the ski recreation opportunity in poor years and enjoy the greater challenge offered by this steeper terrain.

Tarn Basin has a slightly remote feel and we understand that may change with development and more human traffic. We would hope that the Cockayne Creek basin or the upper Mt Wall Stream basin may provide a similar experience for school groups over-nighting in the area.

Our Club founder Allen Giles originally explored Tarn Basin as a likely venue for the Club but the road access was too difficult through Tim's Stream. The same is true today and access could only be gained using the existing ski area facilities. As a consequence, we do not envisage any major built structures in the Basin except ski lifts with their attendant staff shelters and possibly a simple toilet.

The upper basin is currently skied and people can choose to ski or walk up and out. A new lift starting from beside the Tarn rising up to the ridge will enable more of the upper basin to be utilised. We propose a simple platter lift as the initial development. The drive station would be on the ridge so there would be little more than a few towers to be installed. We envisage hand excavation and helicopter air lifting for construction of foundations and assembly of the towers/cable (as was utilised for the construction of the Cheeseman T-bar and Poma lifts).

Road access is not envisaged at this early stage and is indeed a major impediment to significant development. In the future, a chairlift from the bottom of the basin (1,550 m) rising to the main Craieburn Ridge would provide some of the best skiing and boarding in the region.

7.5.2 Main Cheeseman Lift

It is likely that climate change will force the Club to reconsider the surface lift T-bar we currently utilise to transport all our guests up the mountain. On busy weekends the ski traffic easily exceeds the lift carrying capacity. It is our preference to increase the lift capacity, especially if we are successful increasing overall patronage through the Tarn basin development.

We have found for decades the geography of the final steep "Shirt Front" descent is a major disincentive for beginners and less experienced skiers/boarders.

A small 2-3 seat fixed grip chairlift would enable the Club to carry skiers/boarders up to the snow line in poor winters but also bring them down again in a "normal" winter should they not wish to descend via the Shirt Front. The capital expenditure would be similar to snow making but with a different range of operational benefits. A chair lift would also open up summer biking, sightseeing and hang gliding recreational opportunities. If installed, the lift would start from close to the existing T-bar bottom terminal and stop just beyond the A-frame.

The Club would need to earn a significantly greater income from the Tarn Basin development to fund such a facility. As such, we consider this a long term development opportunity.

7.5.3 Learners' Slope Lift

Medium term: Install a platter lift in lieu of our current rope tow in the learners slope. It would extend 50m further up the uphill slope and provide a wider range of learning opportunities for beginners and also be easier to ride for all. The existing rope tow would be relocated to the plateau adjacent to Snowline Lodge.

7.5.4 Terrain Park and Race Cross tracks

As we extend the T3-T5 track with heavy machinery; we would request the opportunity to shape some of

the ground within the main ski area to improve the recreation experience, such as some terrain park features and new tracks.

The Club is heavily involved in the community promoting ski racing at an access level rather than as an elite sport. We currently host the Canterbury Secondary Schools races, run the Primary & Intermediate Schools races and run our own Undie 500. Recently we have provided race opportunities for vocational group competitions (Lawyers vs. Accountants and Architects vs. Engineers). Consistent conditions are important for us to be able to provide these annual opportunities for community groups.

In the years when we are fortunate to have deep snow cover, we can create exciting cross tracks for racing. In leaner years, it is much more difficult and expensive grooming with large rocks needing to be covered with deep volumes of snow.

We would like to "groom" the underlying terrain and remove some of these problems, to create a track of excavated berms so only a thin layer of snow needs to be groomed to keep the course consistently available.

7.6 Infrastructure

7.6.1 Power Cable Extension to Forest Lodge

Medium term: Improve the experience for visitors; reduce the immediate impact on the area of the generator noise. The generator can be silenced but it is a less than desirable option from a sustainability approach. There are some operational benefits by electrifying the facility for summer use. We would like to remove the diesel system and associated tanks.

Alternatives such as solar PV, hydro power (drinking water supply) and a pellet boiler for heating are also being considered. Solar panels are currently being installed on Forest Lodge roof for communication equipment. This scheme will be extended to provide lighting, refrigerator and alarm facilities (security cameras as a deterrent in response to the significant bike and foot traffic – noticeable increase in unwelcome visitors).

7.6.2 Extend the 11kV Power to the Ridge Lift Engine Shed

Long term: Enable a clean quiet operation in the middle of the ski area. This option would provide "clean" power for future developments in Tarn Basin. Cable would be buried under the existing ski area tracks. Existing diesel storage facilities would be replaced with an emergency generator and small double banded tank.

7.6.3 Snow Making

Snow making is common at most ski areas as it increases the potential for operations beyond those which climatic conditions would otherwise provide. The altitude of the base facilities at 1540 metres is one of the reasons to consider snow making due to the warmer air temperatures during the earlier and latter parts of the season. The Club may eventually require the use of snow making and importantly snow farming, already being undertaken. Snow farming is essential to take advantage of concentrated pockets of snow which can be used to 'top-up' tow lines and other areas where snow melt is more prevalent. Snow farming simply requires fences to trap snow. These are generally moveable and are subject to climatic conditions of where they are situated.

Snow making facilities require more infrastructure. A reservoir is generally required to store water that is then pumped via underground pipes to the snow making facilities. Small hydrants are then situated around areas where they will operate under snow making conditions. The Club has completed some initial scoping and has so far concluded that the main basin has limited locations where a suitable water storage facility could be located without impinging on ski opportunities. There does not appear to be a suitable location in Tarn Basin. It is the Club's intention to submit a plan to outline any new facilities before their establishment and operation.

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.

As this is an existing activity with major long term investment on the existing site, it would not be practical to move elsewhere. Future developments, as indicated in the application are to add to and improve the current facility. There is no land nearby that is not public conservation land that could practically be used as part of the Club's ski area operation.

- 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.

As most of the club activities are remote from public view (ie State Highway 73) and other sites would be more noticeable than where we operate at present, other sites are not feasible.

C. Larger area

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

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:

This is demonstrated by the current recreation permit (442.7 hectares) and the current Special Lease area (7.55 ha)

Is this necessary for safety or security purposes? **YES**

Is this necessary as an integral part of the activity? **YES**

Is this essential to carrying on the activity? **YES**

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

The nature of the activity is such that the area to which the application relates will exceed the size of facilities and structures on site. The structures (i.e. the lodges, workshop, tows and ancillary structures), whilst integral to the operation, are secondary to the nature of the activity (i.e. skiing and snow boarding) which requires a large area of terrain to operate safely and efficiently.

The application area is essential to the operation of the activity.

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**
(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**

Is exclusive possession necessary to protect physical security of the activity? **YES**

Is exclusive possession necessary for the competent operation of the activity? **YES**

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

Is Exclusive possession necessary to protect public safety?

The Club operates under a Health and Safety plan which places responsibility on the Club to carry out its activities and functions in a safe manner and in accordance with industry standards. The Club must have control of its operation, particularly during the winter months and therefore exclusive access is required from the beginning of March to the end of October each year.

Is Exclusive possession necessary to protect physical security of the activity?

The Club has key infrastructure and buildings on site that are essential for its operations. Without this infrastructure the Club cannot operate and the cost of replacement is a significant determinant to re-establishing. There also remains a wider risk to the Department in the event of vandalism, which may create a fire risk and or pollution.

The Club will ensure all buildings are locked and only available to approved users during the summer months where no representatives from the Club are present.

Is Exclusive possession necessary for the competent operation of the activity?

The Club employs highly qualified staff to carry out activities on the field during the winter months. It is essential that these staff have exclusive control of the operations and wider area during the winter months so they can operate the activity in accordance with industry standards.

During the summer months, it is not currently envisaged that staff will generally be employed on the field, , however club member or staff supervision may be provided when Club facilities are in use, and passive recreation will occur.

E. Technical Specifications (for telecommunications sites only)

Not applicable

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.

The term applied for is 30 years.

The Club has been operating for over 80 years. Today, the Club continues to operate with very little impact on the surrounding environment particularly as many of the associated environmental effects have already been established.

The Club has, over time, had the opportunity to remediate these initial steps and now carries out a caretaking and monitoring role with respect to environmental management.

The Club requires long term stability to support its continued operation, forward planning and voluntary support. The Club is growing and operational aspects of the club need to be considered to support such growth.

As for many Club fields, we rely on voluntary support. It is vitally important to provide our members with confidence in the long term future of the Club. Without such commitment to a long term lease, it would be difficult to maintain long term commitment and a strong Club spirit.

The Club therefore considers that a 30 year term is appropriate and acceptable

G. Environmental Impact Assessment

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

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

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
Mt Cheeseman Ski Area	TERRESTRIAL (LAND) VALUES	<i>Public safety</i>	The Club is aware of its health and safety obligations during the winter season. This places obligations on the Club and its responsibility to visitors. Staff employed in the ski area are trained to industry standards. Signage is placed to warn the public of dangers.
		<i>Damage to natural environment</i>	Active removal of wilding pines. The Club supports the eradication of wilding pines, and other non-native species. The Club actively supports natural re-vegetation. The Club wishes to maintain control over the operation of the access road and ski area and operations.
		<i>Appearance of buildings and structures detracts from the outstanding natural beauty of</i>	Buildings and structures, including ski lifts, the Day Lodge and workshop, Snowline Lodge and small out-buildings (Explosives Magazine, Cuckoo Shed, Ridge T-bar shed, Top

the area

Box) are barely visible from SH 73, due to distance and use of natural paint colours.

Forest Lodge is not visible from the SH 73, due to its location within beech forest.

Potential damage to natural environment by hazardous substances - explosives

The Club uses explosives for avalanche control.

Explosives are stored on site in an approved custom-made secure storage facility separate from other buildings on site.

Potential damage to natural environment by chemicals, including diesel and fuel.

Hazardous substances are stored in warning signage are used where appropriate.

Potential for discharge of pollutants into the natural environment - effluent

Effluent and waste water are contained within approved septic tanks located in the vicinity of Snowline Lodge and Forest Lodge.

Effluent is trucked off the site by a certified waste removal contractor annually.

Potential discharge of pollutants into the natural environment - rubbish

Active recycling systems are in place for glass, cardboard, recyclable plastics, and metals. These are removed regularly for recycling.

Non-organic waste is stored on-site and removed regularly

Organic waste is removed weekly. The Club supplies organic (food) waste for feeding to Castle Hill pigs.

Erosion and slippage from maintenance and upgrading activities

Regular maintenance to the skifield road and tracks occur. This involves clearing water tables, clearing and maintaining culverts, and improving the road surface. Road maintenance is designed to prevent erosion and slippage.

Side batters of the road are maintained to avoid erosion. Vegetation is maintained and replanted where possible to control erosion.

Water tables and channels are cleared regularly to ensure snow melt is directed via appropriate water courses, thus avoiding overflow and potential erosion and subsidence of

the road.

Control of sediment and clearance of vegetation in water tables and channels ensures water and sediment runoff occurs to prevent erosion and slippage.

Future improvement of tracks on the skiable area is proposed. The proposed changes to tracks will result in a shallower gradient and widening of tracks. This will improve access for beginner and intermediate skiers and boarders. Our experience is that natural re-vegetation has occurred in areas where previous changes have been made to track gradient.

Long term effects – removal of vegetation, rocks or soil during construction or maintenance of roads or tracks

The majority of the ski area operations are well-established. The environment has evolved around previous land disturbances, such as road and building construction, including regeneration of native species.

Minor modifications to the landscape will occur due to continued upgrading and improvements required for the necessary operations. In the context of the existing activity, these modifications to the environment will be sustainable and will not generate long term effects.

It is considered that the environment has reached a stable state with regeneration occurring.

Dust

Dust is negligible during winter use, as winter rain and snow conditions prohibit dust.

Disturbance to the natural environment by visual impacts, traffic generation

The existing access road is only partially visible from SH73. Existing vegetation cover mitigates visual escarpments. Vehicle movement on the ski area access roads is barely visible from SH73 due to distance.

Traffic peaks at approximately 200 vehicle movements per day, including all day visitors and service/operational vehicles. The season average is much lower at approximately 65 vehicle movements per day.

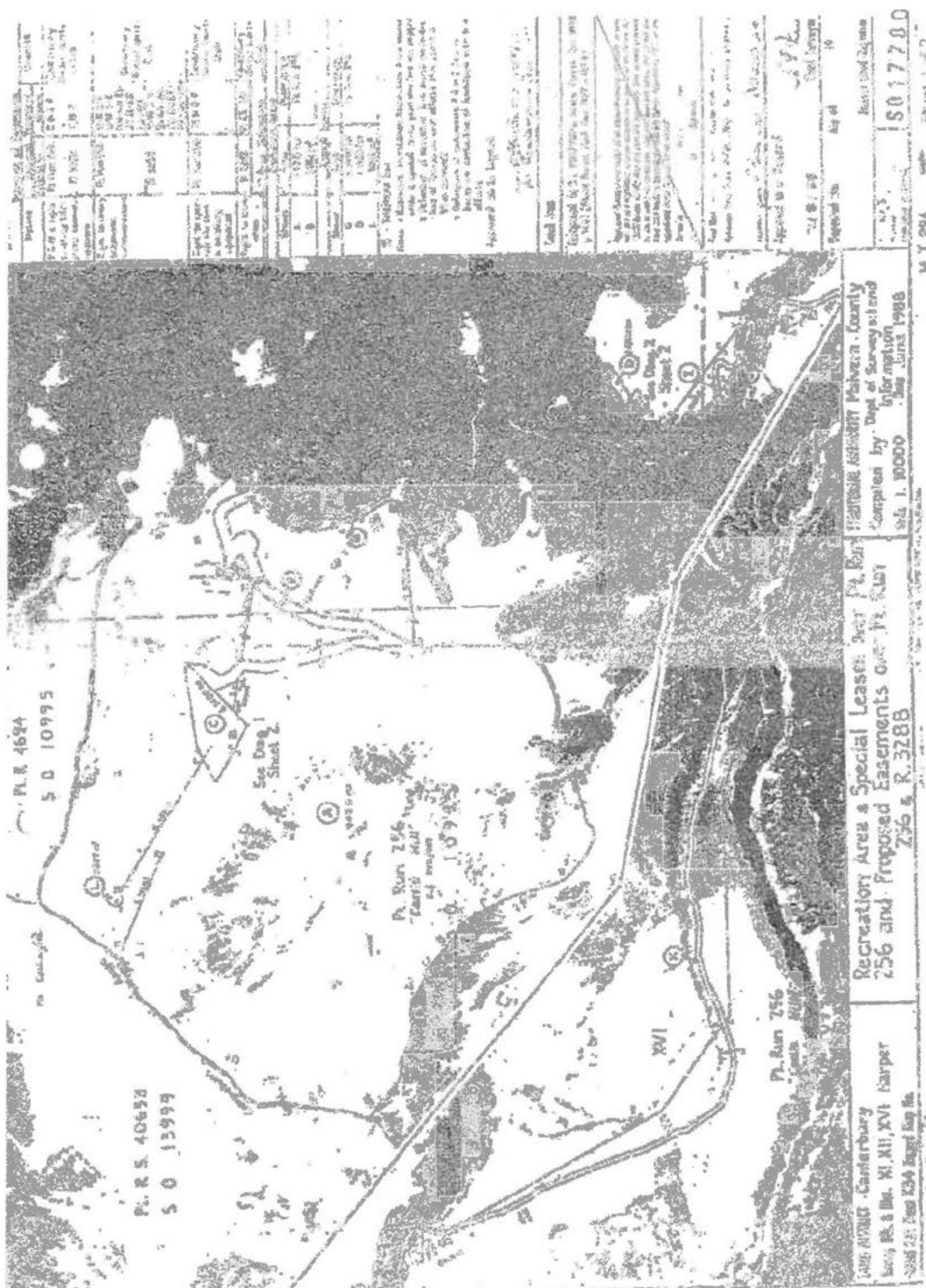
	<i>Threats to native animal species</i>	<p>The Club actively discourages feeding of kea to reduce reliance on human food sources, reduce contact with humans, and the related increase in mischievous kea behaviour, and encourage kea to search for and be reliant on natural food sources.</p> <p>A wasp control programme is active.</p> <p>Active possum control occurs.</p> <p>Organic waste is removed weekly to discourage rodents</p>
	<i>Promotion of re-vegetation</i>	<p>The Club's previous lease with Castle Hill Station during which the ski area was used for farm grazing outside the winter season resulted in reduction of native plant growth. Exclusive use of the area by The Club has resulted in substantial regeneration of native flora.</p>
AQUATIC AND MARINE LIFE	<i>No known effects for aquatic life.</i>	
HISTORIC VALUES	<i>The ski area is not known to have any historic value prior to the establishment of the Club.</i>	<p>The Club has existed since 1929, and the ski area is associated with club history, and is valued by past and present members, some who are 4th and 5th generation member families.</p>
CULTURAL VALUES	<i>No known effects to Tangata Whenua or members of the public.</i>	
ACCESS TO AND ENJOYMENT OF THE AREA FOR ALL; RECREATION	<i>Potential for access or recreation opportunities to be limited for others</i>	<p>The Club is committed to provide both the existing winter recreational area and summer access for the general public.</p> <p>Recreation and training opportunities for other users are enhanced by ski area activities. The ski area provides access to back country areas for snow and avalanche safety. The Club actively promotes snow safety courses, and use of Club facilities for this purpose.</p>

The Club is aware of the importance of the natural landscape. Many club members are active environmentalists, and members choose to ski and snowboard in the secluded environment of the Craigieburn ranges rather than at a commercial ski area. Accommodation and services are modest, and promote environmentally responsible activities, including low-impact use, sustainability, and recycling.

H. Other

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

Appendices

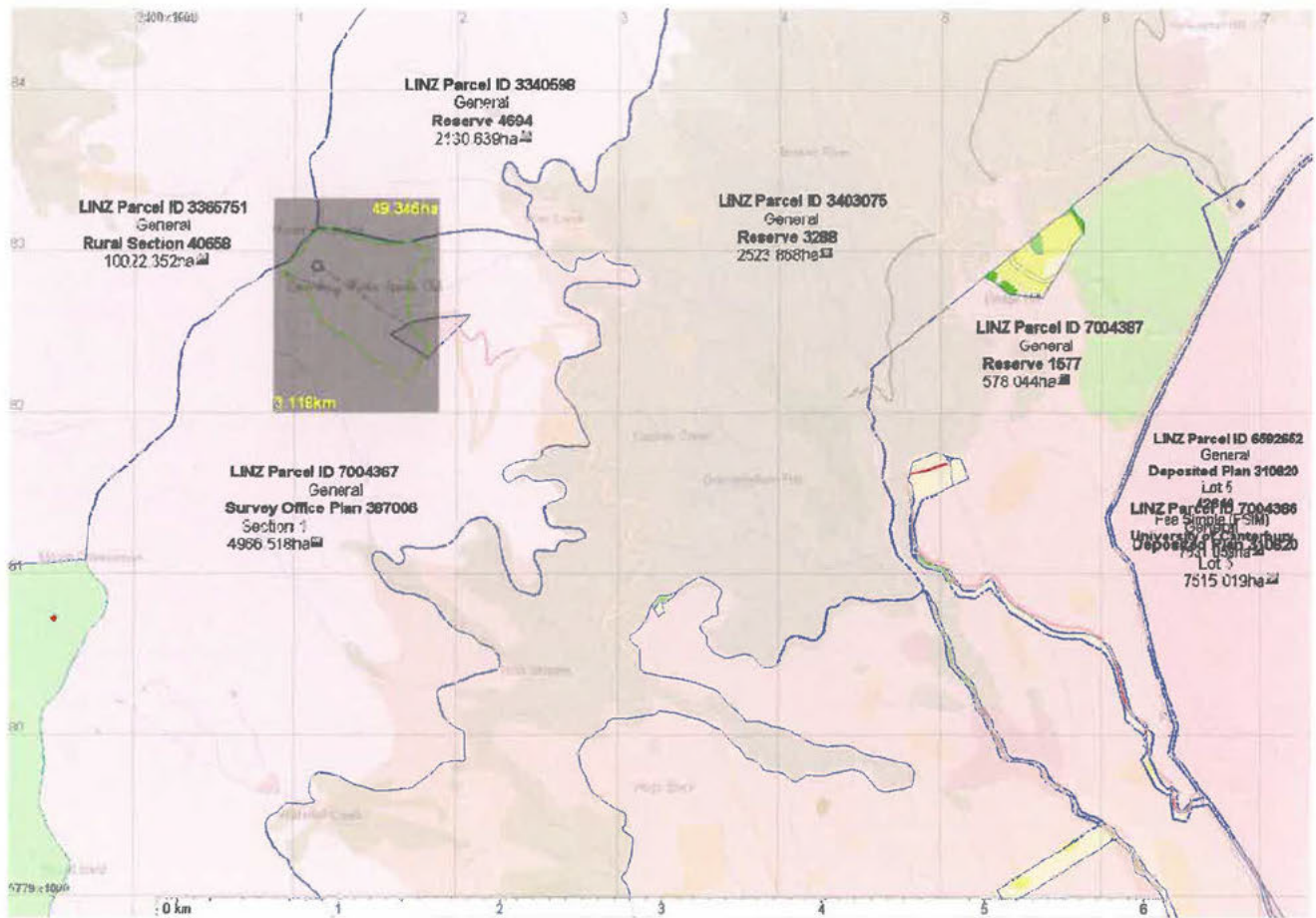


Appendix 1: Survey Office Plan 17780



LAND DISTRICT Canterbury
 Survey Blk. & Dist. XI, XII Harper
 NZMS 261 Sheet K34 Record Map No.

Diagrams 1 & 2



Appendix 3: Ski Area Map

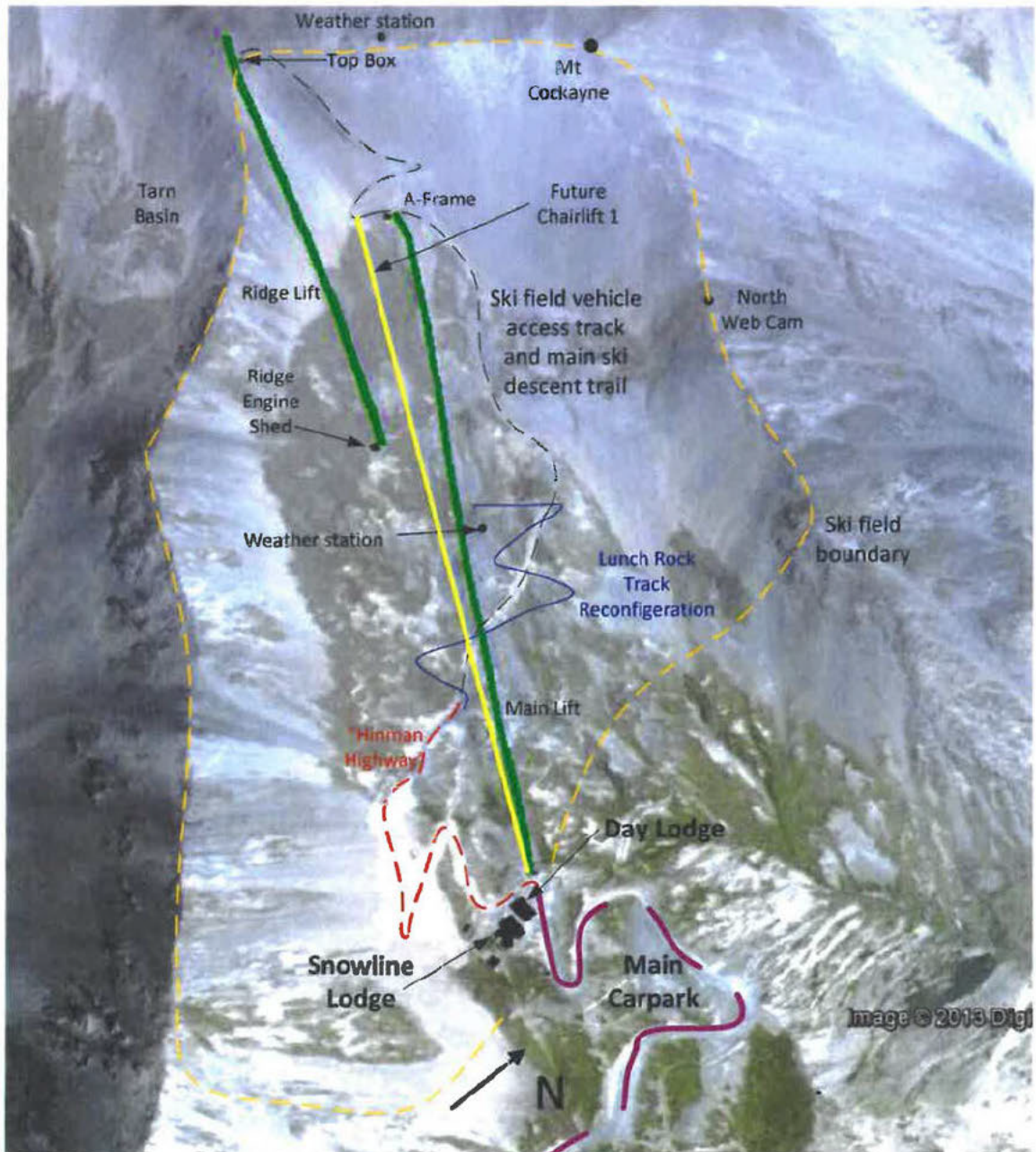
Mt Cheeseman Ski Area Facilities Plan: Main Ski Area



Plan View

Not to Scale

30 May 2013



Appendix 5: Plan of Main Ski Area

Mt Cheeseman Ski Area Facilities Plan: Near Snowline Lodge

Plan View

Not to Scale

30 May 2013



Appendix 6: Plan of Area Surrounding Snowline Lodge

Mt Cheeseman Ski Area Facilities Plan: Near Forest Lodge

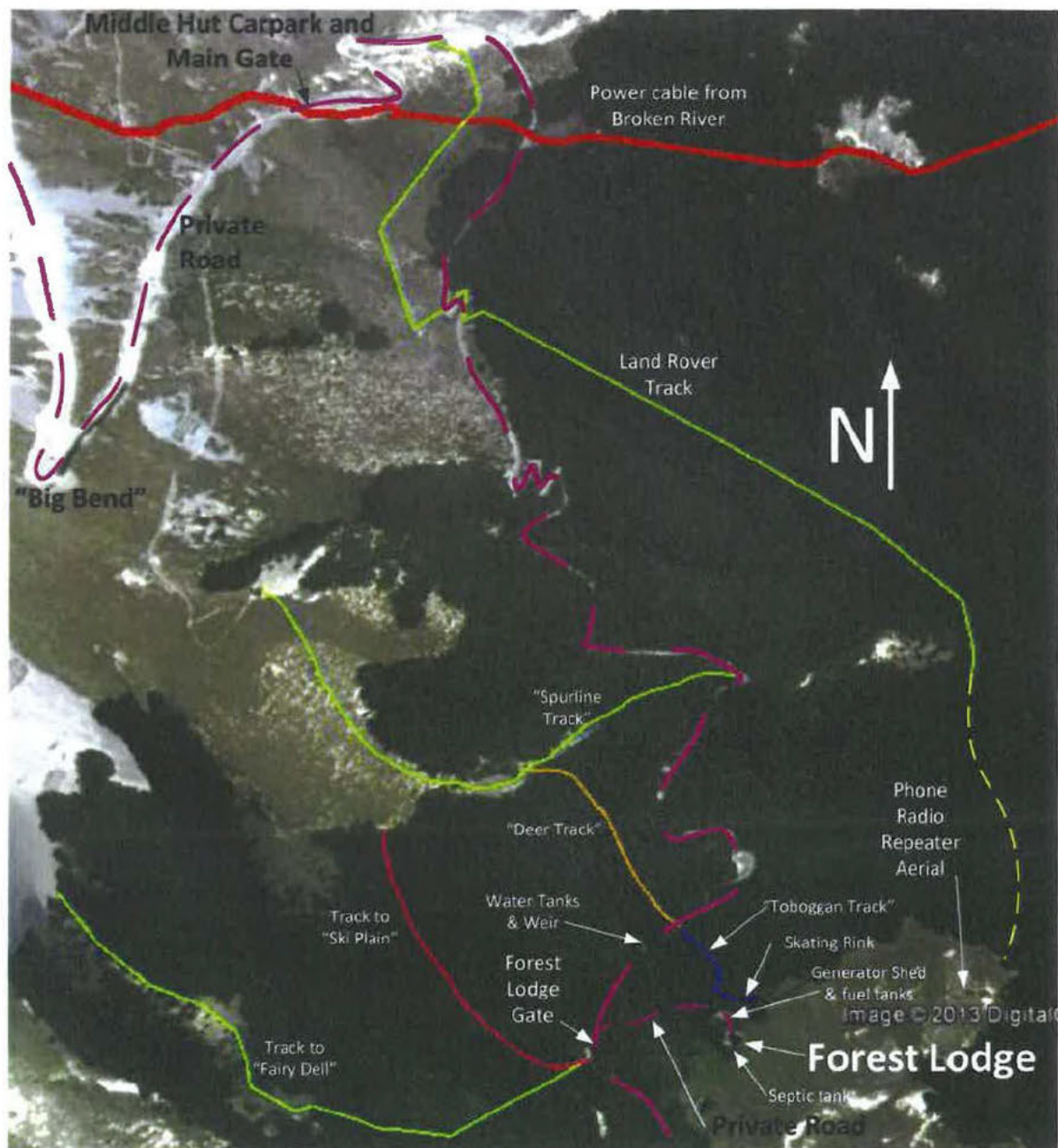
cheeseman 



Plan View

Not to Scale

28 May 2013



Appendix 7: Plan of Area Surrounding Forest Lodge

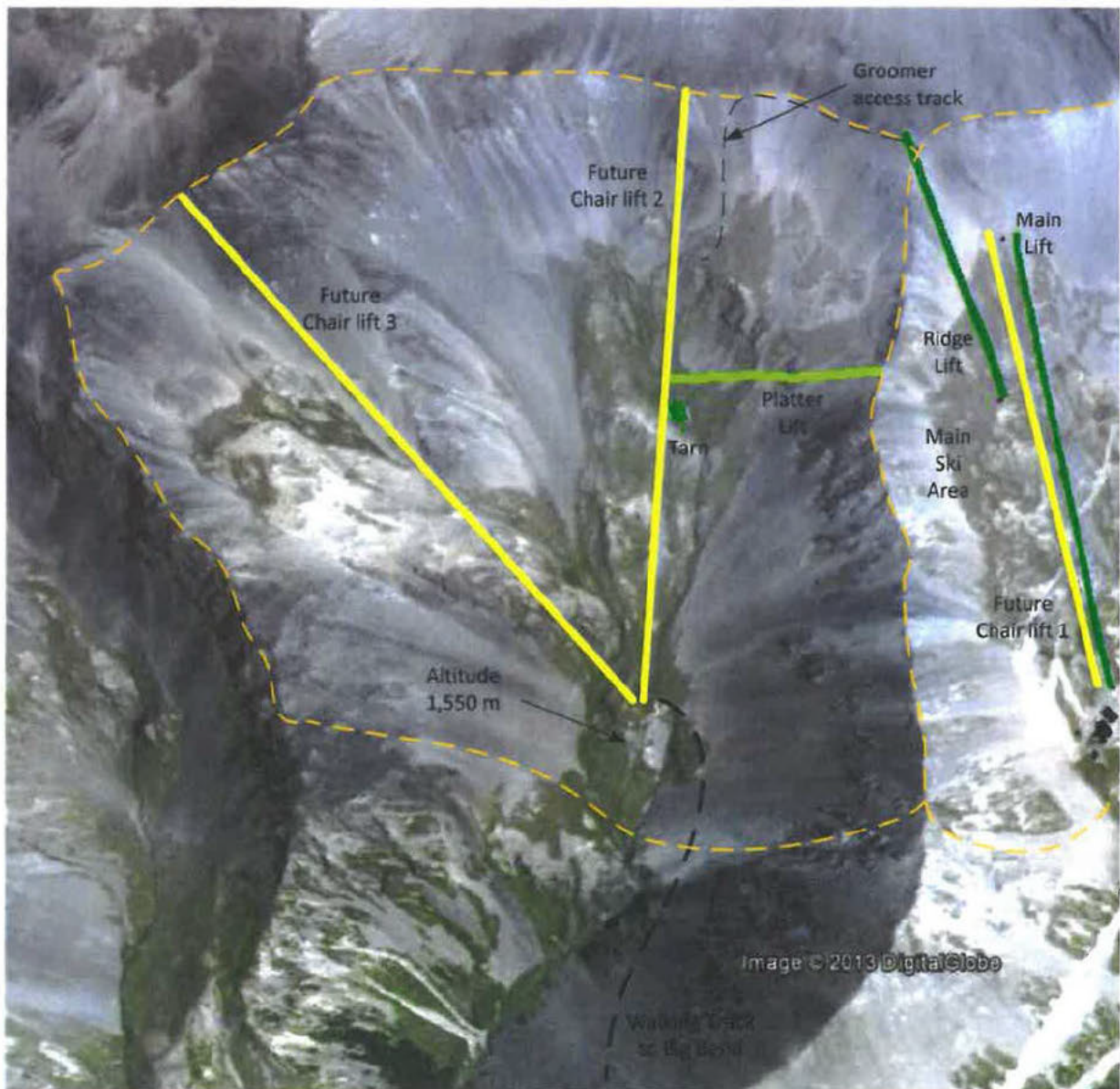


Mt Cheeseman Ski Area Facilities Plan: Proposed Tarn Basin Ski Area

Plan View

Not to Scale

30 May 2013



Appendix 8: Plan of Proposed Tarn Basin Ski Area



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

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

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

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to Department of Conservation Office closest to where the activity is proposed. The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

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

A. Description of Activity

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

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

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

Mt Cheeseman Ski Area on former Pastoral Lease (Castle Hill Station) - part Run 256

Easements - formerly included as Easement granted under the Land Act 1948, and shown on attached plan SO17780 (Appendix to Document 3b)

A. Right of Way - formerly included all of the 12km access road from the Main Gate to Snowline Lodge. The road to Middle Hut (but not the access road branching off to Forest Lodge) is now a public road. For safety reasons the Club must be able to control it during the winter months. The road above Middle Hut remains private and is included in this application for easement (Refer to plans, Appendices 1-8 to Document 3b).

B. Right to operate ski lifts and ancillary equipment, including the Main T-bar, Ridge T Bar, Fixed Rope Learners' Tow on Learners' Slope, and in future to explore the options of operating a lift or lifts in Tarn Basin.

C. Right to convey electricity - no easement existed for conveyance of electricity under the former Land Act. This application includes 3 11kV on-ground cables to the base area (workshop). In future we propose an easement for cable to Forest Lodge. A GPS survey of the exact cable route is currently being undertaken, and can be made available to DOC as part of this application (Refer to plans, Appendices 1-8 to Document 3b).

Please refer to Concession Application Document 3b containing site maps, a detailed site plan, and photographs of the site.

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

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

Most facilities exist as part of the current ski area activities. Existing buildings and ski lifts are essential for ski area activity. It is not practical to locate them away from the ski area.

Structures (including buildings, snow fences) are not included in the current easement.

B. Term

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

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

30 years - see reasoning for this in document 3b

D. Other

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