Applicant Information Form 1a
Notified or Non-notified Process

Department of Conservation
Te Papa Atawhai
New Zealand Government

Information

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: Tenanting 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[1] for.
- 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 non-payment 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

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

made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

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 ❶)	
	☒ **Registered company** (Go to ❷)	☐ **Trust** (Go to ❷)
	☐ **Incorporated society** (Go to ❷)	☐ **Other e.g. Educational institutes** (Go to ❷)

❶					
	Applicant name (individual)				
	Phone		**Mobile phone**		
	Email				
	Physical address			**Postcode**	
	Postal address (if different from above)			**Postcode**	

❷				
	Applicant name (full name of registered company, trust, incorporated society or other)	Ōhau Snow Holdings Limited		
	Trading name (if different from applicant name)	Ōhau Snowfields and Lake Ōhau Lodge		
	NZBN if applicable (to apply go to: https://www.nzbn.govt.nz)	**9429039783691**	**Company, trust or incorporated society registration number**	Company
	Registered office of company or incorporated society (if applicable)	Baker Tilly Staples Rodway Level 2, 329 Durham St Christchurch 8013		
	Company phone	+64 4389 885	**Company website**	**www.ohau.co.nz**
	Contact person and role	[redacted], General Manager / Director		
	Phone	+64 4389 885	**Mobile phone**	[redacted]
	Email	[redacted]		
	Postal address	P.O.Box 51 Twizel.	**Postcode**	7944

	Street address (if different from postal address)	2295 Lake Ōhau Road Lake Ōhau	**Postcode**	9412

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	16 May 2024
Name of DOC staff member	Nicci Mardle
Name of person who had the pre-application meeting with DOC	Rob Young

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: Tenanting 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[8]
- Easements[9]

[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/

- Land based guiding[10]

[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:

Easement application - Form 3C. (Young, 2025)

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).

Ōhau Snow Holdings has now been operating since 1986 as one of New Zealand's premier medium size snowfields. The Directors are [redacted]. They are well known concessionaires of the Department.

OSHL has an existing concession (CA/272/SKI) which has recently been updated with a variation which includes a concession to construct a second chairlift.

This application is being made as the current OSHL concession has less than 6 years until its expiry date (April 2032). With the Ōhau Snowfields and Ōhau Lodge currently being marketed this short time to expiry has become a barrier to potential purchasers.

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

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	Ōhau Snow Holdings Ltd
Does your organisation require a purchase order number for invoicing purposes?	☐
If yes, please provide the number here:	
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	[redacted] General Manager / Director	Date	29 June 2026

For Departmental use			
Credit check completed			
Comments:			
Signed		**Name**	
Approved (Tier 4 manager or above)		**Name**	



CONCESSION APPLICATION FOR ŌHAU SNOWFIELDS 2026

Licences and Leases Form 3B

ABSTRACT

Concession application for Ōhau Snowfields for licences and leases 2026

Prepared for Ōhau Snow Holdings Ltd by:

Rob Young Te Manahuna Consulting Ltd.

Te Manahuna Consulting



Skiing the freshies beside perfect groomers on the Boulevard.

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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.

Introduction

This part of the application covers the licence area, and the lease areas including the base buildings, structures and other facilities which are required to enable the continued operation of the Ōhau Snowfields Area which has been under its current lease since 2003 and been operating in this area since 1956.

The application follows the format set out in Form 3B. The application is supported by the following expert reports:

- Ōhau Snowfields Landscape and Visual Assessment (Blakely Wallace Associates, 2025).
- Botanical Assessment of the Ōhau Snowfields and Road Access Easement, and Hemi's Basin (Wardle, 2025).
- Lizards and Invertebrates at Lake Ōhau Skifield (Knox , 2025).
- Ōhau Snowfields Bird Survey 2025, (Young R. , 2025).

In addition, numerous external sources are cited or quoted and are either noted in the citations (References), or as footnotes.

Background

Ōhau Snowfields is owned by Ōhau Snow Holdings Limited (OSHL). It is located in the Ōhau Range, within the South Canterbury province, although most local people regard this area as North Otago. It is a cirque basin surrounded by a broad ridgeline to the southeast and west and a sharp scarp face and arete like ridgeline to the north.

The base area is at 1480masl and the highest point Mount Sutton on the boundary of the field is 2007masl.

The ski area is in the humid and sub-humid zone within the rain shadow of the Southern Alps with up to 1000mm of rainfall and average of 1800 hours of sunshine each year, and temperatures ranging from -20C to +30C degrees. The prevailing winds are from the west and north-west with southerly flows bringing colder temperatures and snow.

There are currently three lifts providing skiing and snowboarding for all ages and levels of experience and skill.

One of the key attractions of Ōhau for many people are the unique and stunning views of both Lake Ōhau and the Southern Alps including Aoraki/Mt Cook.



Photo 1 : View from the ridge at the top of Ōhau towards Aoraki

History

Ōhau Snowfields was originally established by the Mount Cook Company and a small group of local farmers who installed a rope tow in 1956. The skifield was established on what was then the Avoca pastoral lease. The first road to the skifield with 40 hairpin corners was completed in 1956. The Mount Cook Company continued to operate the skifield until 1963 when the Eames family who owned Ōhau Lodge purchased it and ran it in conjunction with the Lodge.

The third skifield road with seven corners, (the current one) was built between 1975 and 1978. It superseded the second road with 23 corners. In 1978 the T-bar was installed, and the planting of alders began to try and stabilise the road margins.

The skifield was sold to the Lake Ōhau Skifield Company Ltd in 1978 by the Eames. The platter lift and a fixed grip beginners lift was installed in 1978/79. Ōhau Snow Holdings Ltd was established in 1985 and eventually purchased Lake Ōhau Lodge. The new Day Lodge was built in 1986 replacing the original Wigley Hut built in 1958 which has now been demolished. A major avalanche in the winter of 1986 destroyed the platter lift and impacted the base of the T-bar. In 1989 the current owners, Mike and Louise Neilson moved to Lake Ōhau Lodge and began managing the Lodge and Snowfields as an integrated business again eventually becoming the personal owners.

As a result of a decision by the Neilson's to invest in upgrading the skifield, in 2004 a new chairlift was installed and in 2008 a major project to install snowmaking infrastructure was completed. From 2008 for four consecutive years the Ōhau Snowfields won the New Zealand Ski Area service award for the best commercial ski area in New Zealand.

Current business operations

Description

Ōhau Snowfields operates a modern best practice ski area during the winter season from late June to early October (around 100 days). The area has a unique atmosphere that can be described as being a small commercial field with a club like character.

While small compared to the other major commercial fields it has been progressively developed in the last twenty years and notably is powered by mains power rather than fossil fuels except for the platter lift and the emergency generator. The major developments during this time, include the provision of mains power via an underground cable, the installation of a double chairlift and an extensive snow making system.

The area employs around 30 staff during the season in Management/Operations (2), Maintenance (1), Ski School (10), Ski Patrol (4), Rentals (1), Lifts (3) Cafe/Office (6), Groomers (2) and a Bus driver (1).

The area has a safety and operations system which is outlined in the document Ōhau Snowfields Safety Management System or OSFSMS. (OSHL, 2024).

The area is a member of the national ski industry body, the Ski Areas Association of New Zealand.

Economy

The area is an important asset to the regional economy and has attracted around 25-40 percent of the total regional skier visits for the last 16 years, (Figure 1: Ōhau and Regional Skier Visits, pg. 50). Between 2008 -2024 the average skier days per winter season have been 15,170. The 2024 season saw a record number of skier days at 18,626, despite the number of open days being below average at 77. The average number of skiers per day has steadily grown over the last 10 years. In 2024 Ōhau had its biggest day ever with 780 skiers/boarders on the field. The 2025 season has seen this level of use continue despite a season with limited early – mid winter snowfall.

Clientele

The business is based on a wide and varied range of clientele including day visitors, Lodge guests, school groups and race training teams.

- General

The majority of clientele is a mixture of both locals and visitors from wider New Zealand who are engaging in a healthy sport and visiting the great outdoors. Many of the clients are repeat visitors attracted by the unique character of the field. Some of the residents and holiday makers at Ōhau Village are keen skiers, as are a few locals and families from Twizel and Omarama. A significant number of the skier days are guests who are staying at the Lodge for a weekend or extended stay. In recent years there is also an increasing number of day visitors from both Wanaka and Queenstown (especially younger folk) because of the growing pressure on the southern fields and the attractiveness of Ōhau as a smaller field.

- Schools

Several schools in the area as far away as Oamaru utilise Ōhau Snowfields for their winter skiing and snowboarding programmes. They usually include instruction as part of each daily visit to the field.

- Race training

International ski race teams from the northern hemisphere have now been visiting New Zealand ski areas to train in their summers for a number of years. They use several of the South Island areas for their training, including Ōhau. These teams often include some of the top ski racers in the world. The international ski team visits usually happen in a six-to-eight-week period from late July onwards. They are

attracted by the guaranteed snow as a result of the snowmaking facilities and exclusive access to areas for race training.

Teams that have trained at Ōhau include teams from the USA, Norway, Sweden, Austria, Japan and Finland. They bring with them ski racers, coaches and technicians and each team ranges in size from 4-30 people. Usually there are one or two teams on the mountain training each day during the race training season weeks. As a result, these teams provide a significant economic benefit to the ski area and the local community, many staying in accommodation in the wider area, which helps sustain the ski area as a viable winter season business.

Status of the conservation land

The public conservation land where the Ōhau Snowfields is located is stewardship land and part of Ruataniwha Conservation Area, (NaPALIS ID 2805048). The legal description of the land title is Otago Land District: Section 1 SO 413831.

Authorisations

The facilities which have been put in place since the 1950's described below have been authorised initially by the Department of Lands and Survey between 1958 and 1987, and subsequently from April 1987 onwards by the Department of Conservation. Refer to the following concession documents, (DOC, 2005) (DOC, 2014), (DOC, 2025).

Planning

Ōhau Snowfields is located inside the territorial authority of the Waitaki District Council and is subject to the planning rules set out in the Waitaki District Plan (Waitaki District Council, 2010), and the provisions of the Conservation General Policy (Department of Conservation, 2005) and the Canterbury Conservation Management Strategy (CMS), (Department of Conservation, 2016).

Waitaki District Plan

The ski area is within the Rural Scenic Zone and is part of the Outstanding Natural Landscape in the Waitaki District Plan.

Conservation General Policy

The Conservation General Policy covers the issue of skifields under Policy 11.1 as follows:

Policies 11.1 All activities

11.1 (a) Any application for a concession or other authorisation will comply with, or be consistent with, the objectives of the relevant Act, the statutory purposes for which the place is held, and any conservation management strategy or plan.

11.1 (b) All activities on public conservation lands and waters which require a concession or other authorisation should, where relevant, avoid, remedy or mitigate any adverse effects (including cumulative effects) and maximise any positive effects on natural resources and historical and cultural heritage, and on the benefit and enjoyment of the public, including public access.

11.1 (c) The Department and all concession and other authorisation holders should monitor the effects of authorised activities on natural resources, historical and cultural heritage, and the benefit and enjoyment of the public, including public access, to inform future management decisions.

11.1 (d) Concession and other authorisation holders will be responsible for the safe conduct of their operations, including the safety of staff, clients, contractors, and the public, and compliance with relevant safety standards and legal obligations.

11.1 (e) The policies below for the activities specified are to be considered in conjunction with policies 11.1 (a) to 11.1 (d).

Canterbury CMS

The Canterbury CMS provides for skifields under policy 2.2.9. Under this policy the following points are noted:

a) *Require all ski fields to operate under a valid concession from the Department*

b) *May allow further development of existing authorised ski fields, where their natural values are already affected, in preference to the development of new ski fields*

c) *Should, in considering the development of existing authorised ski fields, take a precautionary approach to the approval of new structures and terrain modification and consider both the likely longevity of the field in the face of climate change, and any land remediation and facility removal requirements should the ski field cease to operate*

d) *Where practicable, encourage non-skier and/or non-ski season visitor use of the ski field, and visitor use beyond the ski field consistent with outcomes at Place*

e) *Should provide opportunities for conservation advocacy and interpretation.*

Licence Areas

Two separate licence areas are being applied for as part of this application. The first is the existing licence area (143ha), with some minor modifications to ensure it includes all the current assets, which increases it size to 170ha. The second area is for the adjacent Hemi's Basin (72ha), to the southeast of the main licence area principally for associated slack country snow activities.

Main licence area

The proposed main ski area licence encompasses 170ha of land that is within the Ruataniwha Conservation Area. The proposed area includes all the assets of Ōhau Snowfields and the potential skiable terrain from the existing lift facilities. The lower boundary cuts below the base facilities and carparks. Some of these assets appeared to lie outside the old lease area described in the current concession and the boundary has been adjusted to include them.

The proposed boundary crosses the road below the carparks and drops to 1420m below the platter lift and weir and pumphouse, it then follows the edge of the northern scarp face and prominent scree gully to the sharp ridge at 1680m. It then runs west along the ridge to point 1952m above the benched face. The boundary then follows the ridge around to point 1918m then around the head of the cirque basin and screes to Mount Sutton before descending the scarp ridge to 1865m. At this point it drops down the edge of the prominent scree all the way to the workshop and carpark, (Map 1: Licence Area and key features, pg. 45).

Hemi's Basin licence area

The second and new licence area, encompasses the cirque basin to the east of Mt Sutton known as Hemi's[1] which is a popular slack country ski and snowboarding area. The area (72ha) is outlined in both Map 2: Overview of Main and Hemi's licence areas (pg. 46) and Map 3: Hemi's - overview of basin and access (pg. 47) and has a range of terrain from steep to moderate. It is also within the Ruataniwha Conservation Area.



Photo 2: Hemi's in winter

Currently the only explosive avalanche control undertaken in this area, is heli bombing for the control of the three paths which threaten the road access, and this would continue to be the case. Initially the use of it as part of the snowfield operations would be restricted to days when the slack country is open via the gate to the ridge above the existing chairlift. Access to this area is currently controlled by the Boundary Closure and the Backcountry Access Policy, (OSHL, Visitor Safety Information, 2025), using this gate and sign out system, (Map 1: Licence Area and key features, pg. 45).

In future, if the second chair (the "Chair Way") is installed a backcountry control gate and line would be established at the entry point on the ridge above this basin east of Mt Sutton, (Map 2: Overview of Main and Hemi's licence areas, pg. 46). When the "Chair Way" is operating this will mean the route to Hemi's from the top of the "Chair Way" will involve walking half the current distance and only a 45m elevation gain compared to the current climb of over 185m. Contrary to the suggestion in the botanical assessment (Wardle, 2025, p. 60), OSHL will not be building a cat track along this route to the top of Hemi's from the top of the "Chair Way". Cat tracks are built to enable traversing and gentle downhill ski and snowboard access. This route is all easy slopes and gradients, (and even with a cat track), it would require visitors to walk given the altitude gain that is required to reach the future gate and entry point to Hemi's.

[1] Hemi was the name of a snowboarder who first ventured to the basin. The name of the basin has colloquially become known as Hemi's and hence this is what has been used in this document despite there being no "S" in the Maori language.

The only potential development within this area would be the construction of a narrow exit trail about 120m long around the western ridge encompassing this basin to allow skiers and snowboarders to easily exit the basin to the base area and then connect to the existing trail from the Café backdown to the Double Chair[2]. Currently most skiers and snowboarders exit by dropping down to the access road and then walking 600-700m up the road to the base buildings. This ski out exit is a key advantage for those using Hemi's, (Map 3: Hemi's - overview of basin and access, pg. 47). The major benefit will be environmental because the current exit route from Hemi's funnels everyone into one gully down on to the road. This will mean this ski/foot traffic does not continue to impact the vegetation and soils in this sensitive area (about 140m) between the tarn at NZTM 1342957E; 5097456N and the road edge. One of the key reasons for this impact is the snow melt in the spring. This means this area is often not well covered in snow, and it has to be walked which causes some damage to the vegetation as a result of the wet nature of the gully.

The construction of such a trail would be undertaken with a small excavator and subject to the cleaning protocols outlined under the Environmental Impact Assessment (pg. 30), which will minimise the likelihood of weed spread along such a trail.

This issue of this vegetation impact was also noted in the botanical assessment (Wardle, 2025, p. 59). It is suggested in this report that a stairway structure could be built down to the road. This option is not favoured by OSHL because of the length and cost of such a structure, but more importantly as the snowline retreats due to climate change the distance that needs to be walked will potentially increase and such a structure will not be effective in preventing this damage without continued extension.

Road avalanche paths licence area

A licence is required for the avalanche path areas above and below the access road. There are eight avalanche paths above the road which all cross the road and require occasional avalanche control generally after a major storm cycle but sometimes with the warm temperatures of spring. The start zones range in altitude from 1260 - 1860masl. The runout zones all cross the road and range in altitude between 1000 – 1400masl. The licence area is illustrated in Map 8: Road Avalanche Paths – (pg. 54).

Airstrip licence area

A non-exclusive licence is required for the airstrip which is situated on public conservation land south of the Lodge and adjacent to the Pilot's and the Cottage buildings at the base of the mountain – the central grid reference of the strip is 1346216E; 5096765N. The licence area totals 3ha, refer to Map 17: Airfield and Staff Accommodation (pg. 104).

This airstrip was built in 1960 along with the pilot accommodation above the strip by the Mount Cook and Southern Lakes Tourist Company and still provides light aircraft access to the Lodge and Snowfields. This area has been licenced to Ōhau Snow Holdings for 40 years.

[2] Note that this track would not be ~600m long as noted in the botanical assessment (Wardle, 2025, p. 60).



Photo 3: Airstrip viewed from staff accommodation

Activities applied for under the snowfield licences

The ski area requires a licence enabling the full management and control of all the activities relevant to the operation and control of an alpine inbound and out of bounds snowfield. This includes the following activities:

Lift operation

Safe operation of the lifts for the public, racing teams and staff. There are currently three lifts providing skiing and snowboarding for all ages and levels of experience and skill. There are two small beginner / intermediate areas one with a Sno Mat lift with a capacity of 1200 skiers per hour, and a second with a Doppelmayr platter lift. The main lift is a Doppelmayr double chairlift with 14 towers, which is located in the centre of the basin with an uphill capacity of 700 skiers / hour. The vertical rise of the main chairlift is 400m to 1825masl. A further chairlift has been approved, (but is not yet constructed), as part of a variation completed in 2025, to the concession CA/272/SKI, and signed by OSHL in October 2025. Further detail on this is provided under “Future developments –currently approved under CA/272/SKI”, (page 16).

Carpark

Safe operation of the carpark in all conditions when open. Parking is available for up to 200 cars in the twin level carpark. Overflow parking occurs down the road on very busy days and infrequently cars can be parked down to the bottom of Hemi’s, (600m down the road). On weekends and during holidays parking is managed by staff as required to ensure the efficient use of the parking space and to maximise the occupancy of the carpark.



Photo 4: Carpark scene post storm

Day Lodge, Café and Toilets

Café operation including the sale of food and beverages at the “Avalunch Café” is located in the Day Lodge. The retail operation includes the sale of a limited range of snow sports accessories. No alcohol is sold at the café or on the field. The Day Lodge provides shelter for clients and can cater for around 100 people in an emergency situation. The café also includes some interpretative information on behalf of

DoC about the Ruataniwha Conservation Park. The public toilets which are part of the Day Lodge building are connected to a septic tank system (2000l), which is part of the easement concession application. See (Young R. , OSHL3C Easement Concession Application, 2025)



Photo 5: Cafe and DOC map of Ruataniwha Conservation Park

Hire of equipment

The hire of ski and snowboarding gear is undertaken in the separate rental department adjacent to the Daylodge. Equipment including a range of skis, snowboards, boots, poles, helmets and clothing is available for hire. This equipment is used extensively by the visiting school groups.

Snowsports instruction

Provision of snowsports instruction is provided within the main licence area for both skiing and snowboarding for all ages. School groups from the local towns and as far afield as Oamaru are a significant and regular part of the instruction programme. There is a team of around ten instructors during the season providing instruction for beginners to experts and all ages.

Race training and coaching

Race training and coaching for international race teams from the Northern Hemisphere for six to eight weeks each winter. This involves significant preparation including snowmaking and grooming of the slopes on the Towers and Shirtfront trails. During training these race training areas are closed to other skiers for safety reasons.



Photo 6: Race training in action

Ski patrol

The area needs to maintain a safe environment for visitors. This requires a comprehensive snow safety programme, rescue and first aid service. This is operated in accordance with best practice and industry standards and guided by the Ōhau Snowfields Safety Management System (OSFSMS).

These operations include the following:

- Day to day ski patrol operations including safe opening of the field, marking hazards, regular patrols of the ski area, administering first aid, transporting injured patients to the base area, chair evacuation if required due to weather or breakdown and overall safety of the staff and clients on the field.
- Operation and management of helicopters for rescue purposes[3]
- Avalanche hazard management and control

Snow safety and avalanche hazard management

Snow safety, avalanche hazard management and control for the main licence area includes:

- Monitoring and observation of the weather, snowpack, terrain and avalanche activity.

[3] Most rescue transport from the field for seriously injured people is now undertaken by a rescue helicopter rather than via ambulance and road.

- Mitigation of avalanche hazards through control via explosives and ski cutting post storm or wind event.[4]
- Storage, use of and disposal of explosives. The explosives are stored in a locked safe on field.[5]
- Avalauncher[6] use for avalanche control on the field paths.
- Operation of helicopter access.
- Implementing the avalanche rescue procedure in the event of an avalanche.
- Heli bombing within the main licence area and the road paths when required.[7]



Photo 7: Controlled slab avalanche release below the ridge

Snow safety, avalanche hazard management and control outside of the main licence area includes:

- Public advice about avalanche hazard outside the licence area in the surrounding slackcountry areas, such as Hemi's, Roller Drome and Lake Dumbell, using the New Zealand Mountain Safety Council (NZMSC), system. There are two NZMSC avalanche advisory boards on the field, one at the Café and one at the gate to access the ridge and backcountry.
- Closure and signing out for slack country and backcountry access through the gate at the top of the chairlift. When the backcountry is open then backcountry access can only be gained through the gate. Ōhau Snowfields support the "Backcountry Touring Access Guidelines"[8] (FMC & NZAC, 2019), and utilise them when access is requested by ski tourers. Backcountry access procedures are described

[4] Ōhau has a current Location Test Certificate (renewed in 2024).
[5] As per the SAANZ Snow Blasting Standard Operating Procedures.
[6] An Avalauncher is a pneumatic cannon used by ski patrols to trigger preventative avalanches
[7] As per the SAANZ Snow Blasting Standard Operating Procedures.
[8] Backcountry Touring Access Guidelines published by FMC and NZAC.

in the Visitor Safety information (OSHL, Visitor Safety Information, 2025), and on the website, (OSHL, Visitor Safety: Safety at Ōhau Snowfields, 2025).



Photo 8: Slack country - skiing in Roller Drome to the north of main licence area

Grooming

The operation of grooming machinery as required and during suitable conditions to ensure the smooth operation of the ski area and satisfied customers. Ōhau has three Piston Bully groomers two of which are winch groomers, which are used extensively during the winter season to ensure top class snow conditions for snowfield clientele. Grooming of the snow surface and movement of snow (both natural and manmade snow), is essential to provide snow covered ski trails and access to all parts of the licence area as required, especially in the early part of the season. This occurs across all the established ski trails and immediate surrounding areas including Sno Mat, Platter, Sun Run access (cat track), Easy Off, Craigs Way, Mikes Meander, Boulevard, Towers, Luge, Shirtfront, and the Café Bypass.

Grooming is also an essential part of the preparation of race training courses and in particular the course that is usually prepared for the international teams on the Towers and Shirtfront trails from top to bottom.

Snowmaking

The operation of snowmaking system on a 24-hour basis, during suitable conditions to ensure the smooth operation of the ski area and satisfied customers. Snowmaking is currently undertaken over 4km of trails and an area of 12ha, (Map 14: Ōhau Snowmaking System - facilities requiring a footprint lease, pg.89). Snowmaking involves the pumping of water from the weir dam and pond fed by “Skifield Creek” via the pumphouse located next to the weir and inlet, up 300m vertical to the reservoir at 1720masl. The reservoir constructed in 2008 covers an area of 0.4ha and has a capacity of 11,400m^3. The snowmaking system is then fed by gravity below the 1600masl and by pump above this level. It is powered by mains power sourced from the renewable energy company, Meridian Energy Ltd.

There are 23 permanently mounted TechnoAlpin lance snowguns, 2 permanent TechnoAlpin fan guns and 5 mobile TechnoAlpin fan guns. There are 19 hydrants which provide access to water for feeding the mobile snowguns.

There are three active consents for the snowmaking operation granted by ECAN, which expire in 2044. Refer to Table 6: Snowmaking Resource Consents, pg.97.



Photo 9: Snowmaking in action

Snowmaking may include the addition of the additive Snomax[9] as part of the snowmaking process. Snowmax[10] provides a number of advantages to the snowmaking process which can only occur in a narrow range of temperature and humidity conditions. It is expensive so is used sparingly. Water that contains Snomax freezes faster and more evenly and lasts longer. The result is significantly more snow and better snow quality. The snow lasts longer and is easier to manage.

Snomax is a biological material whose proteins in small numbers catalyse the formation of ice crystals. It is used on ski slopes as an additive to snow-making water in order to produce better snow at higher temperatures. Snomax is produced from inactivated micro-organisms and is harmless to the health of humans, animals and plants. No negative effects of Snomax have been observed on vegetation.

The efficiency of a snowmaking system can be measured with the aid of various parameters. Different systems can be compared with each other based on the water consumption, energy input, the quantity of snow generated and the amount of time spent on slope preparation. At the beginning of December 2013, the independent Brendle Group studied the difference between making snow with and without Snomax at Kirkwood Mountain Resort.

[9] Snomax is a trade name.
[10] http://www.Snomax.com/company/Snomax-film.html

The test carried out in real conditions in Kirkwood Mountain Resort confirms the positive effect of Snomax in many respects. Snomax produced up to 90% more snow with an extra 3.5% of water and the same amount of energy. The differences in warmer temperatures and high levels of atmospheric humidity are particularly pronounced. In total, therefore, relatively less water and less energy are needed to generate the same amount of snow of a better quality. At the same time less input is required from the snow operations team. This reduces the overall operating costs and, most importantly, it is good for the environment. The lower expenditure of energy and water brings lasting advantages in respect of the environment.

Helicopter operations

The ski area needs to be able to utilise helicopters for rescue, safety, avalanche management, maintenance and construction purposes in the easement, lease and licence areas. Avalanche management may require the landing and bombing of areas outside of the easement and licence areas for the purpose of protecting the safety of visitors especially in the case of the road. There is a designated helipad at the field situated behind the Ticket Office.

Summer slope (rock) grooming and tracking

Extensive slope grooming and tracking has occurred in the past in order to create the trails that are now a feature of Ōhau and machine access to the lifts in summer and winter. In total around 38ha or 22 percent of the proposed main licence area has been modified over time, (Map 4: Ōhau Snowfields - Modified Surface Area, pg. 48). While no more extensive slope grooming or tracking is currently planned some summer season rock picking is required periodically across these established trails.

This is because the frost heave is continually pushing rocks out of the ground, and they become an issue as they both damage the groomer tracks when grooming the ski trails in winter and can become a hazard for skiers and snowboarders. This is undertaken in the summer months on the established trails and the rocks are lifted out of the ground and set down in an area where they will not be an issue.

Telecommunications

The skifield operation requires the daily use of a VHF radio system. However, there are no telecommunication structures within the licence area or on any public conservation land. The radio repeater for the Ōhau Snow Fields is located in Ōhau Village.

The webcams are linked via a long range Motorola wifi system. Data for the snowmaking system is transmitted via underground data lines as part of the snowmaking reticulation and is included in the Easement application, (Young R. , OSHL3C Easement Concession Application, 2025).

Photography and filming (including the use of drones)

The ski area undertakes photography and filming for ski area advertising and promotional purposes on a regular basis. This will be either undertaken by staff or on contract. This material will be used in the website, brochures or for other marketing purposes for the ski area only. Aerial filming is quite likely to be done by drone nowadays so this should be covered by the concession licence. Any other filming or photography by third parties will be referred to the Department for separate concession advice and permitting.

Maintenance

The area needs to be able to undertake maintenance of all the assets included within the licence area, base area and footprint leases, including the replacement of like with like and earth disturbance. This maintenance includes water, power, telephone, sewage, snowmaking, buildings and lifts.

Snow fences

Snow fences are designed to deposit snow behind a barrier that slows the wind speed down and causes the snow to accumulate in the lee of the fence from where it can be moved or groomed and used for providing better snow coverage. They are effective both with storm snow and snow making.

There are 4 snow fences in one location, at the top of Towers Trail constructed of steel posts and removable rubber plastic fence strips with gaps between them, (Photo 36, pg.98). They are 16,50,55 and 82m long and 1.8m high and run around the west and north sides of the top of this trail.

Terrain Feature

This was constructed in 2008 along with the snowmaking development and consists of one jump on a trail beside the upper part of Towers. It is the only constructed feature on the field which is added to in the winter with groomed rollers and jumps and other mobile features like rails.

Signs



Photo 10: Interpretation sign

Directional trail signs are installed during the winter season at key junctions in the trail system. These are mounted on permanent posts at each location. At the backcountry gate at the top of the chairlift three signs are put in place each season mounted on permanent poles. (Photo 37, pg.101)

Interpretation signs are also permanently installed on Towers 3- 6 on the Chairlift. This initiative by OSHL resulted in these DoC signs being installed which are designed to invite skiers to visit the Ruataniwha Conservation Park in summer.

Future developments –currently approved under CA/272/SKI

- **The "Chair Way"**

The "Chair Way" or second chairlift to second peak has been approved under the variation to CA/272/SKI which was applied for in November 2019 and signed off by OSHL in October 2025. The construction of this chair may not be completed by the current owners of Ōhau Snowfields. However, this planned chairlift is included in this application based on the conditions outlined in CA/272/SKI, dated March 2025

[(DOC, 2025) see clauses 65-86]. These clauses are attached in **Attachment 3b:I** as "Chair Way Conditions as per CA/272/SKI – dated 14 March 2025". The application for this chairlift included landscape and ecological reports – refer to (Blakely Wallace Associates, 2013), (Young R. , 2019) and (Simpson, 2012).

The botanical assessment provides some comment on the potential associated effects of the proposed "Chair Way", (Wardle, 2025, p. 36), including the potential construction of a beginner cat track, slope grooming and base facility expansion. There is no intention or plans to undertake the construction of a beginner cat track from the top of the "Chair Way" or undertake any slope (rock) grooming. The area of skiable terrain enabled by this new lift will clearly be for non-beginner skiers and the terrain will be clearly signed as "blue" or "black" terrain for more experienced skiiers/snowboarders like the current users of this area. The issue of the base facility expansion is covered under "Future Base Area developments – conceptual", pg. 18

It should also be noted that condition 65 which is part of CA/SKI/272 does require a survey prior to construction for *Ranunculus acreaus.* There have now been five full or partial botanical surveys of the Ōhau Snowfields[11], as part of the planning for the Chair Way application and this application. Three highly qualified botanists and myself have visited the area between 2013-2025, on these five occasions. Three of these visits have included specifically looking for this plant and yet none of these plants have been found.

- **Snowmaking**

The Snowmaking Masterplan (Map 13 pg.88) includes several more lines and snowguns which have not been completed. These are small additions like Mikes Meander (3 guns), top part of Sun Run (3 guns) and the Shirtfront (2 guns). The most extensive addition is in the Powder Bank area with a total of 10 snowguns/hydrants and may require the development of a second reservoir in the Back Bowl which is also on the plan.

Other than the proposed Mikes Meander line these are unlikely to proceed in the near future but are part of what were approved when the snowmaking was approved under CA/272/SKI. These proposed extensions have been included in this application given they were part of the previous concession.

The Mikes Meander extension which may be implemented in the next 5 years would be a short line of about 240m with 3 snowguns/ hydrants laid through the existing modified trail area of Mikes Meander. This is noted in the Easement Application, (Young R. , OSHL3C Easement Concession Application, 2025) and notated on the map in the same easement application (Young R. , 2025, p. 34).

- **Additional carpark**

The area which was occupied by the old groomer shed could easily be utilised as an additional carparking area without any significant modification. Basically, all that is required is the forming of a short section of road (40-50m) from the access road at the eastern end of this area through the existing disturbed area of road batter and some resurfacing of the carpark area. This would assist in relieving the use of the access road which is utilised on big days for car parking.

[11] Simpson, 2013; Young 2019 & 2020; Gosden 2019; Wardle 2025.

Future Base Area developments – conceptual

The following future developments have been on the radar for a number of years:

- Day Lodge, Café, - extension and remodelling

- Toilets, Ticketing, Ski Patrol and Rentals – replacement of the Ticket Office, Rental and Ski Patrol building with a modern fit for purpose building that includes both these facilities and toilets and a staff room. This is envisaged as a two-storey building with a basement. The basement would accommodate the toilets, ticketing and ski hire, the first floor for management, ski patrol and staff area and a second floor with a mezzanine as a lounge area looking out over the field and in particular the Snowmat and learners' area.

The key reasons these developments will be required in the near future is the age of the existing Rentals and Ski Patrol building (48 years old), and the increasing number of days with 300+ and 400+ clients on the field. The graph Figure 2: Ōhau Snowfields Threshold Visitor Days (pg. 50) illustrates this trend. In the 2024 season the field recorded its highest ever day total at 780 and four days where the total was greater than 500.

These are noted in this application and are outlined here to indicate the potential additional buildings that may be required in the base area to extend or replace existing infrastructure. While the Day Lodge extension will require utilising the space to the west of the existing building which is relatively unmodified the other building would most likely be constructed within the existing base area modified area.

The attached plan Map 16: Footprint area for future base development (pg. 102), indicates the conceptual area that these developments will require if they proceed in the future.

Future Developments – Hemi's Basin

As outlined in the Licence Area section the only potential development within this area would be the construction of a narrow exit trail about 120m long around the western ridge encompassing this basin to allow skiers and snowboarders to easily exit the basin without walking back to the base area and then connect to the existing trail from the Café backdown to the Double Chair. Currently most skiers and snowboarders exit by dropping down to the access road and then walking 600-700m up the road to the base buildings. This ski out exit is a key advantage for those using Hemi's, (Map 3: Hemi's - overview of basin and access, pg.47). The major benefit will be environmental because the current exit route from Hemi's funnels everyone into one gully down on to the road. This will mean this traffic does not continue to impact the vegetation and soils in this sensitive area between the tarn and the road edge. One of the key reasons for this impact is the snow melt in the spring means this area is often not well covered in snow and it has to be walked which causes significant damage as a result of the wet nature of the gully.

Activities applied for under the road avalanche path licence area

Avalanche control road paths – heli bombing

The most significant avalanche control that is required outside of the main licence area is the heli-bombing of the avalanche paths above the access road, (Map 8: Road Avalanche Paths – pg. 54). The access road is an easement and applied for under the second part of this application. See (Young R. , OSHL3C Easement Concession Application, 2025). The easement area is confined to a 20m wide strip across the road and does not include the paths.

- There are eight avalanche paths above the road which all cross the road and require occasional avalanche control generally after a major storm cycle but sometimes with the warm temperatures of spring. In most cases this is done by heli-bombing[12] in the start zones of each path as required. These paths can produce avalanches large enough to bury a car or bigger, so control is imperative.
- The start zones range in altitude from 1260 - 1860masl. The runout zones all cross the road and range in altitude between 1000 – 1400masl.
- These paths can all run as natural releases so the additional impact of this control on the landscape and natural values is minimal given, they can occur without the catalyst of explosive control. There is potentially some impact from the explosion but to be effective the charges are always placed in the start zones where there will be a reasonable snow depth.
- Historically this control has been required on average between one to three times per season. However, there are also seasons when no road avalanche control is required. It is difficult to predict how much will be required in the future, but it is definitely required to ensure the safety of access road users in winters when there is significant snow cover on these slopes above the road.
- Other methods such as enforcing “no stopping zones” can be used as an adjunct to control but not as the only measure. The eight avalanche paths are outside of the main licence area but three lie mostly within the proposed Hemi’s licence area.

Avalanche control – on foot

Foot or ski access to the top of these paths may on rare occasions be chosen as the method to undertake control. This would only be the chosen method when visibility was limited, and control of the paths was considered essential before conditions allowed helicopter access. This involves foot and ski access up the ridge above the paths from the S bend corner and control with hand charges, similar to the method used for the on-field avalanche control. Clearly this method is much more time consuming and because of this is not the preferred method of management of this risk.

Activities applied for within the airstrip licence

[12] Explosives used are either Powergel™ or ANFO

Landing and takeoff of light aircraft

The landing and takeoff of 50 light aircraft per year. Any light aircraft can land on the strip with prior permission from Lake Ōhau Lodge.

Mowing of the airstrip

The 10-12m wide airstrip is mown regularly during the year to maintain it in a condition suitable for light plane landings. The area is fenced and the vegetation outside of the mown area is in a relatively natural condition mainly consisting of matagouri, bracken and browntop grass.

Ōhau Snowfields Leases - Areas requiring a lease

It is proposed that all the assets like the buildings, structures, the reservoir, snowguns and hydrants, snowfences, helipad etc be subject to individual footprint lease for each building/facility.

There is a total of 100 separate assets within the ski field licence area which require a footprint lease. All the assets are detailed in a series of tables (see Attachment 3b:A) under the categories outlined below. Photos of the assets and NZTM map references are provided for each asset in the relevant table.

Floor plans are available for the buildings if required.

Base Area Buildings: (Table 1: Base Area buildings)

1. Workshop and Groomer shed
2. Day Lodge, café and toilets
3. Rentals, ski patrol
4. Ticket Office, staff room
5. Storage shed
6. Water tanks
7. Helipad
8. Old groomer shed slab

Lifts, lift buildings and associated facilities: (Table 2: Lifts, lift buildings and associated facilities)

1. Sno Mat – beginners lift
2. Platter lift drive station and shed
3. Platter towers
4. Platter lift return bullwheel
5. Chairlift Base and Drive Station
6. Transformer/switchbox -chairlift base
7. Chairlift towers
8. Chairlift return bullwheel
9. Chairlift Top Shack

Snowmaking buildings and facilities (Table 4: Snowmaking buildings and facilities)

1. Snowmaking reservoir
2. Pumphouse – reservoir
3. Transformer /switchbox pumphouse reservoir
4. Transformer /switchbox Sun Run
5. Transformer /switchbox Crossroads

6. Pumphouse - base
7. Transformer/switchbox pumphouse base
8. Weir
9. Intake
10. TechnoAlpin permanent fan snowguns
11. TechnoAlpin lance snowguns
12. TechnoAlpin hydrants
13. Snow fences

Other Assets (Table 7: Other assets**)**

14. Avalauncher Platform
15. Signs

Hazardous fuels and goods (Table 9: Hazardous fuels and goods)

16. Explosive safe
17. Bulk diesel tank
18. Platter lift diesel tank

Off Snowfield Leases

Staff Accommodation, (the Pilots and the Cottage)

These facilities are at the bottom of the access road and west of the airstrip. They were the original pilot's accommodation established by the Wigleys and Mount Cook Skiplanes in 1960.

These buildings are utilised as staff accommodation by Lake Ōhau Lodge for up to 8 people at a time.

Details and photos of the two buildings are provided in Table 8: Staff accommodation pg.103, Map 17: Airfield and Staff Accommodation, pg.104, Photo 38, pg.105 and Photo 39, pg106.

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.**

No - all these structures / facilities are existing and need to be on this land as this is where Ōhau Snowfields has been established for 73 years and the essential element snow still arrives reliably each winter.

The other permanent structures and facilities that are planned in the near future will be within the proposed main licence area and cannot be constructed outside this area. This includes the second chairlift and completion of the rest of the snowmaking facilities as outlined in the Snowmaking System Masterplan, (Map 13: Ōhau Snowmaking System Masterplan).

- **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 - all these structures / facilities are existing or been previously approved for construction under CA/272/SKI.

The other permanent structures and facilities that are planned in the near future will be within the proposed main licence area and cannot be constructed outside this area. This includes the second chair and completion of the rest of the snowmaking facilities as outlined in the Snowmaking System Masterplan, (Map 13: Ōhau Snowmaking System Masterplan). Replacements and modifications are being considered for the base buildings including toilets, staff area, ski hire and ski patrol. However, no plans have yet been drawn up for these proposals.

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.

The main licence area, (170ha) which is larger than but includes all the area occupied by the buildings and facilities covers all the skiable terrain accessible from all the lifts and includes all the easements ((Young R. , OSHL3C Easement Concession Application, 2025)), footprint lease structures and the other features of the ski area, within the main licence area.

This larger area is essential for the legal operation of the ski area on public conservation land.

The second licence area (Hemi's) covers the most popular slack country skiing adjacent to the field in Hemi's Basin with an area of 72ha.

The third licence area is the airfield situated below the access road and the staff accommodation.

D. Exclusive possession

Do you believe you need **exclusive possession** of the public conservation land on which your structure/building is located, i.e. 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**.**

Exclusive lease for snowfield

An exclusive lease is required over all the snowfield assets like the buildings, structures, reservoir, snowguns, hydrants, snowfences, helipad etc and the hazardous goods assets as they are permanent structures and all required as part of the business of running a professional and safe ski area and in the case of the buildings are locked and inaccessible to the public. These buildings and facilities are all detailed in the section Ōhau Snowfields Leases - Areas requiring a lease (p.21) and in Table 1, Table 2, Table 4 and Table 9.

Exclusion of hunting

An exclusion of hunting within the Main Licence Area is required on a permanent year-round 12-month basis due to the conflict this causes in winter with the skifield operations and public safety, and outside the ski season to ensue staff safety with staff present on the field usually on a 7 day a week basis.

An exclusion of hunting within the Hemis Licence Area is also required for the winter operational period due to the conflict this causes with the skifield operations and public safety.

Exclusive lease for accommodation

An exclusive lease is also required for the accommodation situated at the airfield adjacent to the Lodge. This is outlined under the section, Off Snowfield Leases, (pg. 23).

E. Technical Specifications (for telecommunications sites only)

There are no telecommunication sites at Ōhau Snowfields so this section is NOT APPLICABLE.

Frequencies on which the equipment is to operate
Power to be used (transmitter output)
Polarisation of the signal
Type of antennae
The likely portion of a 24 hour period that transmitting will occur
Heaviest period of use

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.

60 years.

The term for the licence, leases and easements being sought is 60 years, longer than the current concession, because OSHL has invested a large amount of capital and is planning further improvements which require the certainty of term. The economic life of skifield developments including the buildings, lifts and snowmaking system is in excess of thirty years, and more like fifty years.

This is also an absolute minimum requirement to ensure that the current owners can progress the sale of the snowfield to prospective buyers. Certainty of a long-term occupancy is also likely to mean that the concessionaire will take good care of the public conservation land.

G. Bulk fuel storage and other hazardous substances

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.

Bulk fuel storage - diesel

The platter motor, standby generator and groomers used on the ski area are fuelled with diesel. There is one compliant Envirobulka 10,000l bulk diesel storage tank located in the top carpark next to the ticket office building, (Photo 40, pg.109).

Fuel is dispensed to the groomers and grader by a standard fuel dispenser from this tank. This tank complies with the HSNO Act and the relevant regulations.

There is also a 1000l diesel bulk fuel tank at the platter lift drive, (Photo 41, pg.109) This tank is a compliant double skinned tank with signage and fuel is hand pumped from this tank to the smaller fuel tank inside the platter drive shed, (Chemsafety, 2025).

These tanks were inspected on behalf of Worksafe in 2025 and are compliant with the appropriate regulations.

Petrol

Petrol supplies for the snowmobiles are brought to the field in 20l certified fuel containers and stored in the workshop. The combined volume of petrol in the workshop is kept below the maximum allowable quantity (50l) which triggers the bulk storage standards requiring a hazardous goods cabinet, (Worksafe, 2025).

Other Hazardous Substances Storage

The types of goods stored in at Ōhau Snowfields other than diesel and petrol are engine oil, transmission oil, hydraulic oil and other lubricants for the machinery. These substances do not require special storage facilities.

Explosives Storage

There is one explosive safe on the field for storing the explosives used for avalanche control. It is situated below the weir and pumphouse. (See Table 9, pg.108 and Photo 42, pg. 110). The explosives store (magazine) is of modern construction, fully compliant with the relevant standard, AS2187, (Australian

Government, 1998) and located in an isolated site away from public and staff. The explosives storage has a current 2024 Location Test Certificate (Figure 3: Explosives Safe Location Compliance Certificate, pg.111). .

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.

H. **Environmental Impact Assessment**			
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**
Ōhau Snowfields	Tall tussock grasslands and other native vegetation	The facilities are all existing and have been constructed over the last 73 years. The construction of these facilities have all had various effects on the vegetation ranging from the removal of vegetation to the replacement with other species like browntop in order to revegetate disturb areas. The effect is dependent on the type and size of the facility.	In sensitive areas an ecological assessment has been completed during the planning stage which is taken into account in the construction phase. Design has tried to avoid and minimise where possible the removal of and damage to vegetation. Where feasible the replanting of tussocks and other native vegetation has been undertaken. Staff are briefed on the importance of the minimising and avoiding unnecessary damage to vegetation. Ensuring the damage is restricted to the final build platform.

H. **Environmental Impact Assessment**			
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**
Ōhau Snowfields	Landscape and visual features	The Ōhau Snowfields has been established for 73 years and is an accepted part of the landscape but the various parts of the field can have an impact on the landscape and visual qualities of the space.	New developments which are going to have an impact on landscape are subject to a landscape assessment. Construction is always done to best practice and current standards. For instance, banks are battered and excavated material placed and landscaped so as to minimise the impact and effect on the surrounding area. Areas have been allowed to naturally revegetate without continued disturbance. In situations where vegetation is removed such as snow tussocks these will be removed and then replanted after completion of the earthworks. Structures and buildings are painted or constructed of materials which are sympathetic to the environment, e.g. towers are painted in a green tone, buildings are timber clad and oiled.

H. **Environmental Impact Assessment**			
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**
Ōhau Snowfields	Soil, scree, vegetation and water	Erosion due to storm flows of water down trails and tracks.	Water tables and culverts are installed to carry water flow. These are maintained to ensure they do not block or cause significant scouring of the substrates or vegetation.
Ōhau Snowfields	Vegetation and undisturbed natural features	Damage to the vegetation from vehicle and machinery activity outside the winter season.	Machinery and vehicles use the established trails and tracks to access areas of the field for maintenance and do not drive over pristine areas.
Toilets and septic system	Water quality and clean air	Sewage spill or overflow which either pollutes the site or the water table.	Maintain the waste process to prevent odour developing and empty the septic tank regularly to prevent an overflow situation. In the event the toilets or sewage system malfunctions for an extended period then the field would be closed or portable toilets brought in until it was repaired.

H. **Environmental Impact Assessment**			
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**
Groomed areas within the licence area during the winter season.	Tall tussock grasslands and other native vegetation Fragile soils	Oil, diesel and hydraulic fluid spills. Damage to vegetation when there is a shallow snowpack.	Maintain the groomers in top condition with regular maintenance including the regular checking of hydraulic hoses. Mop up any spills which do occur by using best practice spill retrieval techniques and preventing any spillage into waterways. Removing any affected snow from the site to an appropriate site for disposal. Avoiding grooming areas with shallow snowpack and uncovered vegetation.

H. **Environmental Impact Assessment**			
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**
Snow making areas and use of Snomax	Tall tussock grasslands and other native vegetation	Snomax is a biological material whose proteins in small numbers catalyze the formation of ice crystals. It is used on ski slopes as an additive to snow-making water in order to produce better snow at higher temperatures. Snomax is produced from inactivated micro-organisms and is harmless to the health of humans, animals and plants. No negative effects of Snomax have been observed on vegetation.	No negative effects of Snowmax on the environment have been reported in the literature. In total, therefore, less water and less energy are needed to generate the same amount of snow. At the same time, less input is required from the snow operations team. This reduces the overall operating costs and most importantly, it is good for the environment. The lower expenditure of energy and water brings lasting advantages in respect of the environment.
Fuel storage	Soils, vegetation and water	Fuel spillage damaging vegetation, soils or entering water.	Bunded or double skinned fuel storage facilities at base area and the platter lift tank.

H. **Environmental Impact Assessment**			
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**
Base area and trails and tracks	Generally, weed free environment	Importing new weeds and spread of existing weeds.	Utilise OSHL's onsite construction machinery including grader, excavator and other vehicles for most maintenance work. Removal of any weeds and seeds by ensuring all contractors water or steam blast their machinery prior to bringing it onto the site. Timely removal of existing noted weed infestations to avoid further spread.[13]
Ski area and especially around the base area	Clean unspoilt environment	Rubbish left around the area during and after the ski season	Daily rubbish and recycling system is in place during the season. Rubbish and recycling is regularly transported to the Twizel Resource Recovery Centre. Ongoing cleanup by staff outside of the winter season once the snow has melted.

[13] See (Wardle, 2025).

H. **Environmental Impact Assessment**			
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**
Ōhau Snowfields	Visitors	Human impacts on the environment	Provision of facilities like toilets and daily rubbish disposal. Managing ski traffic to minimise impacts on the environment like where there is a shallow snowpack.
		Exposure of visitors to the conservation park and its values via the interpretation signs on towers 3-6 and other publicity material.	Positive benefit to for PCL.
		Healthy outdoor activity which has positive benefits for the individuals both visiting and engaging in snow activities.	Positive benefit to for PCL.

H. **Environmental Impact Assessment**			
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**
Avalanche control	Vegetation and the clean environment	Possible damage to vegetation and manmade structures.	This damage is the collateral for running a safe ski area for the public. Natural avalanches are likely to occur without control so there is limited additional effect. Regular avalanche control minimises the chances of a large and very destructive avalanche event and hence the damage caused by natural or artificial releases.
		Remains of exploded charges littering the slope in summer. Unexploded charges on the slope.	This litter (if any) is cleaned up when the snow has melted. OSHL has standard procedures for unexploded charges as part of its avalanche control procedures[14].

[14] Ōhau has adopted the SAANZ Snow Blasting Standard Operating Procedures

H. **Environmental Impact Assessment**			
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**
Slack country (e.g. Hemi's)	Natural quiet and low visitation	Increased visitors to this area may affect the experience of other backcountry skiers. Increased visits to the backcountry are also a positive as active backcountry recreation is a key objective of protecting and making these lands accessible.	The level of current slack country use is low. It is anticipated that this will increase with construction of the second chairlift. But the effect will be low as Hemi's is not used by many other users in the winter months.
Ōhau Snowfields	Climate	Contributing to climate change through the operation of the area	The majority of the operation is powered by renewable mains power electricity from Meridian Energy. Snowmax is used to make the snowmaking more efficient and use less energy. Bus transport is provided from the Lodge to the field reducing the number of car trips up the access road. Researching the use of organic diesel for snow groomers which are now the most significant use of diesel.

H. **Environmental Impact Assessment**			
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**
Ōhau Snowfields	Local and regional economy	Positive contribution to both the local and regional economy	The operation makes a positive economic contribution through providing a recreational opportunity to the local and regional economy through employment, accommodation and food and beverage. The maintenance and operation of the the facilities also provides a positive economic opportunity for the snowfield staff and others in the local and regional economy whether they be suppliers of services or equipment.
Drone operation and filming	Natural quiet	Noise for visitors	Minimise the use of drones in and around the areas where people are concentrated. Use of modern drones with low decibel rating.

I. Other

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

The Attachment 3b:I contains extracts from relevant reports on the Landscape, Botanical and Fauna values.

Attachments

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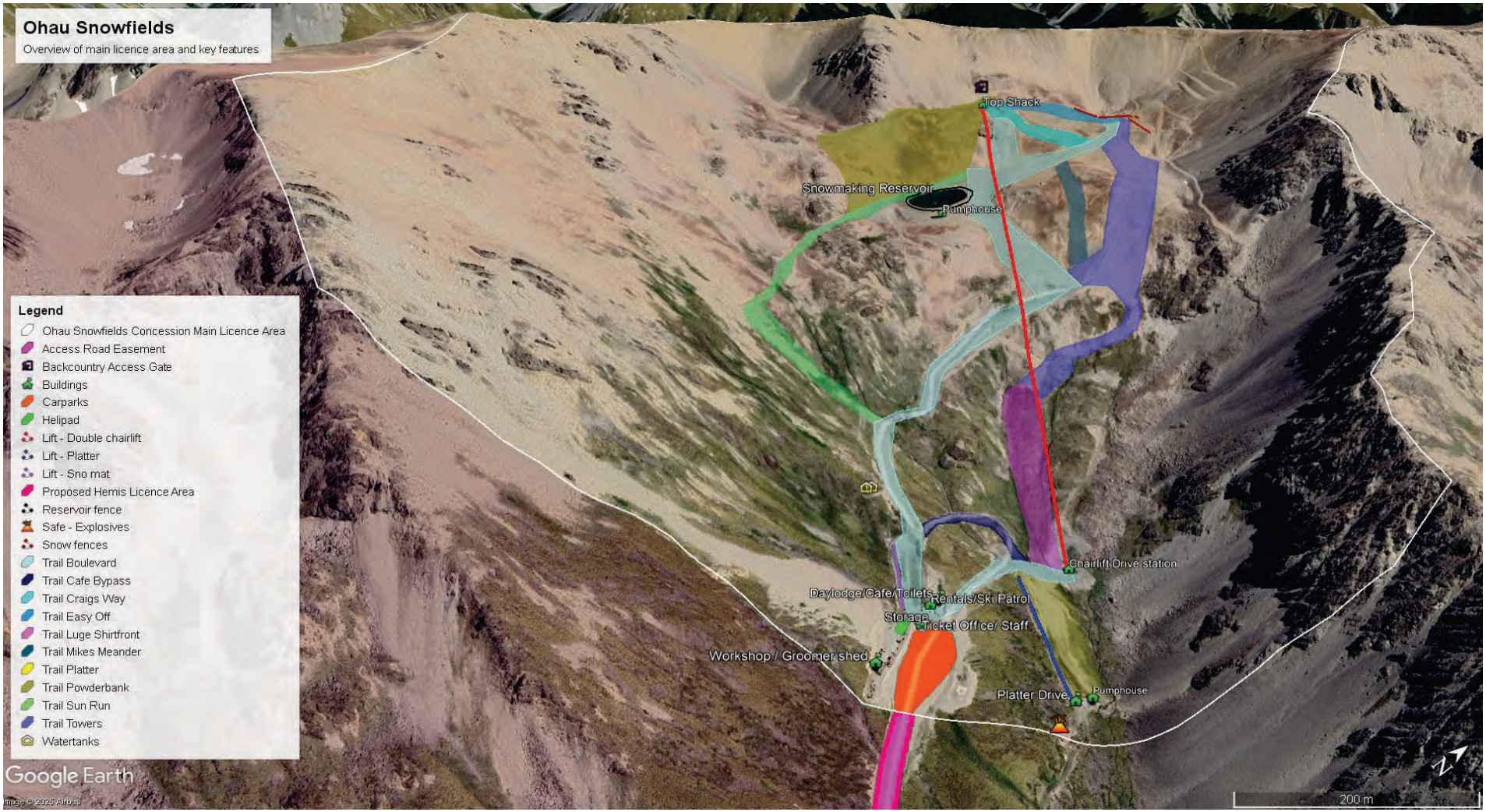
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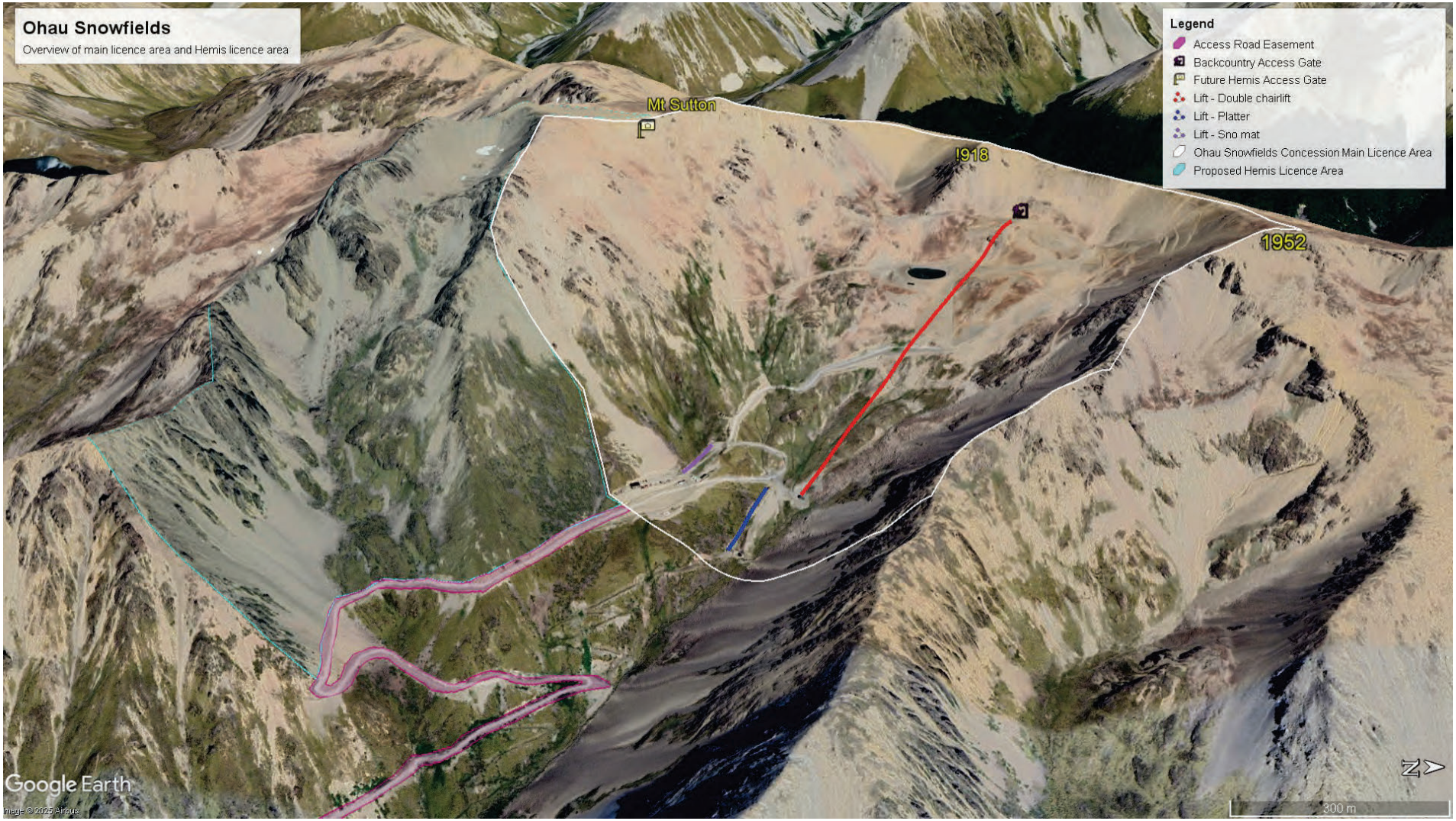
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Attachment 3b:A

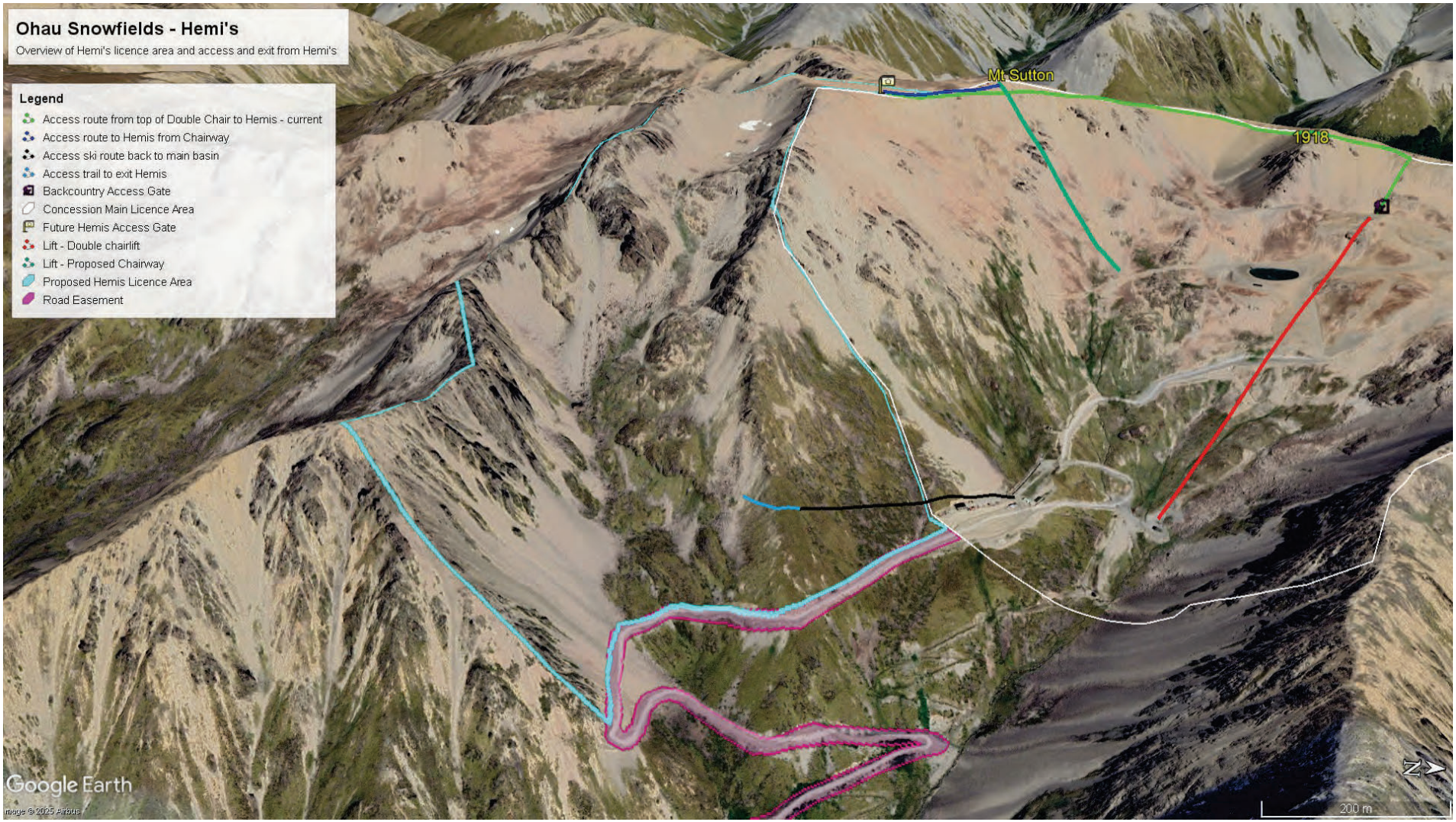
Maps of licence areas



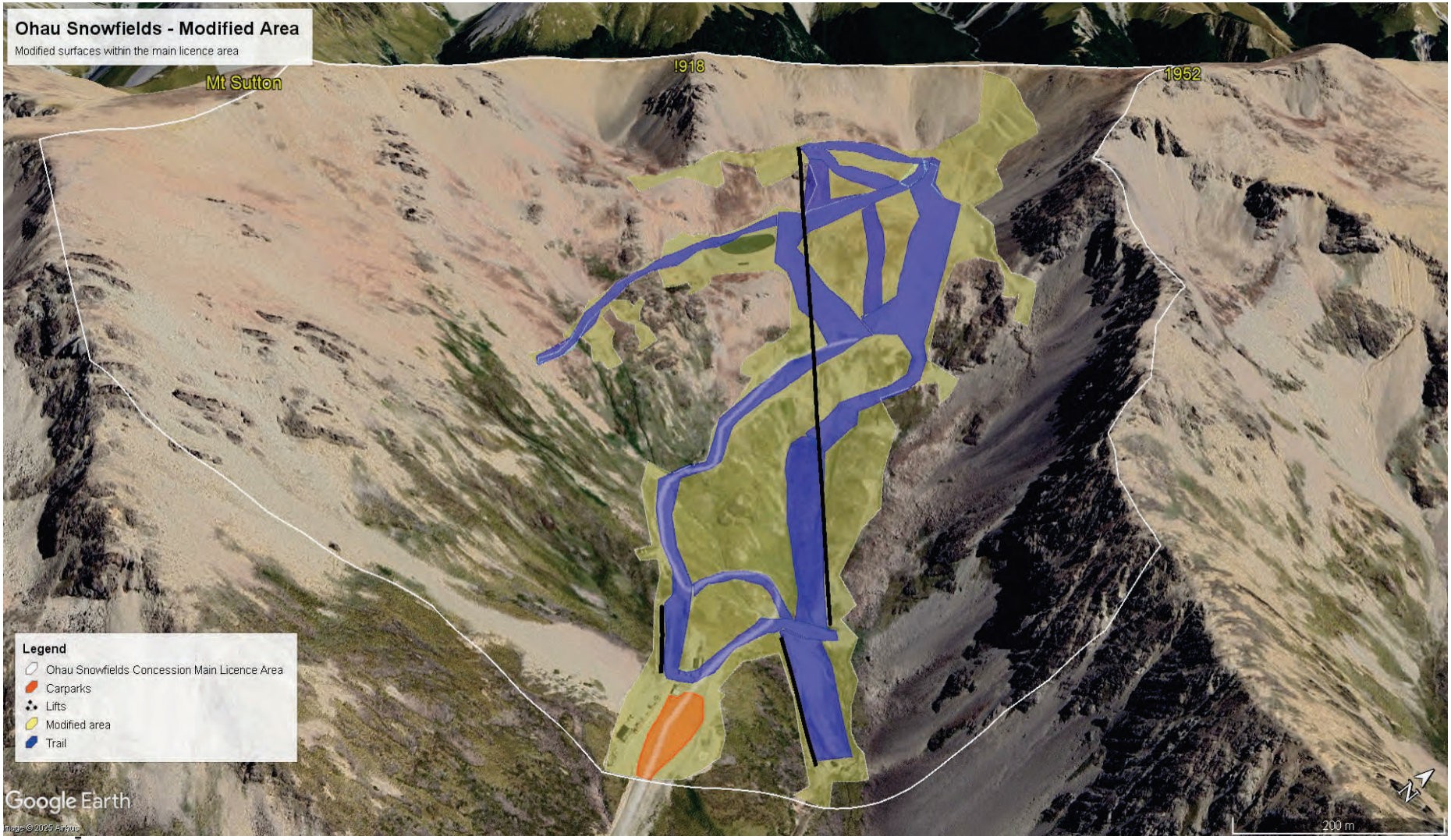
Map 1: Licence Area and key features



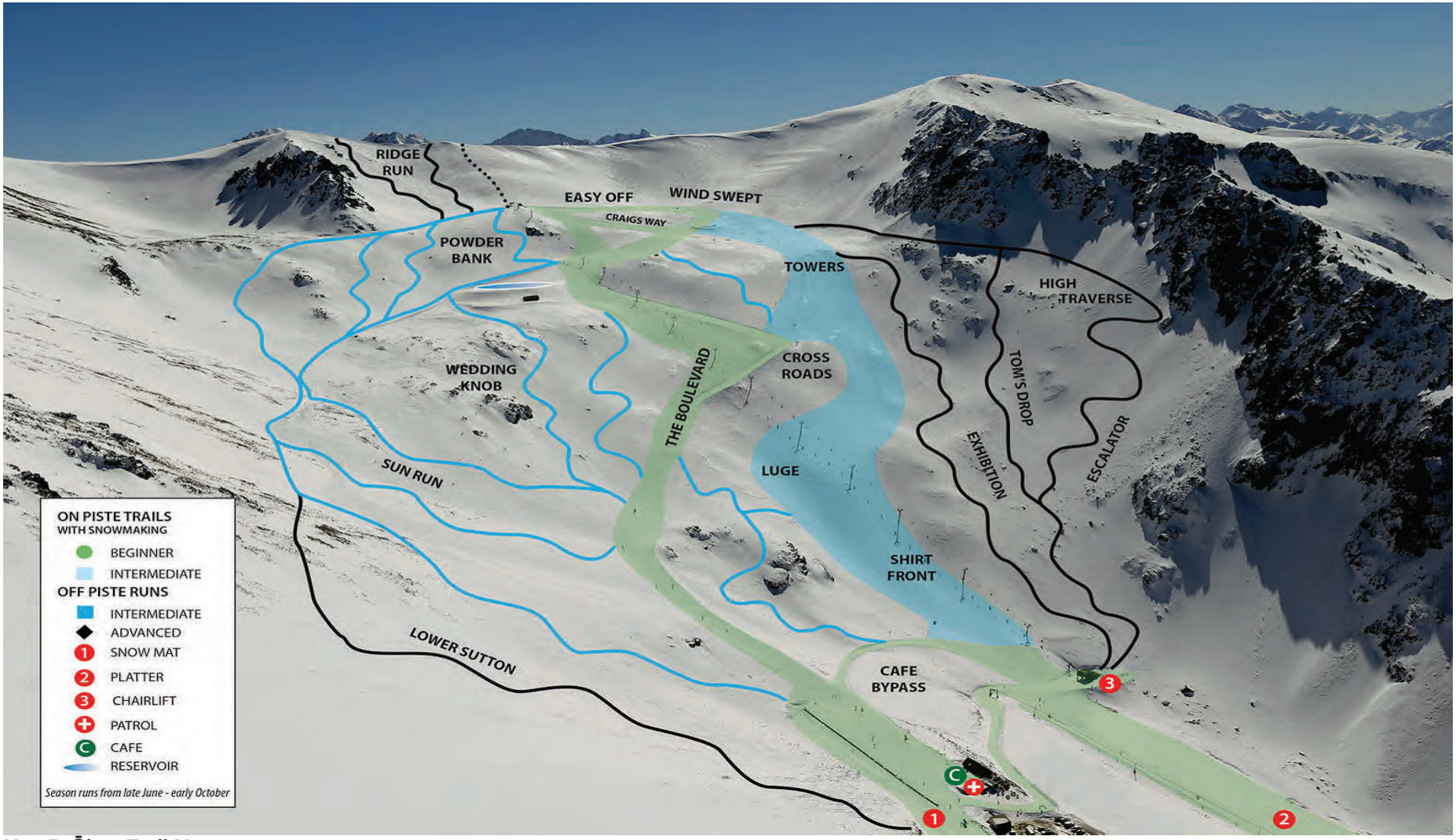
Map 2: Overview of Main and Hemi's licence areas



Map 3: Hemi's - overview of basin and access



Map 4: Ōhau Snowfields - Modified Surface Area



Map 5: Ōhau Trail Map

Visitor Numbers

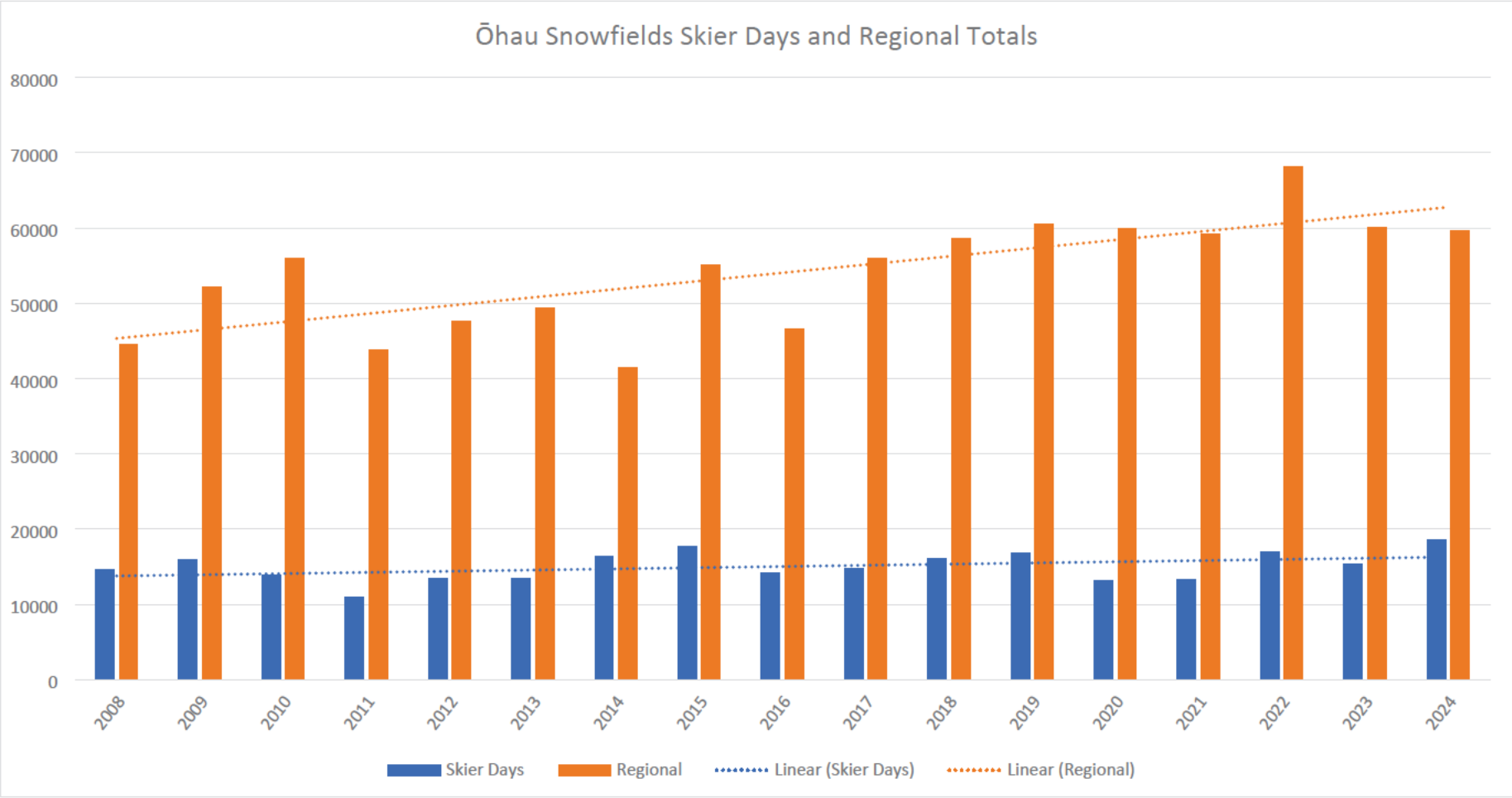


Figure 1: Ōhau and Regional Skier Visits

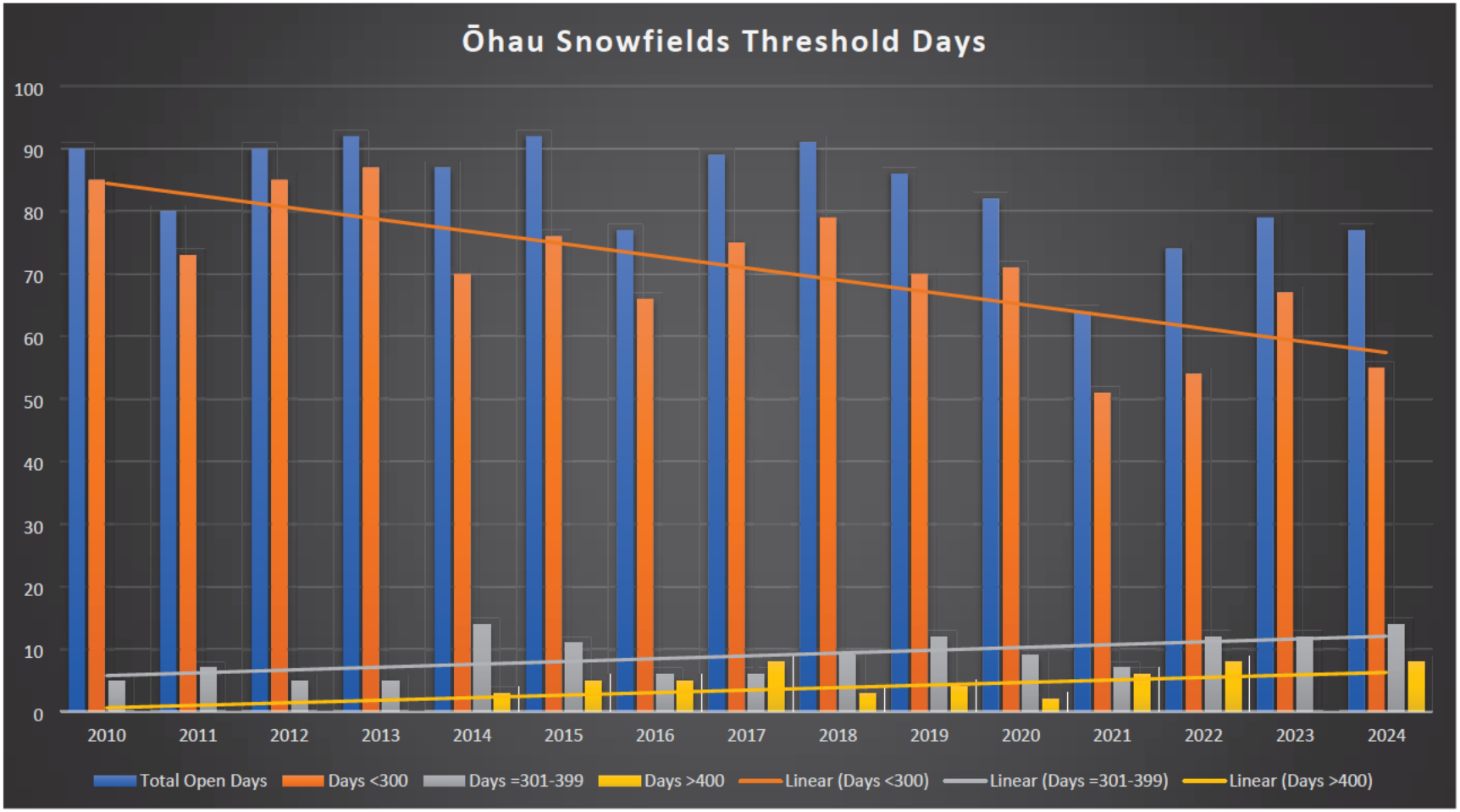
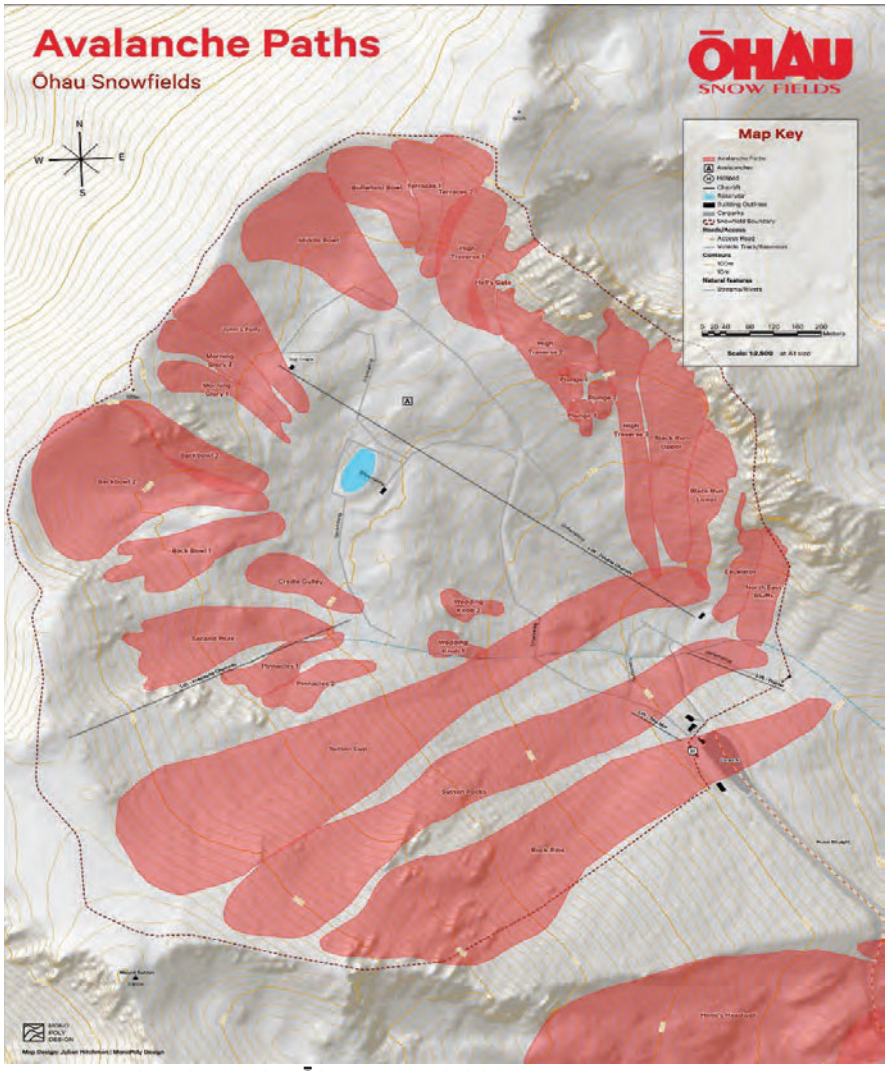
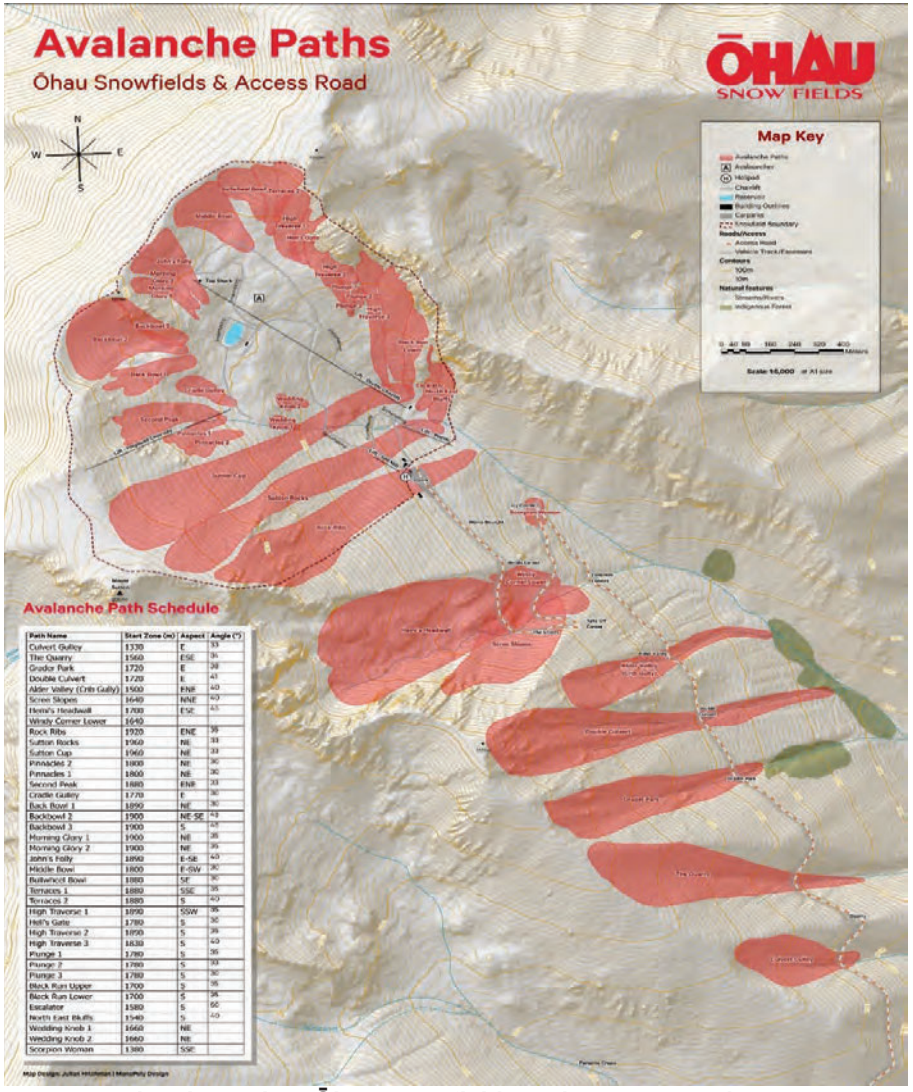


Figure 2: Ōhau Snowfields Threshold Visitor Days and trendlines

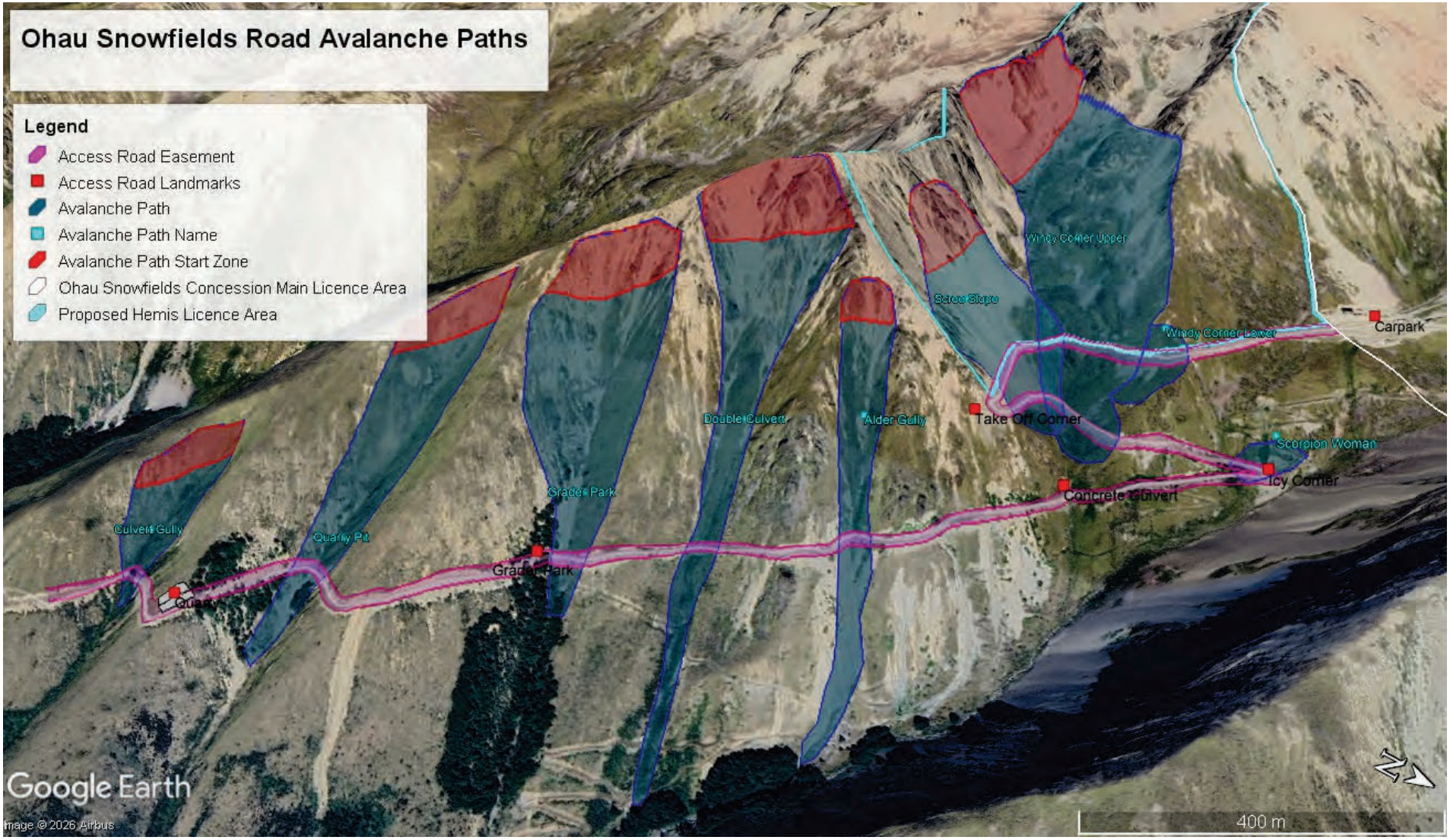
Avalanche paths



Map 6: Avalanche Paths Ōhau Snowfields



Map 7: Avalanche Paths - Ōhau Snowfields and Access Road



Map 8: Road Avalanche Paths

Leases for buildings, structures and other assets

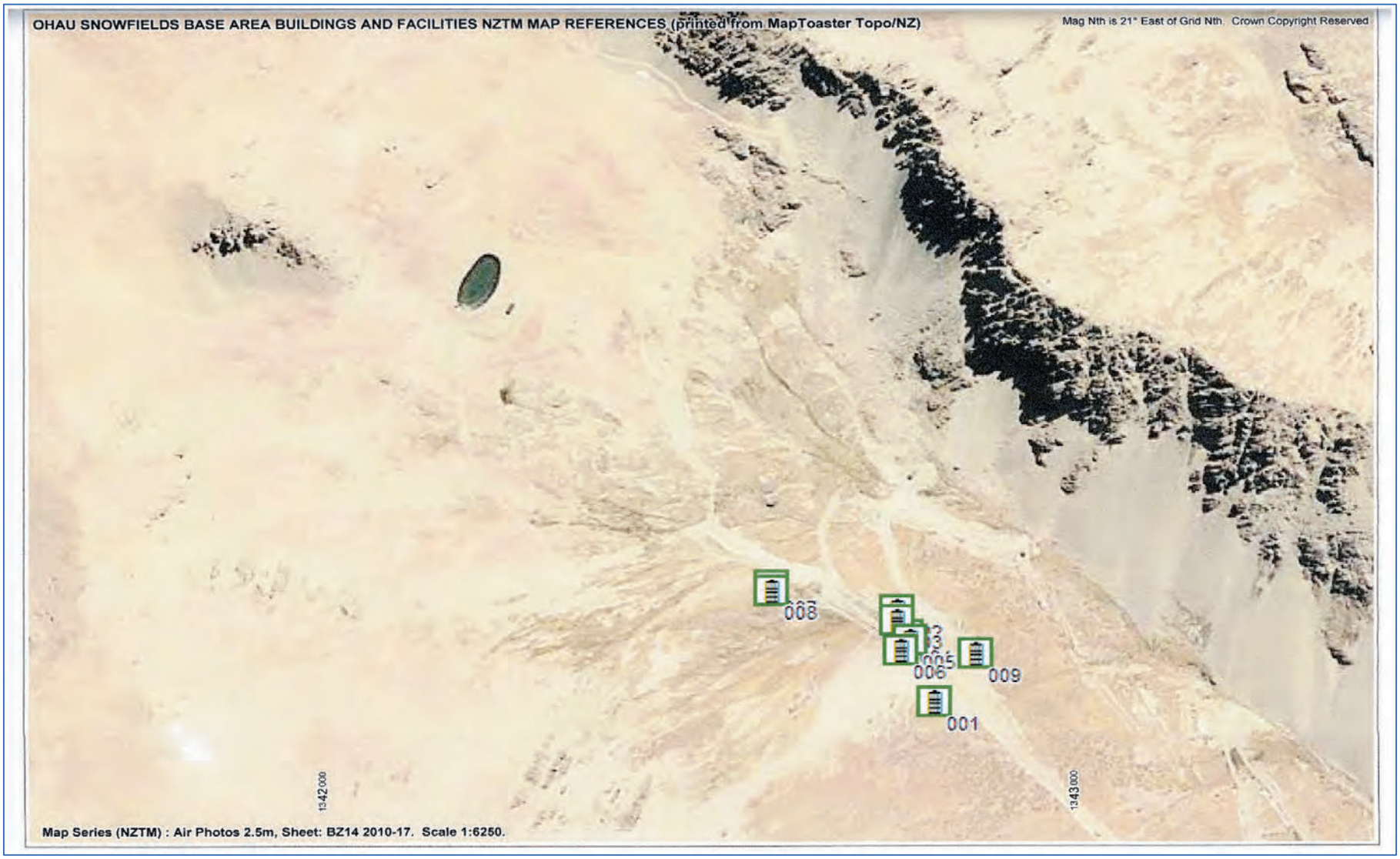
Base Area buildings and facilities

Base area buildings and facilities								
Name	**Map reference @ Map 9**	**NZTM East**	**NZTM North**	**Photo reference**	**Purpose**	**Area main building m^2**	**Area of ancillary features (deck etc) m^2**	**Construction**
Workshop and groomer shed	001	1342818.0	5097931.9	Photo 15	Engineering workshop and groomer storage	190		Roof – zincalume Exterior – steel lattice and zincalume Foundation- concrete slab
Day Lodge, café and toilets	002	1342767.9	5098070.2	Photo 11	Visitor day lodge, café, toilets.	89	74	Roof – corrugated iron Exterior – board and batten Foundation- concrete
Rentals, ski patrol	003	1342768.0	5098054.9	Photo 12	Ski hire, ski patrol HQ and first aid room, apartment for ski patrol to stay overnight when doing snow safety[15].	134		Roof – corrugated iron Exterior – wooden cladding Foundation- timber piles

[15] Only utilised very occasionally.

Base area buildings and facilities								
Name	**Map reference @ Map 9**	**NZTM East**	**NZTM North**	**Photo reference**	**Purpose**	**Area main building m²**	**Area of ancillary features (deck etc) m²**	**Construction**
Ticket office, staff room	005	1342786.0	5098025.9	Photo 13	Ticket office and staff room,	70		Roof – corrugated iron Exterior – board and batten Foundation- concrete slab
Storage shed	004	1342779.0	5098032.9	Photo 14	Storage.	38		Roof – corrugated iron Exterior – wood Foundation- concrete
Helipad	006	1342772.0	5098008.9	Photo 17	Helicopter landing area for helicopter for evacuation and other purposes	160		
Water tanks (2)	007 008	1342601.0 1342600.0	5098106.9 5098099.9	Photo 16	Water storage. Each tank has a capacity of 22.500l.	20		Concrete
Old groomer shed slab	009	1342873.0	5098003.9	N/A	Old slab from destroyed groomer shed	94		Concrete

Table 1: Base Area buildings and facilities



Map 9: Base Area Buildings and Facilities NZTM Map References



Map 10: Ohau Base Buildings and Facilities



Photo 11: Daylodge, cafe and toilets



Photo 12: Rentals and ski patrol



Photo 13: Ticket office and staff room



Photo 14: Storage shed



Photo 15: Workshop and groomer shed



Photo 16: Watertanks



Photo 17: Helipad

Lift buildings and facilities

Lifts, lift buildings and facilities								
Name	**Map reference** Map 11	**NZTM East**	**NZTM North**	**Photo reference**	**Purpose**	**Area main building/ asset m²**	**Area of ancillary features (deck etc) m²**	**Construction**
Sno Mat	010A 010B	1342753.0 1342671.0	5098026.9 5098081.9	Photo 18	Sno Mat beginner lift	194		Steel and rubber mat Concrete foundation
Platter lift drive station and shed	011	1342930.0	5098126.9	Photo 19	Diesel motor and controls for the platter lift.	16		Roof – corrugated iron Exterior – board and batten Foundation- concrete slab Steel tower
Platter towers	012-014	Various. See Table 3.	Various. See Table 3.	Photo 20	3 platter towers	1.7		Steel towers etc
Platter lift return bullwheel	015A 015B	1342746.0 1342740.0	5098211.9 5098213.9	Photo 21	Bullwheel return structure	7.0		Steel towers, bullwheel and concrete pad and counterweight

Lifts, lift buildings and facilities

Name	Map reference Map 11	NZTM East	NZTM North	Photo reference	Purpose	Area main building/ asset m²	Area of ancillary features (deck etc) m²	Construction
Chairlift base and drive station.	016	1342784.0	5098274.9	Photo 26	Drive station structure and mains powered electric drive. Standby diesel generator for running the base facilities and base area lifts.	63		Roof – corrugated iron Exterior – board and batten Pillars and foundation- concrete
Transformer/ switchbox - chairlift base	017	1342789.0	5098280.9	Photo 23	Electrical supply to snowmaking system	4		Concrete pad and steel boxes
Chairlift towers	018-031	Various. See Table 3.	Various. See Table 3.	Photo 24 Photo 25	14 chairlift towers	18.5		Steel towers etc
Chairlift return bullwheel	032	1342082.0	5098768.9	Photo 26	Bullwheel return structure	22.7		Steel towers, bullwheel and concrete pad and counterweight

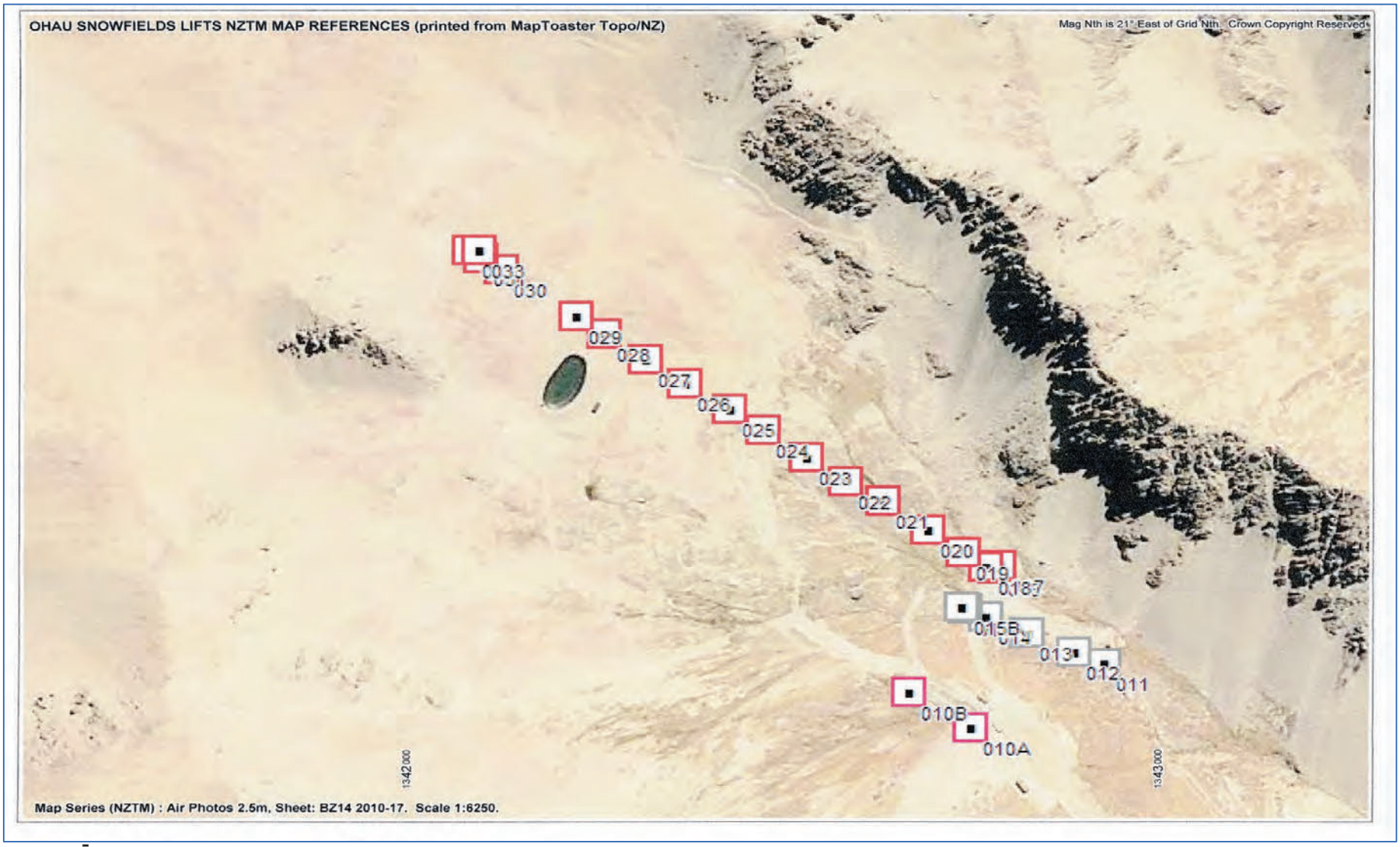
Lifts, lift buildings and facilities								
Name	**Map reference** Map 11	**NZTM East**	**NZTM North**	**Photo reference**	**Purpose**	**Area main building/ asset m²**	**Area of ancillary features (deck etc) m²**	**Construction**
Chairlift Top Shack	033	1342095.0	5098770.9	Photo 27	Top hut for lift operator and ski patrol shelter.	10		Roof – corrugated iron Exterior – board and batten Foundation- concrete slab

Table 2: Lifts, lift buildings and associated facilities

PLATTER AND CHAIRLIFT TOWER NZTM GRIDS

Group	Map ID	Colour	Description	NZTM East	NZTM North
PLATTER	012	Grey	PLATTER TOWER	1342891.0	5098145.9
PLATTER	013	Grey	PLATTER TOWER	1342828.0	5098173.9
PLATTER	014	Grey	PLATTER TOWER	1342772.0	5098198.9
CHAIRLIFT	018	Red	TOWER 1	1342773.0	5098276.9
CHAIRLIFT	019	Red	TOWER 2	1342742.0	5098298.9
CHAIRLIFT	020	Red	TOWER 3	1342696.0	5098335.9
CHAIRLIFT	021	Red	TOWER 4	1342636.0	5098379.9
CHAIRLIFT	022	Red	TOWER 5	1342586.0	5098408.9
CHAIRLIFT	023	Red	TOWER 6	1342533.0	5098447.9
CHAIRLIFT	024	Red	TOWER 7	1342474.0	5098489.9
CHAIRLIFT	025	Red	TOWER 8	1342429.0	5098521.9
CHAIRLIFT	026	Red	TOWER 9	1342371.0	5098562.9
CHAIRLIFT	027	Red	TOWER 10	1342317.0	5098600.9
CHAIRLIFT	028	Red	TOWER 11	1342263.0	5098639.9
CHAIRLIFT	029	Red	TOWER 12	1342224.0	5098666.9
CHAIRLIFT	030	Red	TOWER 13	1342125.0	5098738.9
CHAIRLIFT	031	Red	TOWER 14	1342098.0	5098757.9

Table 3: Platter and Chairlift Tower NZTM grid references -see Map 11



Map 11: Ōhau Snowfields Lift Towers NZTM Map References



Photo 18: Sno Mat - beginners lift



Photo 19: Platter lift drive and shed



Photo 20: Platter lift and towers and TechnoAlpin lance snowguns



Photo 21: Platter lift return structure and bullwheel



Photo 22: Chairlift base and drive station



Photo 23; Transformer and switchbox at chairlift base



Photo 24: Chairlift and towers



Photo 25: Tower and concrete base



Photo 26: Chairlift return structure, bullwheel and counterweight. Tower 14 behind person on chair.



Photo 27: Top shack and chairlift return structure



Photo 28: Avalauncher platform

Snowmaking buildings and facilities

Snowmaking buildings and facilities								
Name	**Map reference** Map 12	**NZTM East**	**NZTM North**	**Photo reference**	**Purpose**	**Area main building m²**	**Area of ancillary features (deck etc) m²**	**Construction**
Reservoir	034	1342208.0	5098567.9	Photo 30	Water storage for snowmaking	3000		Rock and scree with rubber seal Netting fence
Pumphouse – reservoir – PS100	035	1342250.0	5098525.9	Photo 31	Mains powered pump for snowmaking.	65		Roof – corrugated iron Exterior – board and batten Foundation- concrete slab
Transformer/ switchbox - pumphouse reservoir	036	1342254.0	5098533.9	Photo 31	Electrical supply to snowmaking system	4		Concrete pad and steel boxes
Transformer/ switchbox - Sun Run Trail	037	1342218.0	5098287.9	N/A	Electrical supply to snowmaking system	4		Concrete pad and steel boxes

Snowmaking buildings and facilities								
Name	**Map reference** Map 12	**NZTM East**	**NZTM North**	**Photo reference**	**Purpose**	**Area main building m²**	**Area of ancillary features (deck etc) m²**	**Construction**
Transformer/ switchbox - Crossroads	038	1342494.0	5098620.9	N/A	Electrical supply to snowmaking system	4		Concrete pad and steel boxes
Pumphouse – base – PS200	039	1342932.0	5098151.9	Photo 32	Mains powered pump for pumping to reservoir from weir	20		Roof – corrugated iron Exterior – board and batten Foundation- concrete slab
Transformer/ switchbox - pumphouse base	040	1342933.0	5098148.9	Photo 33	Electrical supply to snowmaking system	2.3		Concrete pad and steel boxes
Weir	041	1342941.0	5098151.9	Photo 32	Weir structure	1		Concrete
Intake	042	1342937.0	5098158.9	Photo 32	Intake box	2.8		Concrete box
TechnoAlpin permanent fan guns	043-044	Various. See Table 5	Various. See Table 5	Photo 34	2 permanent fan guns at Towers 5 (T70) and 6 (T60).	5		Concrete box and platform

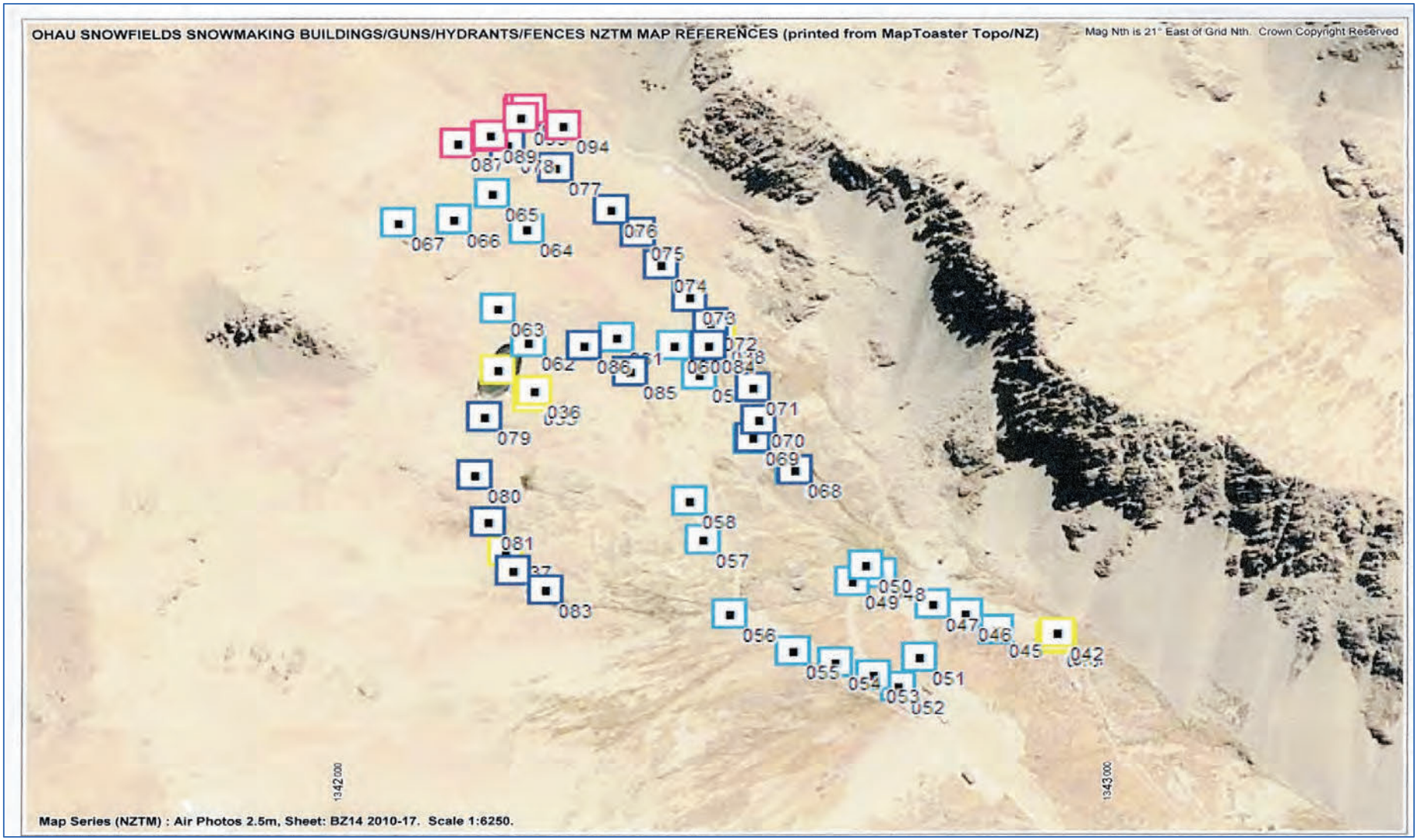
Snowmaking buildings and facilities								
Name	**Map reference** Map 12	**NZTM East**	**NZTM North**	**Photo reference**	**Purpose**	**Area main building m²**	**Area of ancillary features (deck etc) m²**	**Construction**
TechnoAlpin lance snowguns	045 - 067	Various. See Table 5	Various. See Table 5	Photo 34	23 fixed lance snowguns	57.5		Concrete box and platform
TechnoAlpin Hydrants	068-086	Various. See Table 5	Various. See Table 5	Photo 35	19 hydrants	48.2		Concrete box
Snow fences	087 - 094	Various. See Table 5	Various. See Table 5	Photo 36	Four snowfences for retention of storm snow at Windswept: 16m,50m, 55m, 82m.	31		Steel posts and rubber fence strips

Table 4: Snowmaking buildings and facilities

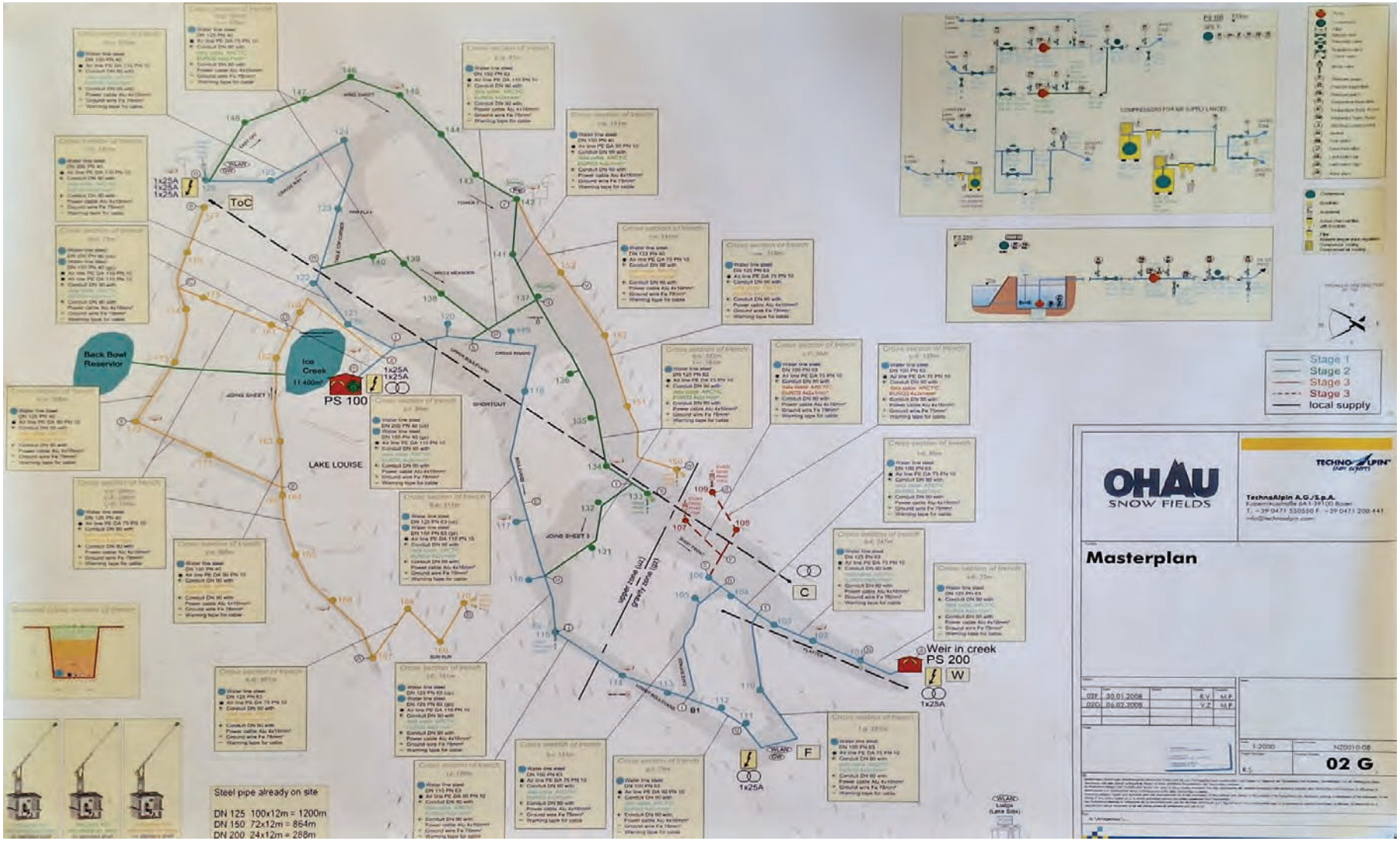
SNOWMAKING GUN/HYDRANT/FENCE NZTM GRIDS					
Asset Group	Map ID	Colour	Description	NZTM East	NZTM North
SNOWMAKING GUN	043	Aqua	SGTF70 - PERMANENT FAN	1342593.0	5098411.9
SNOWMAKING GUN	044	Aqua	SGT60 - PERMANENT FAN	1342538.0	5098458.9
SNOWMAKING GUN	045	Aqua	SG101	1342858.0	5098163.9
SNOWMAKING GUN	046	Aqua	SG102	1342817.0	5098189.9
SNOWMAKING GUN	047	Aqua	SG103	1342775.0	5098205.9
SNOWMAKING GUN	048	Aqua	SG104	1342705.0	5098252.9
SNOWMAKING GUN	049	Aqua	SG105	1342671.0	5098239.9
SNOWMAKING GUN	050	Aqua	SG106	1342688.0	5098265.9
SNOWMAKING GUN	051	Aqua	SG110	1342758.0	5098121.9
SNOWMAKING GUN	052	Aqua	SG111	1342731.0	5098076.9
SNOWMAKING GUN	053	Aqua	SG112	1342698.0	5098095.9
SNOWMAKING GUN	054	Aqua	SG113	1342647.0	5098115.9
SNOWMAKING GUN	055	Aqua	SG114	1342593.0	5098131.9
SNOWMAKING GUN	056	Aqua	SG115	1342511.0	5098189.9
SNOWMAKING GUN	057	Aqua	SG116	1342474.0	5098303.9
SNOWMAKING GUN	058	Aqua	SG117	1342457.0	5098363.9
SNOWMAKING GUN	059	Aqua	SG118	1342469.0	5098559.9
SNOWMAKING GUN	060	Aqua	SG119	1342438.0	5098604.9
SNOWMAKING GUN	061	Aqua	SG120	1342363.0	5098617.9
SNOWMAKING GUN	062	Aqua	SG121	1342248.0	5098608.9
SNOWMAKING GUN	063	Aqua	SG122	1342208.0	5098661.9
SNOWMAKING GUN	064	Aqua	SG123	1342245.0	5098785.9
SNOWMAKING GUN	065	Aqua	SG124	1342201.0	5098839.9
SNOWMAKING GUN	066	Aqua	SG125	1342151.0	5098798.9
SNOWMAKING GUN	067	Aqua	SG126	1342078.0	5098794.9
SNOWMAKING HYDRANTS	068	Navy	H133	1342594.0	5098411.9
SNOWMAKING HYDRANTS	069	Navy	H134 @T6	1342540.0	5098461.9
SNOWMAKING HYDRANTS	070	Navy	H135	1342547.0	5098490.9
SNOWMAKING HYDRANTS	071	Navy	H136	1342540.0	5098538.9
SNOWMAKING HYDRANTS	072	Navy	H137	1342484.0	5098640.9
SNOWMAKING HYDRANTS	073	Navy	H141	1342458.0	5098679.9
SNOWMAKING HYDRANTS	074	Navy	H142	1342419.0	5098729.9
SNOWMAKING HYDRANTS	075	Navy	H143	1342390.0	5098779.9

SNOWMAKING GUN/HYDRANT/FENCE NZTM GRIDS					
Asset Group	Map ID	Colour	Description	NZTM East	NZTM North
SNOWMAKING HYDRANTS	076	Navy	H144	1342355.0	5098813.9
SNOWMAKING HYDRANTS	077	Navy	H145	1342283.0	5098878.9
SNOWMAKING HYDRANTS	078	Navy	H146	1342219.0	5098913.9
SNOWMAKING HYDRANTS	079	Navy	H163	1342191.0	5098494.9
SNOWMAKING HYDRANTS	080	Navy	H164	1342177.0	5098403.9
SNOWMAKING HYDRANTS	081	Navy	H165	1342195.0	5098332.9
SNOWMAKING HYDRANTS	082	Navy	H166	1342228.0	5098256.9
SNOWMAKING HYDRANTS	083	Navy	H167	1342269.0	5098227.9
SNOWMAKING HYDRANTS	084	Navy	HYDRANT @ CROSSROADS	1342483.0	5098605.9
SNOWMAKING HYDRANTS	085	Navy	HYDRANT @ T9	1342379.0	5098564.9
SNOWMAKING HYDRANTS	086	Navy	HYDRANT @ T10	1342321.0	5098604.9
SNOW FENCES	087	Fuschia	SNOW FENCE 1A	1342155.0	5098916.9
SNOW FENCES	088	Fuschia	SNOW FENCE 1B	1342195.0	5098927.9
SNOW FENCES	089	Fuschia	SNOWFENCE 2A	1342197.0	5098930.9
SNOW FENCES	090	Fuschia	SNOWFENCE 2B	1342237.0	5098964.9
SNOW FENCES	091	Fuschia	SNOWFENCE 3A	1342239.0	5098970.9
SNOW FENCES	092	Fuschia	SNOWFENCE 3B	1342248.0	5098970.9
SNOW FENCES	093	Fuschia	SNOWFENCE 4A	1342237.0	5098956.9
SNOW FENCES	094	Fuschia	SNOWFENCE 4B	1342293.0	5098945.9

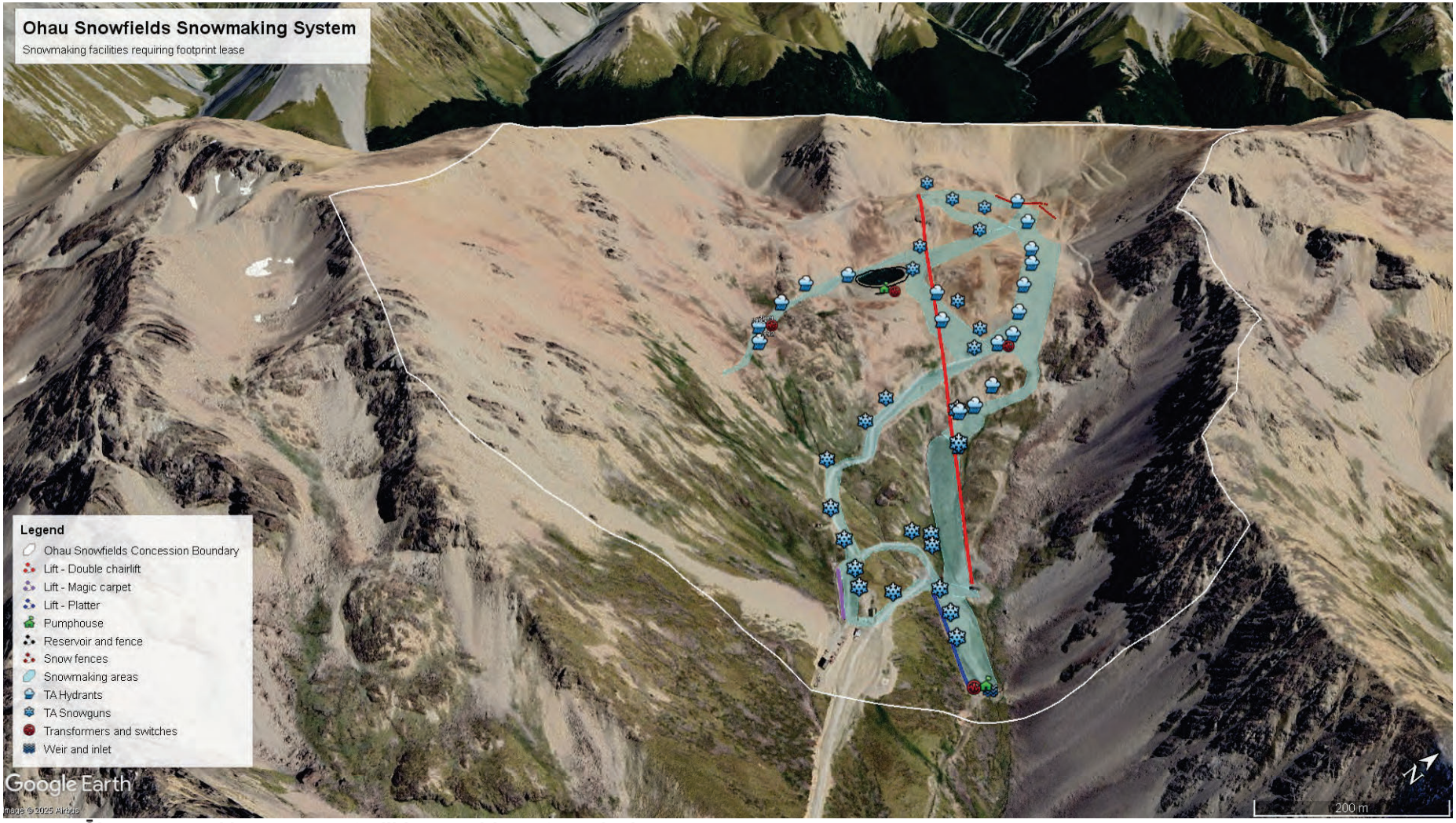
Table 5: Snowmaking guns, hydrants and snow fence grid references see Map 12



Map 12: Ōhau Snowfields Snowmaking - Buildings/Guns/Hydrants/Fences NZTM Map References



Map 13: Ōhau Snowmaking System Masterplan



Map 14: Ōhau Snowmaking System - facilities requiring a footprint lease



Photo 29: Snowmaking in action



Photo 30: Snowmaking reservoir, fence and pumphouse



Photo 31: Pumphouse at reservoir, transformers and switchboxes with mobile TechnoAlpin snowmakers



Photo 32: Base pumphouse, weir and intake.



Photo 33: Base pumphouse, (PS200), transformers and switchbox.





Photo 34: TechnoAlpin Lance snowgun (above) and permanent TechnoAlpin TF70 fangun at Chairlift Tower 5, (right)



Photo 35: Hydrant box

Record number	Status	Client name	Activities
CRC061735	Issued - Active	Ōhau Snow Holdings Limited	Dam Surface Water,Take Surface Water,Use Surface Water,
CRC061757	Issued - Active	Ōhau Snow Holdings Limited	Discharge Water into Water,
CRC071527	Issued - Active	Ōhau Snow Holdings Limited	Install Structure in Bed,Install Structure in Bed,Install Structure in Bed,

Table 6: Snowmaking Resource Consents held by Ōhau Snow Holdings Ltd

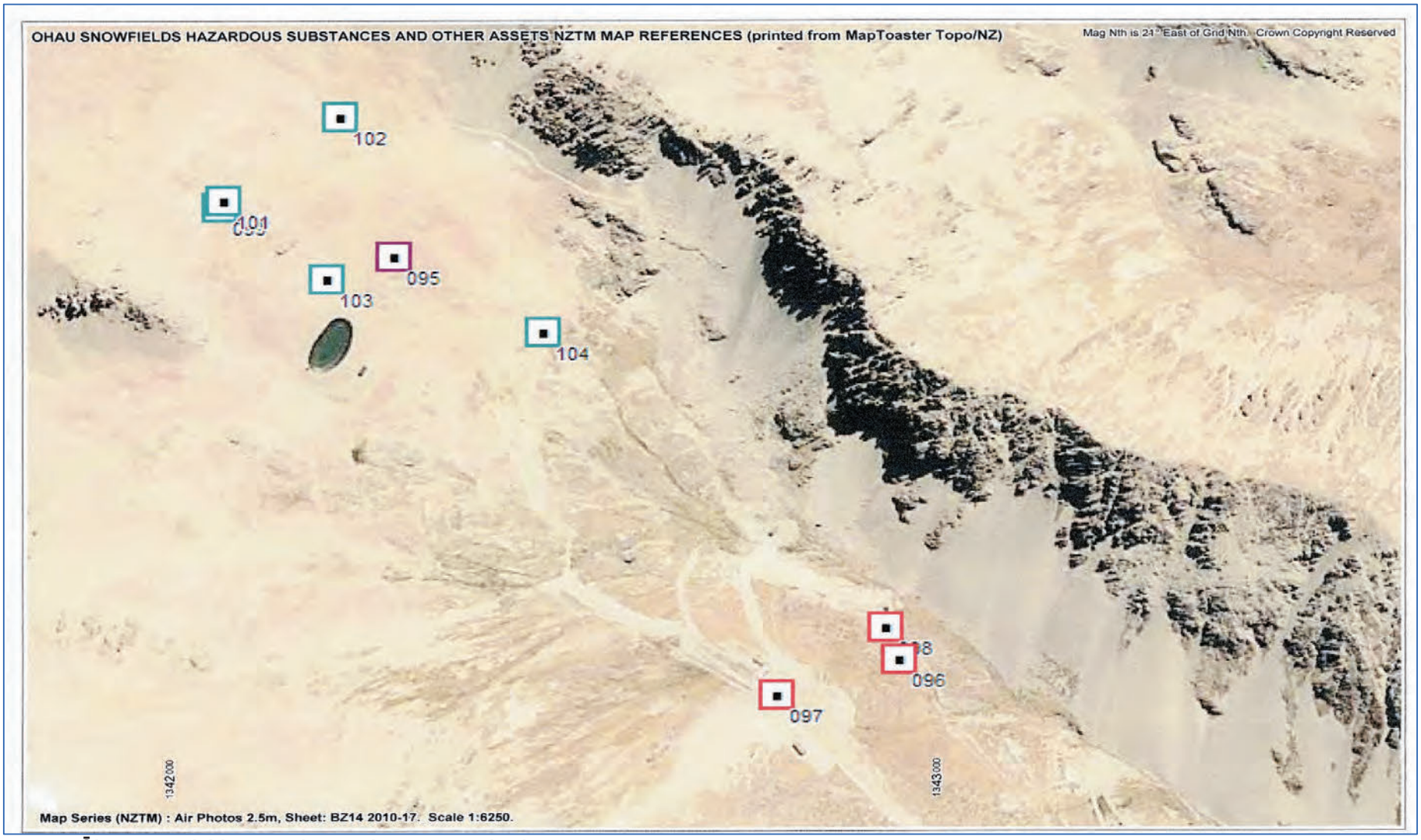


Photo 36: Section of snow fence

Other Assets

Other assets								
Name	**Map reference** Map 15	**NZTM East**	**NZTM North**	**Photo reference**	**Location description**	**Purpose**	**Area building m^2**	**Construction**
Avalauncher platform	095	1342292.0	5098702.9	Photo 28	Top of Mikes Meander	Platform for mounting and firing avalauncher gun	10.5	Rock gabion and wood
Sign	099	1342064.0	5098779.9	Photo 37	Top of chairlift	Trail directional	1	Tanalised posts and aluminium sign
Sign	100	1342071.0	5098789.9	Photo 37	Top of chairlift	Backcountry gate sign an avo info	1	Tanalised posts and aluminium sign
Sign	101	1342069.0	5098790.9	Photo 37	Top of chairlift	Trail directional	1	Tanalised posts and aluminium sign
Sign	102	1342222.0	5098920.9	**N/A**	Top of Towers	Trail directional	1	Tanalised posts and aluminium sign
Sign	103	1342205.0	5098666.9	**N/A**	Sun Run traverse	Trail directional	1	Tanalised posts and aluminium sign
Sign	104	1342487.0	5098585.9	**N/A**	Crossroads	Trail directional	1	Tanalised posts and aluminium sign

Table 7: Other assets -see Map 15



Map 15: Ōhau Snowfields Hazardous Substances and Other Assets NZTM Map References



Photo 37: Trail to ridge with backcountry gate and signs, and directional trail signs

Future Developments



Map 16: Footprint area for future base development

Leases for buildings outside of Ōhau Snowfields

Buildings outside of Ōhau Snowfields								
Name	**Map reference**	**NZTM East**	**NZTM North**	**Photo reference**	**Purpose**	**Area main building m^2**	**Area of ancillary features (deck etc) m^2**	**Construction**
The Pilot's	Map 17	1346120E	5096815N	Photo 38	Staff Accommodation	142		Roof – corrugated iron Exterior – timber Foundation- piles
The Cottage	Map 17	1346099E	5096878N	Photo 39	Staff Accommodation	58		Roof – corrugated iron Exterior – timber Foundation- piles

Table 8: Staff accommodation



Map 17: Airfield and Staff Accommodation



Photo 38: The Pilot's



Photo 39: The Cottage

Attachment 3b:G.

Hazardous substances

Hazardous substances								
Name	**Map reference** Map 15	**NZTM East**	**NZTM North**	**Photo reference**	**Location description**	**Purpose**	**Area building m^2**	**Construction**
Explosives safe	096	1342953.0	5098074.9	Photo 42	Located 60m below the platter drive shed	Storage of explosives in a safe for the purpose of avalanche control (both ground and heli-bombing).	1.5	Steel safe.
Bulk diesel storage – 10,000l	097	1342792.0	5098018.9	Photo 40	Located beside the ticket office at the top carpark area	Storage of diesel fuels for the generators and machinery.	7	Envirobulka tank
Platter lift diesel tank	098	1342934.0	5098124.9	Photo 41	Located beside the platter drive shed	Storage of diesel fuel for the platter diesel drive motor	2.5	Double skinned 1000l tank.

Table 9: Hazardous fuels and goods



Photo 40: Bulk fuel storage for diesel at carpark area



Photo 41: Bulk diesel tank at platter lift drive shed



Photo 42: Explosives safe



INDEPENDENT CONSULTANCY SERVICES LTD

LOCATION COMPLIANCE CERTIFICATE

Issued pursuant to regulation 6.23 of the Health and Safety at Work (Hazardous Substances) Regulations 2017

Name: **Ohau Snow Holdings Ltd**

Trading as: **Ohau Snow Fields**

Address: **PO Box 51**
Twizel 7944

Certificate No: **MLC000012-1177**

Replaces certificates MLC000012-1095

Date of issue: 8th November 2024

Date comes into effect:
28th November 2024

Expiry date:
28th November 2025

Location: Ohau Ski Area, 2295 Lake Ohau Road

Locations	Substances / Classes	Quantities
Explosive magazine (DC000012-0413)	**Blasting Explosives – class 1.1D**	**150 kg (NEQ)**
Detonator box (RMC000012-268)	**Detonators – class 1.1B**	**200 units**

This certificate is issued by Robert John Storrie, being an individual compliance certifier authorised by WorkSafe New Zealand under regulation 6.8 of the Health and Safety at Work (Hazardous Substances) Regulations 2017, in accordance with regulation 6.8(2)(a) to (d) of those regulations.

This certificate certifies that the prescribed requirements of regulation 9.26 of the Health and Safety at Work (Hazardous Substances) Regulations 2017 have been met

[redacted]

Compliance Certifier Registration No: [redacted]

ICSO
PO Box 17-556
Sumner, Christchurch
Phone: [redacted]
Fax: [redacted]
Mobile: [redacted]
E-mail: [redacted]

Figure 3: Explosives Safe Location Compliance Certificate

Attachment 3b:I

Chair Way Conditions as per CA/272/SKI – dated 14 March 2025

[Extracted from Variation of Concession CA-272-SKI (DOC, 2025)***]***

Double Chair and Associated Buildings Construction Conditions– 'The Chair Way'

For the avoidance of doubt, these conditions are specific to the construction of 'The Chair Way' and are in addition to any general Special Conditions in Schedule 3**.**

Prior to construction

65. The Concessionaire must ensure a search to locate Ranunculus acreaus plants in the vicinity of the "The Chair Way" chairlift line is undertaken by persons with the skills and knowledge to identify R. acreaus. This search must be undertaken in the summer the construction begins. No R. acreaus plants are to be harmed by any construction or related activity. If R. acreaus is found, the Concessionaire must stop any promptly contact the Te Manahuna/Twizel Operations Manager for direction.

66. The Concessionaire must monitor the wetland 30m from the proposed chairlift base building during construction and ensure the water continues to seep and is not altered by the earthworks. If changes are detected, construction work must stop, and the Concessionaire must promptly contact the Te Manahuna/Twizel Operations Manager for direction.

General Construction Conditions

67. The Concessionaire must ensure the construction method for the new chairlift follows the 'Revised Methodology for Construction of the new chairlift at Ōhau Snowfields' dated October 2020.

68. The Concessionaire must employ a suitably qualified person to oversee the chairlift construction.

69. The Concessionaire must ensure the drive terminal, return terminal and towers will be positioned as per plan J4024_T4, drawn by Southern Land, dated 12/10/2018, and as supplied in the Chair Way application.

70. The Concessionaire will ensure the footings will be constructed to the designs and engineering specifications by Lewis & Barrow and as supplied in the 'Chair Way' application.

71. The Concessionaire will ensure Recreation Construction Ltd or a similarly experience construction company will undertake the required excavation and construction.

    Recreation Construction specialise in recreation construction in ecologically sensitive areas.

General Construction Access

72. Except in the construction of towers 1-3 whereby conditions 79 - 82 apply, the Concessionaire will ensure access is obtained by use of existing tracks. Where access to construction sites cannot be obtained via access tracks, equipment and materials will be transported in by helicopter or on foot.

Chair Base/Drive Terminal Facility

73. The Concessionaire will ensure a 1.8 Spider Excavator or smaller will be used for excavation and earth removal.

74. The Concessionaire will ensure the chair base facility will have the following specifications;
    a. Four concrete footings, placed 2.1m deep, backfilled to ground level with extracted material and maximum outside dimension of $12m^2$ x $12m^2$;
    b. The above ground dimension will be no greater than $8.25m^2$ x $8.25m^2$;
    c. The finished base facility will have a maximum height of 6.8m and be painted in the current colour scheme of any other building on the Site*.*

Top Return Terminal

75. The Concessionaire will ensure a 1.8 tonne digger or smaller will be used for excavation.

76. The Concessionaire will ensure the top return terminal will have the following specifications:
    a. One $4.5m^2$ x $5.5m^2$ footing at a depth of no greater than 1.5m, backfilled to ground level with extracted material and include an excavated offloading ramp.

Top station

77. The Concessionaire will ensure the top station has a footprint no greater than 10m2 and will be constructed adjacent to the skier dismount as shown on in Schedule 5A.

78. The Concessionaire will ensure the top station will be constructed with a timber cladding, using DOC approved colours if painted.

Tower Construction (Towers 1 – 3)

79. The Concessionaire will ensure all components of towers 1 through 3 are flown to each site, along with the 1.8 tonne excavator or smaller by a helicopter operator who holds the appropriate concession/s.

80. The Concessionaire will ensure explosives are used only when necessary for excavation purposes. If explosives are required, the Concessionaire will ensure they are used in accordance with relevant legislation and requirements.

81. The Concessionaire will ensure existing ski trails are used to obtain access to the lower three tower sites.

82. If a track is required for construction access to towers 1 through 3, the Concessionaire will ensure the construction of a track of no greater than 1.0 m wide which extends no further than 1750m a.s.l. and avoids vegetation is permitted. The Site must be reinstated following the installation of the lower three towers.

Tower Construction (Towers 4 – 9)

83. The Concessionaire will ensure all components of towers 4 through 9 are flown to each site, along with the 1.8 tonne excavator or smaller by a helicopter operator who holds the appropriate concession/s.

84. The Concessionaire will ensure the helicopter landing platform for each tower will be no greater than 2m2 x 2m2 and will be dug by hand. Following the installation of the relevant tower, the landing platform will be dismantled and reinstated to a manner consistent with surrounding land.

85. The Concessionaire will ensure the excavator will be limited to operating below and/or one side of each tower footing.

86. Any excavated material will be used as backfill

Landscape

The landscape values of Ōhau Snowfields are described in two reports:

For this application a report was commissioned from Blakely Wallace Associates. The report Ōhau Snowfields Landscape and Visual Assessment, April 2025 (Blakely Wallace Associates, 2025), provides a current assessment of the landscape for the public conservation lands that are affected by this application.

The Executive Summary of the report summarises the main findings and is extracted as follows:

"The main conclusions from this landscape and visual assessment include the following:

1. Natural processes including tectonic activity, glaciation, erosion and climate, have been the prime generators of the landscape character and values of Ōhau Snowfields.

2. The current Ōhau Snowfield licence area is clearly defined and contained by the topographic limits of the upper basin.

3. Unlike larger, more commercialized ski areas, Ōhau's smaller size, gives it an intimate and peaceful atmosphere that is a significant point of difference. Ōhau Snowfields (and adjoining alpine areas) are highly valued for their intrinsic aesthetic qualities and for the recreational opportunities it offers.

4. The northern scarp face is a significant, defining and dominant landscape feature of the Basin (and for Ōhau Snowfields).

5. Ski area development is predominately concentrated in the lower third of the basin. The upper two thirds appears mainly intact and retains its natural character, features and appearance.

6. The predominance of rock and scree within the basin assists with minimising the landscape and visual effects of ski area development. The landscape and visual effects from ski area development are rated as low to moderate overall for the basin as a whole.

7. The natural landscape character remains dominant despite the presence of the ski field development and facilities i.e. ski area development is significantly subservient to natural character and features.

8. The Snowfield facilities including chairlift and buildings are either reasonably difficult to see or not visible from the wider Ōhau Basin. The main indication of ski area activity within the main basin is from formed tracks and trails, earthworks and slope modifications.

9. The access road on the Ōhau Range face by far is the greatest landscape and visual impact of the Snowfields operation. The road will continue in the medium to long term to impact on landscape

and visual values from the valley floor. Natural processes of regeneration and rehabilitation is slowly occurring and will reduce the visual impact of the access road in the long term.

10. Alnus viridus needs to be controlled and prevented from spreading further.

11. Incremental and ad-hoc development are a threat to landscape and visual values.

12. The ski area has capacity for further development. Careful and sensitive siting and design of structures and rehabilitation/mitigation of disturbed sites will be essential to retain landscape values. Landscape advice is recommended for new development to minimise effects on landscape values."

The full report (Blakely Wallace Associates, 2025), is attached as a separate document as part of this application.

A previous report produced for the Chair Way Application made in 2019 (Blakely Wallace Associates, 2013), is also attached as a separate document as part of this application.

Botanical

The botanical values of Ōhau Snowfields have been described previously in two reports, (Simpson, 2012), (Young R. , 2019) and were also evaluated by the DOC ecologist Jane Gosden, (Gosden, J, 2019) as part of the Chair Way application.

For this application a botanical report was commissioned from Kate Wardle. The report "Assessment of the Ōhau Snowfields and Road Access Easement, and Hemi's Basin" February 2025, (Wardle, 2025), provides a current assessment of the botanical values for the public conservation lands that are affected by this application.

The Executive Summary of the Wardle report summarises the main findings and is extracted as follows:

"Ōhau Snow Holdings Limited (OHSL) are applying to the Department of Conservation for a renewal of their Concession to operate Ōhau Snow Fields on Ruataniwha Conservation Area, which includes an easement over the access road. OHSL are also applying for an extension to their concession to include Hemi's Basin (79ha), which lies to the west of the current ski field. The three concession areas were assessed for botanical values, the presence of naturally uncommon and rare ecosystems, and a weed survey.

The assessment of Ōhau Snow Field Basin determined that the area has five uncommon or rare ecosystems that are extensive; a high diversity of native plant communities including boulderfield, stonefield, rockland, tussockland, herbfield, and wetlands (seepages flushes and a tarn); very high species diversity with 142 native plant species present; and one threatened and six at-risk plant species found. Exotic plant species are present in all communities but are most common around the Base and platter areas. Of the 36 exotic plant species present, there

are small infestations of ten ecological weeds comprised of Douglas fir, mountain pine, green alder, silver birch, stone crop, Russell lupin, Californian thistle, iris-leaved rush, monkey musk, and oval sedge. This is the first recorded alpine infestation of iris-leaved rush in New Zealand and is of concern.

Ski field developments and activities at Ōhau Snow Fields are typical of ski areas, and include the construction of facilities, car parks, tracks, trails, a beginners' area, installation of snowmaking water reticulation; snow grooming and snowmaking. Terrain modification of boulderfields to create a smoother trail for snow grooming and visitor safety is widespread, resulting in loss of lichen cover on rocks, but an increase in native vascular species cover.

Management issues at Ōhau Snow Fields basin include ecological weed control, wild animal control, avoiding disturbance to flushes and streams, and rubbish management. Ecological weed control is the most pressing of these issues.

The botanical assessment of the Access Road Easement confirmed that it bisects one At-Risk Land Environment of New Zealand occupied by regenerating manuka shrubland and wilding conifers, and one uncommon ecosystem (boulderfield of acidic rock) where it crosses Hemi's Basin. One threatened plant is recorded at the Hemi's locality.

Exotic plants are numerous within the Easement, but most are innocuous grasses and herbs typical of the Canterbury/Otago high country. Seventeen species are considered ecological alder, most of which are woody weeds. Wilding conifers are a serious issue below 700m asl but are scattered within or near its entire length. Green alder continues to spread from the original erosion control plantings along road cuttings into native plant communities.

Hemi's Basin, the area proposed as an extension to the Concession Area is a natural alpine basin comprised of a mosaic of six interconnected naturally uncommon or rare ecosystems.

Compared with Ōhau Basin, there is a similar suite of plant communities although there are fewer flushes and seepages. Native species diversity is very high with 133 native plant species. Exotic species are rare and include seven species. One threatened plant was recorded, and rock wren were heard.

Existing management issues at Hemi's Basin are currently limited to localised wild animal damage to vegetation. If included in the Concession, incremental modification to the natural character of Hemi's Basin is to be expected. Likely impacts include soil disturbance and vegetation damage through increased skier traffic in areas of low snow, vegetation removal if cat track/s are formed, and the introduction of weeds on earthmoving machinery.

Twenty-one ecological weed species have been identified, described and recommendations made for their management.

Recommendations on what needs to be done to contain and off-set the impacts relating to OSHL's activities are made. Priority should be given to the practical control of ecological weeds rather than directing limited resources to preparing further weed control plans."

The full report (Wardle, 2025), is attached as a separate document as part of this application.

Reptiles and Invertebrates

There have not been any previous reports on reptiles and invertebrates at Ōhau Snowfields.

For this application a reptile and invertebrate report was commissioned from [redacted] Knox of Southern Scales. The report "Lizards and Invertebrates at Lake Ōhau Skifield" March 2025, (Knox , 2025), provides a current assessment of the reptile and invertebrate values for the public conservation lands that are affected by this application.

The Executive Summary of the report summarises the main findings and is extracted as follows:

"A survey for indigenous lizards and invertebrates was undertaken to inform the preparation of a new concession application for the Ōhau Snowfields in the Waitaki District of South Canterbury. The current concession only has 8 years left to run and covers an area of 143 ha. There is interest in adding an adjacent area (94 ha) known as "Hemi's basin" to the concession, so this was also surveyed, resulting in a total survey area of 237 ha. Furthermore, the full length of the access road (about a five metre strip either side) was assessed from the ski field down to near the lodge (at approx. 550 metres a.s.l.).

Survey occurred over four days from the 3rd - 6th of February 2025, including both day and night survey work. The major aims were to examine the current distribution and abundance of all lizard species present, as well as document the invertebrate fauna as best as was possible within the timeframe. Search techniques for lizards involved day-searching (photographing active or basking skinks in tussock grassland, scree slopes, talus, and damp gullies), examination of rock crevices with a hand-held torch, and rock-turning in a wide variety of habitats. Survey techniques for invertebrates included rock-turning (primarily for weta, beetles, and spiders), netting of flying insects (e.g. moths and butterflies), and moth surveys on each night using three UV lights set up in different locations.

Only the common and 'Not Threatened' McCann's skink (Oligosoma maccanni) was located on the ski field itself. Southern Alps gecko (Woodworthia "Southern Alps"; At Risk, Declining) were not located on the ski field but were found in several locations along the ski field access road between elevations of 600 and 1,100 metres. These geckos occur very close to the road edge in many places and should be taken into consideration during any future road maintenance activities or road widening work, in order to avoid accidental gecko mortality and habitat loss. Habitat looked suitable for the threatened scree skink (Oligosoma waimatense) in places, particularly in the Hemi's basin, but they were not located, despite targeted survey efforts in optimal weather conditions amongst scree and talus habitats. Scree skinks are very sparse in the region. Lizard management is not suggested as only McCann's skink appear to be present (in low numbers) on the ski field, but the presence of Southern Alps gecko along the edges of the access road is important to note and consider during any road works.

The ski field area has high invertebrate values, particularly for Lepidoptera (moths) with several rare alpine species located. In particular Ischalis dugdalei was a significant find, as this moth has not been sighted for many years. A wide range of beautiful day-flying moths were found. These are mostly associated with tussock grassland, and damp seepages, where their host plants grow. For example, Notoreas blax has its larvae on Kelleria croizatii. Lepidoptera surveys in December or late March would complement the work described in this report, enabling a more complete species list, as different species emerge at different times of the year. Several species of spiders, beetles, grasshoppers, cicadas, and weevils were located. Mountain Stone Weta (Hemideina maori) was seen in several places under stones. Scree weta (Deinacrida connectens) was searched for but not found."

The full report, (Knox , 2025) is attached as a separate document as part of this application.

Birds

For this application Ōhau Snow Holdings commissioned a bird survey from Te Manahuna Consulting. The report "Ōhau Snowfields Bird Survey 2025", (Young R. , Ōhau Snowfields Bird Survey 2025), provides a current assessment of the bird values for the public conservation lands that are affected by this application.

The outcomes of the bird survey can be summarised as follows:

The survey completed over three separate days in March resulted in nil sightings on the field, but three pipits were heard. Previous visits to the field have noted the presence of pipits and also rock wren in Hemi's.

The survey of the road easement noted several species around the road easement including brown creeper, chaffinch, grey warbler and bellbird. The presence of these species was mostly in the area below the S bends. However, it should also be noted NZ Falcon and Australian harrier have often been sighted on the upper parts of the access road.

The full report (Young R. , 2025) is attached as a separate document as part of this application.

Native fish

A report and appendices, (Taylor, Aquatic Survey of the stream draining the Ohau skifield basin, 1990), (Taylor, Appendix C, for Section 4, 2005), (Taylor, Appendix D. for Effect on Ecosystems, 2005), on the fish ecology completed by Aquatic Ecology Ltd in 1990 prior to the installation of the snowmaking system noted the presence of koara, (Galaxias brevipinnis), in the unnamed stream draining Ohau ski field basin, (known locally as Skifield Creek). They were recorded up to a site at 740masl, 2.5km below the dam site just above the access road. Rainbow trout and smelt were also recorded.

The NIWA records note three koaro, (Galaxias brevipinnis) were recorded below the skifield road in Skifield Creek.

The koara would be expected within this relatively steep creek as they are the ones with climbing ability. There are unlikely to be any other native species there as the stream is relatively steep and ascends quickly. (Nelson, 2025).

Other relevant natural value and planning information

LENZ classification

The ski area is within an area classified under the Threatened Land Environments of New Zealand category as "less reduced and better protected". Therefore, it is well represented in protected systems.

The lower part of the access road between the Lake Ohau Lodge and Skifield Creek comprises an At Risk LENZ environment where nationally 20-30 per cent of indigenous cover remains in these environments, (Wardle, 2025, p. 44).

Sites of Natural Significance

There are no SONS within the ski area or access road. The nearest SON is at Lake Dumbell.

District Plan

The ski area is within the Rural Scenic Zone and is part of the Outstanding Natural Landscape in the Waitaki District Plan, (Waitaki District Council, 2010).

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CONCESSION APPLICATION FOR ŌHAU SNOWFIELDS 2025

Easements Form 3C

ABSTRACT

Concession application for Ōhau Snowfields for Easements 2026

Prepared for Ohau Snow Holdings Ltd by:

Rob Young Te Manahuna Consulting

Te Manahuna Consulting

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Instructions

Application for an Easement on Public Conservation Land

Department of Conservation
Te Papa Atawhai
New Zealand Government

Is this the right application for me?
Use this application form if you seek an easement concession across public conservation land, either to benefit other land or in gross (e.g. right of way), for the following purpose:

- a right to convey water.
- a right to drain water.
- a right to drain sewage.
- a right of way.
- a right to convey electricity.
- a right to convey telecommunications.
- a right to convey gas.

Use this form for new applications and variations to an existing easement concession across land administered by the Department of Conservation (DOC).

How do I complete this application form?

- Complete all sections of this form.
- DOC encourages electronic applications (e.g. a 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 the document details in section **L Attachments**.
- It is recommended that you read the standard and optional terms and conditions in the concession (easement) template[1] to inform your application.

Personal information will be managed by DOC confidentially. For further information check DOC's privacy and security statements.

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

- Check DOC's Access/Easement[2] webpage.
- Arrange a pre-application meeting (either face to face or over the phone) by contacting the local DOC office[3] closest to where your activity is taking place. You can use DOC maps[4] to identify

[1] https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf
[2] https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/
[3] https://www.doc.govt.nz/footer-links/contact-us/office-by-name/
[4] http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps

which District Office you should contact. Or arrange a meeting with any of our offices that process concessions[5] – choose the one closest to where the activity is proposed.

- It is recommended that you seek legal advice for guidance when completing this form.

Have you considered DOC's statutory planning documents?
Your easement concession must not be inconsistent with DOC's relevant statutory planning documents[6] as they set out how DOC and our Treaty partners manage public conservation land. Statutory planning documents can have a direct impact on your application.

Book a pre-application meeting with DOC staff if you require assistance navigating DOC's statutory planning documents.

Have you considered the environmental effects of your easement concession?
It is your responsibility, as the applicant for the concession (easement), to **provide a detailed description** of the:

- Activity.
- The potential effects.
- Ways that you can remedy, mitigate or avoid any potential adverse effects.

A list of potential effects is supplied in this application form, under section **K Effects Assessment** for you to consider and attach to this application. The size and scale or your environmental effects assessment should be in proportion with the size and sale of the activity and its potential effects. You will need to describe the existing environment, the potential effects and describe your methods to avoid, remedy or mitigate these effects. For further information check DOC's Environmental Impact Assessment[7] and DOC's guide to preparing your environmental impact assessment[8]. We also recommend that you read the standard conditions in the concession (easement) template[9] about protecting the environment to inform your application. In many cases an Assessment of Environmental Effect (AEE) prepared for a resource consent under the Resource Management Act 1991 may be sufficient.

Book a pre-application meeting with DOC staff if you require assistance in scoping the environmental effects you will need to consider in your application.

How do I submit my application?
Email your completed application, recommended location forms, and any other attachments to:

permissions@doc.govt.nz

What happens next?
Once 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 form are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- The effects of your activity and your proposed methods to avoid, remedy or mitigate any adverse effects of the activity.

---

[5] https://www.doc.govt.nz/get-involved/apply-for-permits/contacts
[6] https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/
[7] https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/
[8] https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf
[9] https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf

- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land.
- Your creditworthiness is a factor in determining 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: Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

Treaty Partner consultation

DOC has a statutory responsibility to give effect to the principles of the Treaty of Waitangi. One component of this may be DOC consulting with Treaty Partners about your application. This consultation will feed into DOC's decision-making process. More information can be found on the DOC website on our iwi/hapū/whānau consultation[10] page.

Contact your local DOC office[11] if you require further information about consultation.

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 an easement concession over public conservation land you may also be required to pay a **bond, insurance, monitoring fees and ongoing concession easement activity[12] and management fees**. Minor easement concession fees are listed on the Access/Easement[13] page on the DOC website.

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.

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 for an easement concession may be publicly notified if having regard to the effects of the activity it is considered appropriate to do so.[14]

What does DOC require if my application is approved?

If your application is approved DOC may require:

- **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 **bond** may be required to be in place before undertaking your activity.[15]

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

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[10] https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/
[11] https://www.doc.govt.nz/footer-links/contact-us/office-by-name/
[12] https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/ongoing-concession-fees/
[13] https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/
[14] http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM7475509.html
[15] http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM104654.html

Registration

If you wish to register the easement concession on the Record of Title (formerly known as a Certificate of Title) you need to:

- Discuss with DOC your intention to register your application.
- Record your intent to register in section **M Registration on a Record of Title**.
- Gain DOC's permission to register your application.
- Engage your own legal advice to complete your registration.
- Check the conditions in the concession (easement) template.
- Provide detailed plans to DOC (GIS shapefiles (.shp) are recommended).

Note: The applicant will be responsible for registering the easement concession and all the costs of registration.

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A. Applicant details

Legal status of applicant (tick)	☐ **Individual** (Go to ❶)		
	☒ **Registered company** (Go to ❷)	☐ **Trust** (Go to ❷)	
	☐ **Incorporated society** (Go to ❷)	☐ **Other** (Go to ❷)	

❶	**Applicant name (individual)**	NA		
	Phone		**Mobile phone**	
	Email			
	Physical address		**Postcode**	
	Postal address (if different from above)		**Postcode**	

❷	**Applicant name (full name of registered company, trust, incorporated society or other)**	Ōhau Snow Holdings Limited		
	Trading name (if different from applicant name)	Ōhau Snowfields and Lake Ōhau Lodge		
	NZBN (To apply go to: https://www.nzbn.govt.nz)	**9429039783691**	**Company, trust or incorporated society registration number**	Company
	Registered office of company or incorporated society (if applicable)	Baker Tilly Staples Rodway Level 2, 329 Durham St Christchurch 8013		
	Company phone	+64 4389 885	**Company website**	**www.ohau.co.nz**
	Contact person and role	[redacted] General Manager / Director		
	Phone	+64 4389 885	**Mobile phone**	[redacted]
	Email	[redacted]		
	Postal address	P.O.Box 51 Twizel.	**Postcode**	7944

	Street address (if different from postal address)	2295 Lake Ōhau Road Lake Ōhau	**Postcode**	9412

B. Variation of an existing easement concession.

Is this application *varying* an existing easement concession?

No	☒
Yes	☐
Easement concession number you wish to vary	

C. Pre-application meeting

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

No	☐
Yes	☒

If yes, state when and who you met/spoke with.

Nicci Mardle:

Meeting on: 16 May 2024

Emails and correspondence on: Numerous emails between 7 February 2024 and 30 September 2025

D. Location and nature of the proposed easement concession

Name (physical description/common name) and land status of public conservation land on which the concession (easement) will cover.

The public conservation land where the Ōhau Snowfields is located is stewardship land and part of Ruataniwha Conservation Area, (NaPALIS ID 2805048). The legal description of the land title is Otago Land District: Section 1 SO 413831.

Will your easement concession benefit other land?

No	☒

Yes	☐

If yes, provide the Lot, Deposited Plan (DP) and record of title of the other land that the easement concession will benefit.

Provide the following documents (as attachments) and record the document details in the section L Attachments of this form:

- **Detailed site plan** - with proposed easement, for example:
  - For a road: the length, width, area and position where the easement will be situated.
  - For a pipe: length, width, diameter of the pipe, area and position where the easement will be situated.
  - For telecommunications: mast dimensions and type, including height, site footprint (m²) and position where the easement facility will be situated.
- **Map** of the site
- **Aerial photo** of the site
- **Drawings of the proposal (**DOC's recommendation is for a GIS shapefiles (.shp) especially if you are going to register the easement on the title of the land)
- **GPS coordinates** (if available) and **provisional survey plan** (if available).

Record the document details in the section M: Attachments of this form.

E. Description of activity

Select (by ticking the box) all the easement concession types you are applying for:

A right to convey water:	☒
A right to drain water:	☒
A right to drain sewage:	☒
A right of way:	☒
A right to convey electricity:	☒
A right to convey telecommunications:	☒
A right to convey gas:	☐

Describe in detail the reasons for your proposed easement concession, including why an easement is required (as opposed to a lease, license or permit). Location details can be completed in section D.

Introduction

This part of the application covers the easements which are required to enable the continued operation of the Ōhau Snowfields area which has been under its current lease since 2003 and been operating in this area since 1952.

The application follows the format set out in Form 3C. The application is supported by the following expert reports:

- Ōhau Snowfields Landscape and Visual Assessment (Blakely Wallace Associates, 2025)
- Botanical Assessment of the Ōhau Snowfields and Road Access Easement, and Hemi's Basin (Wardle, 2025)
- Lizards and Invertebrates at Lake Ōhau Skifield (Knox , 2025)
- Ohau Snowfields Bird Survey 2025, (Young, 2025)

In addition, numerous external sources are cited or quoted and are either noted in the citations or references (References), or as footnotes.

Further information regarding the background, history and current business operations of Ōhau Snowfields is available in the Licence and Lease application – Form 3B. Refer to: (OSHL3B Licence and Lease Concession Application , 2025).

There are five easements required for the operation of the Ōhau Snowfields:

1. Road access.
2. Mains power supply – 11kva to the field
3. Base Area easements - Power supply, water supply, sewage
4. Snowmaking reticulation which includes electricity, water, data and air supply
5. Lift safety system

1. Road Access Easement

The Ōhau access road was built in 1978. It is the third road to be built for access to the field. The road is 9.6km long and starts at the cattle stop just west of the toll gate at 650masl and finishes in the carpark at 1492masl. The road is between 10-15m wide and maintained with locally sourced gravel from the quarry at 1143masl at Quarry Corner. Water tables, culverts and side slope ensure that water runs off the road surface without having significant effects on the surrounding vegetation and terrain. The road access easement is currently 20m wide from the toll gate to the carpark and this is the requirement for the new concession with the addition of a small quarry area of 35m x 35m.

A full-page image of this easement is available at Map 1: Road access easement (pg. 17) and Map 2: Quarry site (pg. 18).

Activities that are required within this easement include:

- Maintenance of the road surface with regular grading
- Maintenance of the water tables and culverts
- Resurfacing of the road surface each year
- Quarry for obtaining gravel for road maintenance
- Snow clearing in winter
- Weed and vegetation control both within the easement and in the adjacent areas.

2. Mains power supply easement– 11kva to the field

The mains power supply easement is the route for the mains power to Ōhau Snowfields which was installed in 2008. It has the capacity to provide power for all the assets on the field including the snowmaking, drive stations and the buildings. The 1.5MW 75mm cable is fed from T-off of the Network Waitaki line which runs to Lake Ōhau Lodge below the access road. The 3.34km line is an overhead poled line from the T-off from the line to Lake Ōhau Lodge for the first 530m to the access road and then runs underground to the field.

A full-page image of this easement is available at Map 3: Plan of main power easement (pg. 26).

3. Base area easements - power supply, water supply and sewage easement

Three easements service the base infrastructure including:

- the power from the termination of the mains cable to the base facilities through an underground 11kVA cable – total length is 665m.
- the domestic water supply - a 50mm alkathene pipe from the creek above the café to the base facilities – total length is 274m.
- the sewage pipe (100mm diameter), from the toilets to the septic tank with a total length of 16m.

Activities that are required within these easements include:

- Maintenance of the power network
- Maintenance of the domestic water supply and inlet
- Maintenance of the sewage pipe and septic tank

A full-page image of these easements is available at Map 4: Base Area Easements: (pg. 30).

4. Snowmaking reticulation easement which includes power, water, data cable and air supply

The snowmaking reticulation easement includes the power, water, data cable and air supply for the snowmaking system which are all buried in a common trench via various routes from the pumpshed at the base of the field to the top snowguns above the double chairlift. Refer to Map 5: Snowmaking and Lift Easements (pg. 33) and Figure 1: Cross section of trench, (pg.6).

The main features of this reticulation are:

- An 11kva mains power cable to the top pumphouse.
- Various 400V power supply cables to the snowguns and hydrants via a 90mm conduit.
- Water pipe to the top pumphouse and reservoir to allow uphill pumping to the reservoir
- Water pipe for the pump and gravity fed water to the snowguns above and below the top pumphouse. These steel water pipes are of various diameters from 125mm to 200mm.
- Airline polyethelene pipe with diameter of 75-110mm.
- Data cable via a 90mm conduit.
- Ground wire.
- Warning tape for cable.

5. Lifts – safety system easement

The lift safety system easement is for the data cable for the safety system on the platter lift and double chairlift. This is an armoured 20mm cable which is routed and laid on the ground and covered in rocks from the bottom to the top of each lift. Refer Map 5: Snowmaking and Lift Easements, (pg. 33).

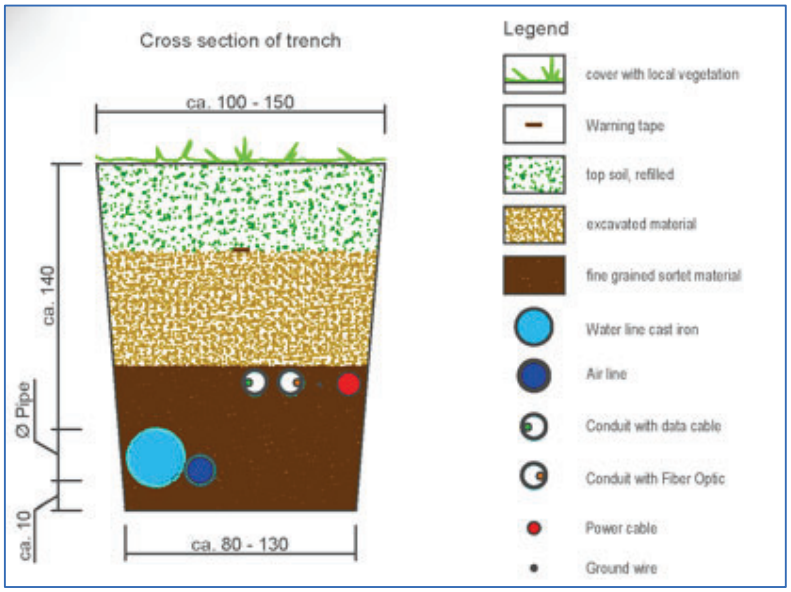


Figure 1: Cross section of trench for snowmaking reticulation

F. Permanent or temporary structures or facilities

As part of your easement, do you wish to build, extend or add to any permanent or temporary structures or facilities on public conservation land (e.g. pipes, pumps, pump sheds, storage tanks, towers, poles, fences, storage facilities)?

No	☐
Yes (only the implementation Mikes Meander snowmaking).	☒

If YES, answer the following four questions.

1. Provide full details about the structure or facility (e.g. dimensions, materials, location, purpose) and methods of construction (e.g. number of people and vehicles involved).

The short section of Mikes Meander which may be installed in the future will have minimal effect as the planned route for the 240m reticulation and three snowguns / hydrants is across an area where terrain modification has already occurred. Once the reticulation is completed utilising manpower and an excavator the area will be rehabilitated to match the adjacent terrain as done for all the previous snowmaking reticulation.

2. Will you or do you own the structure?
   - If yes, will you have co-sitees located on the structure?
   - If yes, provide details of any co-sitees.
   - If no, provide details of who owns the structure.

Yes. No co-sitees.

3. Could your structure or facility, or addition/extension to an existing structure or facility, be reasonably located outside public conservation land?
   - If yes, provide details of other sites/areas that have been considered.
   - If no, provide reasons why existing structures or facilities outside of public conservation land are not suitable.

No. Because the snowmaking needs to be on the skifield and located on Mikes Meander to make snow for that trail.

4. Could any potential adverse effects of your structure or facility (or addition/extension to an existing structure or facility) be significantly less (and/or different) in another conservation area or another part of the conservation area you are applying for? Give details/reasons.

No. Refer to reason in 3.

❺ Could you use an existing structure or facility? Could you use the existing structure or facility without any additions?

- If yes, provide details of any existing structures or facilities that you have considered using, or how your activity might be undertaken without making an addition to the existing structure or facility.
- If no, provide reasons why any existing structure or facility could not be used without any additions.

No. Refer to reason in 3.

G. Technical Specifications (for telecommunications easements only)

If you are applying for telecommunications sites, you must provide full details about the following information:

NO TELECOM SITES REQUIRED BUT THERE ARE DATA CABLES FOR SNOWMAKING AND LIFT SAFETY SYSTEMS.

Radio frequencies	
Transmitter power output	
Polarisation of the signal	
Type of antennae	
Likely portion of a 24-hour period that transmission will occur	
Likely heaviest period of use during a 24-hour period	
Describe how the site(s) will be accessed (e.g. by foot along x track, by x road, or by a helicopter landing at x)	

H. Are you applying for any other DOC permissions?

Are you applying for other DOC permissions in addition to this easement?

No	☐
Yes e.g. Permanent and temporary structures (that are not part of your easement)	☒

If yes, state the other permits you are applying for?

Lease and Licence for skifield operation. See Concession Application for Ōhau Snowfields Licence and Lease 2025: Form 3B, (Young, OSHL3B Licence and Lease Concession Application , 2025).

I. Duration (term of easement)

In accordance with section 17Z(3)(a)(c) of the Conservation Act 1987, an easement may be granted for a term not exceeding 60 years, except:

(a) In exceptional circumstances, the Minister may grant a term not exceeding 60 years

(b) Where the easement provides a right of way access to a property to which there is no other practical access, the term may be for such longer period as the Minister considers appropriate

(c) Where the easement is for a public work (as defined in the Public Works Act 1981), the term may be for the reasonably foreseeable duration of that public work.

Detail the length of the term sought (i.e. **must be** number of years or months) and why *(Note: in perpetuity/forever or similar meaning is not a term under the Act and not able to be granted)*:

60 years.

The term for the licence, leases and easements being sought is 60 years, longer than the current concession, because OSHL has invested a large amount of capital and is planning further improvements which require the certainty of term. The economic life of skifield developments including the buildings, lifts and snowmaking system is in excess of thirty years, so the term needs to be at least 60 years. This is also an absolute minimum requirement to ensure that the current owners can progress the sale of the snowfield to prospective buyers. Certainty of a long-term occupancy is also likely to mean that the concessionaire will take good care of the public conservation land.

If you are seeking over 30 years, explain why: N/A.

The term for the licence, leases and easements being sought is the maximum of 60 years, longer than the current concession, because OSHL has invested a large amount of capital and is planning further improvements which require the certainty of term. The economic life of skifield developments including the buildings, lifts and snowmaking system is in excess of thirty years, so the term needs to be at least 60 years. This is also an absolute minimum requirement to ensure that the current owners can progress the sale of the snowfield to prospective buyers. Certainty of a long-term occupancy is also likely to mean that the concessionaire will take good care of the public conservation land.

J. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This often requires consultation with our Treaty Partner (iwi/hapū/whānau of local Maori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders (including other parties already located at your proposed location), DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

No	☐
Yes	☒

If yes, supply details of each Treaty Partner or interested stakeholders consulted with.

Copy and paste the table below and complete for each Treaty Partner or other interested stakeholders. If you received a written response to consultation attach a copy and record all attachments in section 'L Attachments', including:

- Additional pages with the required information
- Written responses to your consultation with Treaty Partners or other interested stakeholders.

Whānau/hapū/iwi or other interested party consulted with: Moeraki and Waihao Runaka	
Name of individual you consulted with: Aukaha Consents	
Date of consultation: July 2026	
Form of consultation (e.g. email, meeting): Email with applications	
Outcome of consultation: No outcome as yet as consultation was initiated at the same time as submitting these applications to DOC.	

Other interested stakeholders consulted with e.g. Conservation Boards or community groups:	
Name of individual you consulted with:	
Date of consultation:	
Form of consultation (e.g. email, meeting):	
Outcome of consultation:	

K. Consistency with DOC statutory plans

List the DOC's statutory planning documents[16] relevant to your application.

Conservation General Policy

The Conservation General Policy covers the issue of skifields under Policy 11.1 as follows:

Policies 11.1 All activities

11.1 (a) Any application for a concession or other authorisation will comply with, or be consistent with, the objectives of the relevant Act, the statutory purposes for which the place is held, and any conservation management strategy or plan.

11.1 (b) All activities on public conservation lands and waters which require a concession or other authorisation should, where relevant, avoid, remedy or mitigate any adverse effects (including cumulative effects) and maximise any positive effects on natural resources and historical and cultural heritage, and on the benefit and enjoyment of the public, including public access.

11.1 (c) The Department and all concession and other authorisation holders should monitor the effects of authorised activities on natural resources, historical and cultural heritage, and the benefit and enjoyment of the public, including public access, to inform future management decisions.

11.1 (d) Concession and other authorisation holders will be responsible for the safe conduct of their operations, including the safety of staff, clients, contractors, and the public, and compliance with relevant safety standards and legal obligations.

11.1 (e) The policies below for the activities specified are to be considered in conjunction with policies 11.1 (a) to 11.1 (d).

Canterbury CMS

The Canterbury CMS "Canterbury (Waitaha) Conservation Management Strategy 2016", (Department of Conservation, 2016) provides for skifields under policy 2.2.9. Under this policy the following points are noted:

a) *Require all ski fields to operate under a valid concession from the Department*
b) *May allow further development of existing authorised ski fields, where their natural values are already affected, in preference to the development of new ski fields*
c) *Should, in considering the development of existing authorised ski fields, take a precautionary approach to the approval of new structures and terrain modification and consider both the likely longevity of the field in the face of climate change, and any land remediation and facility removal requirements should the ski field cease to operate*
d) *Where practicable, encourage non-skier and/or non-ski season visitor use of the ski field, and visitor use beyond the ski field consistent with outcomes at Place*
e) *Should provide opportunities for conservation advocacy and interpretation.*

Are you aware of any potential inconsistency of your easement concession with DOC's statutory planning documents?

No	☒

[16] https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/

Yes	☐

If you have answered yes, explain why it is inconsistent with the statutory planning documents

N/A

L. Effects assessment

Identify actual or possible effects of the easement concession applied for. Describe the actions you propose to take to avoid, remedy or mitigate any adverse effects. For further information check DOC's Environmental Impact Assessment[17] and DOC's guide to preparing your environmental impact assessment[18].

If you have identified effects or mitigation measures for adverse effects not included in the table below or you have a full Environmental Impact Assessment attach this information to your application. Record this additional information in the table below and in section K as an attachment.

Have you attached a full Environmental Impact Assessment?

Yes – refer to effects assessment for each easement as attached	☒
No	☐

If you have answered **no** provide a **description of environmental effects** of your easement concession in the table below including details of the:

- Existing environment
- Potential effects
- Proposed methods to avoid, remedy or mitigate the adverse effect/s.

Description of environmental effects	
No effects as the easement uses an existing structure or facility (including a road or track) and there will be no modification or disturbance due to increased use.	☐

Effects	**Description**
Effects on the **landscape** e.g. ability of landscape to accommodate changes.	
Effects on the **visual** composition of the landscape	
Effects on **cultural values** of Tangata Whenua or members of the public	
Effects on **historic sites or objects** including Wahi Tapu e.g, disturbance of the ground.	

[17] https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/
[18] https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf

Effects on **existing infrastructure** such as roads, tracks, huts, carparks, huts etc.	
Effects on **existing vegetation** e.g. disturbance or removal of vegetation.	
Effects of **earthworks** e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised.	
Effects on **wildlife or wildlife habitat**	
Effects on **aquatic habitat** (waterways, swamps, freshwater animals and vegetation)**.**	
Effects **on other users** (tangata whenua, recreational users and concessionaires) of the Land.	
Effects of the easement **increase threats** (pests, weeds, pathogens and fire) to public conservation land.	
Effects of **increased rubbish, toilet waste or debris left on public conservation land** during construction and regular use of the easement.	
Cumulative effects that could be caused by the easement.	
Positive effects of the easement.	

M. Attachments

Attachments should *only* be used if there is:

- A specific question requiring a map or further information
- 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.

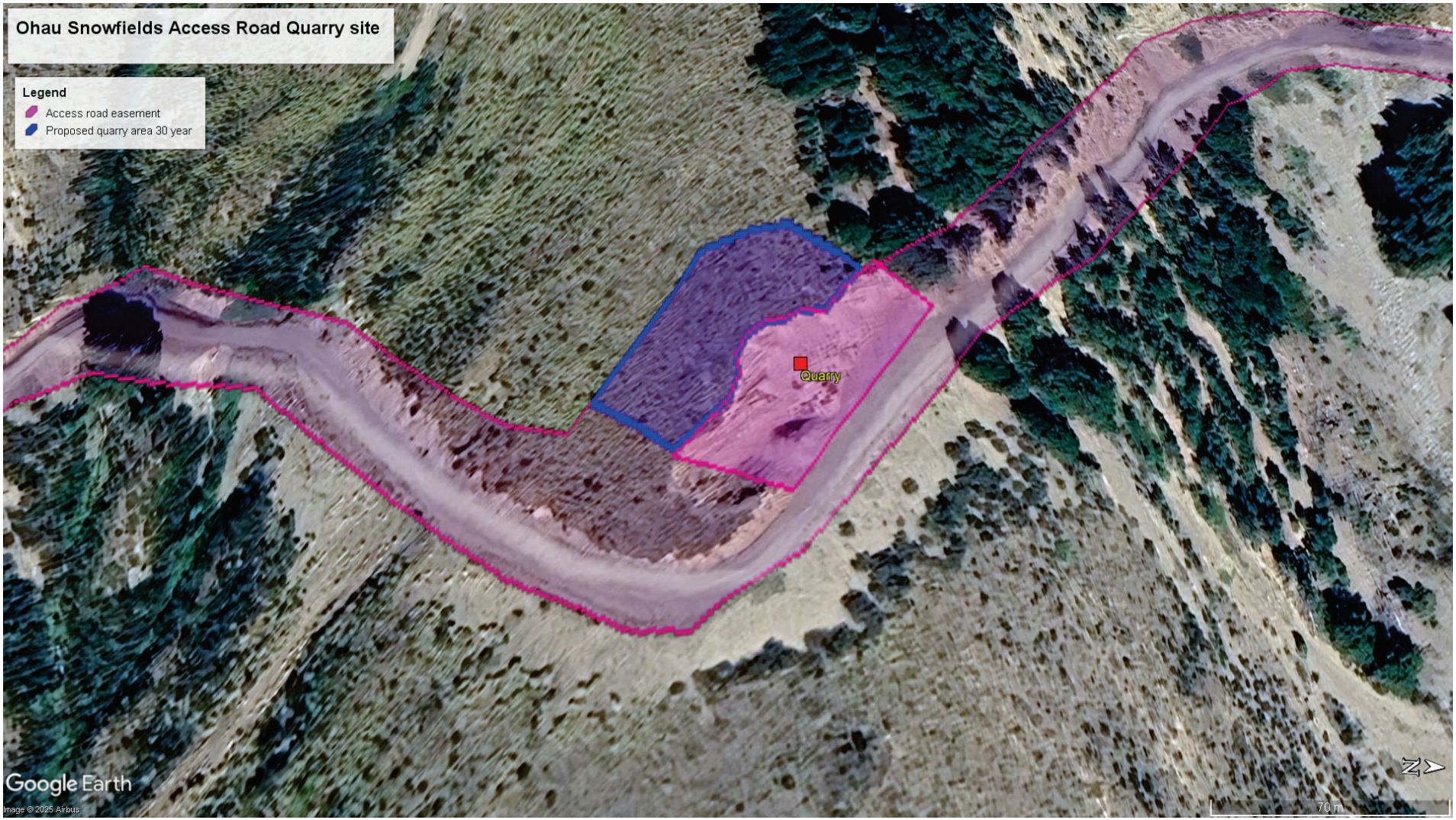
Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
L – Road access easement	Plans of access road easement	JPG and shp (shapefile)	Site plans of the easement
L – Road access easement	Environmental Effects Road Access Easement	Word	Effects assessment on: Landscape, cultural values, existing vegetation, wildlife, earthworks, other users and positive effects.
L – Road access easement	Photos 1 and 2	JPG	Photos of quarry site and vegetation
L - Mains power supply easement	Plans of access road easement	JPG and shp (shapefile)	Site plans of the easement
L - Mains power supply easement	Photo 3	JPG	Photo of the lower easement
L - Mains power supply easement	Environmental Effects Mains power Easement	Word	Effects assessment on: Landscape, cultural values, existing vegetation, wildlife, earthworks, other users and positive effects.
L – Base area easements	Plan of Base area easements	JPG and shp (shapefile)	Site plans of the easement
L – Base area easements	Environmental Effects Base Area Easements	Word	Effects assessment on: Landscape, cultural values, existing vegetation, wildlife, earthworks, other users and positive effects.
L – Snowmaking reticulation and lift easements	Plans of Snowmaking and Lift easements	JPG and shp (shapefile)	Site plans of the easement
L – Snowmaking reticulation and lift easements	Environmental Effects Snowmaking and Lift Easements	Word	Effects assessment on: Landscape, cultural values, existing vegetation, wildlife, earthworks, other users and positive effects.

1. Ōhau Snowfields Access Road Easement

Plans of access road easement



Map 1: Road access easement



Map 2: Quarry site

Environmental effects of road access easement

Description of environmental effects of the road access easement	
No effects as the easement uses an existing structure or facility (including a road or track) and there will be no modification or disturbance due to increased use.	☐
Effects	**Description**
Effects on the **landscape** e.g. ability of landscape to accommodate changes.	The road constructed in 1978 has had a significant effect on the landscape with its obvious zig zag route up the lower faces and the scars from the extensive cuts and batters. The road was consented at a time when such effects were not considered in a comprehensive way. The landscape and visual effects of the road are fully described in the Landscape and Visual Assessment report, (Blakely Wallace Associates, 2025). This extract from the report summarises the landscape effect succinctly: "*The road has significant cut and fill batters. It was constructed by bulldozers in the era before hydraulic diggers and concerns about visual effects. The legacy of this is a significant and dominant visual scar on the range face. Erosion slides extend below the road in a couple of locations but appear inactive now. Overall, the road appears mostly stable and there are indications of regeneration and recovery despite significant scarring. Visual impact from the road will remain a dominant feature in the medium to long term."* Over time the effects of the road have been softened by the gradual natural revegetation of the cuts and batters. This revegetation is much more evident below the S bends where most of the banks are now vegetated. Above the S bends the nature of the road adjacent stonefields, altitude and climate has meant the revegetation is much slower and much less complete. The planting of alders from 1978 into the 1980s on the batters and cuts has been partially successful in revegetating these higher elevation areas but the alders have now spread and invaded areas where they are effectively a weed. The botanical report (Wardle, 2025), compares two aerial photos from 1980 and 2021 and notes "*the degree of erosion has not increased and that in places, tussock cover has improved.".* The most significant remaining erosion path (200m vertical below the road) is on the Ostler Fault Line just above the quarry.

Effects on the **visual** composition of the landscape	The road constructed in 1978 had a significant effect on the visual composition of the landscape when viewed from the valley floor. The road was consented at a time when such effects were not considered in a comprehensive way. Over time the effects of the road have been softened by the gradual natural revegetation of the cuts and batters. This revegetation is much more evident below the S bends where most of the banks are now vegetated. Above the S bends the altitude and climate has meant the revegetation is much slower and much less complete. The planting of alders from 1978 into the 1980s on the batters and cuts has been successful in revegetating these higher elevation areas but the alders have now spread and invaded areas where they are effectively a weed.
Effects on **cultural values** of Tangata Whenua or members of the public	Nil
Effects on **historic sites or objects** including Wahi Tapu e.g, disturbance of the ground.	Nil
Effects on **existing infrastructure** such as roads, tracks, huts, carparks, huts etc.	Nil
Effects on **existing vegetation** e.g. disturbance or removal of vegetation.	The road has been established since 1978 and in the most part batters, cuttings and roadside areas have been stabilising since that time. The effects of the road on existing vegetation are now minimal. The maintenance of the road and water tables causes some disturbance to the marginal areas of the roadsides. The quarry / gravel storage area which has been operating for 35 years since 1990 has removed 3000m^3 of material within an area of 1140m^2. About a 100m^3 is required each year for road maintenance. The proposed quarry area for the next 30 years will remove a further 3000m^3 within a similar sized area, (Map 2: Quarry site– pg. 18). The vegetation which will be removed to acquire this quarry material is mainly narrow leaved snow tussock, (*Chionochloa rigida*), *Dracophyllum longifolium*, and matagouri which covers about 70 per cent of the area. Other plants and herbs include golden spaniard, *Gautheria crassa, Poa colensoi, dwarf heath,(Pentachondra pumila) and Fescue tussock, (Festuca novae-zealandiae)*.

	Where feasible the vegetation removed from the top surface to undertake the quarrying will be used to plant up roadside areas which need stabilising. The quarry activity will avoid impinging on the adjacent remnant beech forest. The quarry area is situated at a corner in the road and faces north which means it is obscured when viewed from the valley floor. The quarry area has a low weed loading according to the botanical report, (Wardle, 2025). The area is used in the winter as a parking and chain fitting area. The most significant advantage of this quarry site as a source of gravel for the road is that it minimises the risk of new weedy species being brought into the access road easement area through this activity. The botanical report contains a section on the road access easement pp. 38-47. (Wardle, 2025) and includes the photo comparison noted above. .
Effects of **earthworks** e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised.	The quarry site is the only area where an area of topsoil will be removed. Over the period of the concession licence this will total about 0.12ha. See “Effects on existing vegetation” above.
Effects on **wildlife or wildlife habitat**	Southern Alps geckos are widespread along the road access easement within the adjacent roadside cuttings, banks and screes between 600 and 1100masl (i.e. between the gate and Culvert Gully) – refer to Map 1, pg. 17. The irony is that the construction of the road and the resulting batters has resulted in the creation of this very suitable habitat for this At Risk Declining species. Road maintenance generally does not impact this habitat on the uphill side of the road but spillover from grading and snow clearing may have an effect in some locations on the downhill side of the road. (Knox , 2025). Because of the narrowness of the road it is not possible to avoid some spillover especially in significant snow events. The fact that the favoured habitat is all below Culvert Corner does mean that this is only going to be happen infrequently when significant snowfalls happen below 1100masl. Numerous bird species were noted on the road access easement during the survey and other visits including grey warbler, chaffinches, brown creepers, bellbird, Kahu Australasian harrier and karearea (NZ Falcon). (Young, Ōhau Snowfields Bird Survey 2025). None of these species are likely to be affected by the access road easement and in fact species such as harrier and falcon may benefit from road kill of hares and possums.

Effects on **aquatic habitat** (waterways, swamps, freshwater animals and vegetation)**.**	Water tables, culverts and effective side slope of the road surface ensure that water is runoff the road surface without having significant effects on the surrounding vegetation and terrain.
Effects **on other users** (tangata whenua, recreational users and concessionaires) of the Land.	The road is a positive attribute for recreation users as an easy means of access to 1500masl both in the winter and summer. It provides access for back country ski touring, rock climbing, mountaineering and tramping. The road is also used by mountain bikers.
Effects of the easement **increase threats** (pests, weeds, pathogens and fire) to public conservation land.	The road access and surrounds have definitely contributed to the increased effects and spread of weed pests, as it is effectively a pathway for such pests. There are more than twenty-five exotic colonising species found on the easement but with low cover. They will have been spread by natural factors such as wind and water but predominately were probably initially transported by road maintenance machinery and recreational vehicles. The road maintenance is now carried out with OSHL's own machinery so the import of further weeds via this vector is unlikely but recreational vehicles are still a very likely pathway especially farm vehicles with mud and dirt containing weed seeds. (pers. obs: R. Young). The spread of alders from the road batters to adjacent areas and along pathways like avalanche chutes, water tables and the lower part of the licence area is of significant concern. The Alder Management Plan (Young, 2022), outlines the problem and a control methodology. This is being implemented and started in the autumn of 2025 with the removal of the isolated alders on field and planning for the control operation. Removal of the majority of the alders will be completed by the winter of 2028, with a roadside spraying operation in year 1 and then an aerial spraying operation in year 2 to remove the more widespread alders. Further follow-up spot spraying is likely to be required in year 3. Ongoing monitoring will continue beyond the completion of these spraying operations.
Effects of **increased rubbish, toilet waste or debris left on public conservation land** during construction and regular use of the easement.	There is no real issue with rubbish being deposited on the easement by the public and OSHL removes any redundant road materials.

Cumulative effects that could be caused by the easement.	Nil.
Positive effects of the easement.	The road provides the only quick and feasible access to the field for the OSHL clientele. As well, the road is a positive attribute for other recreation users as an easy means of access to 1500masl both in the winter and summer. It provides access for back country ski touring, rock climbing, mountaineering and tramping. The road is also used by mountain bikers.



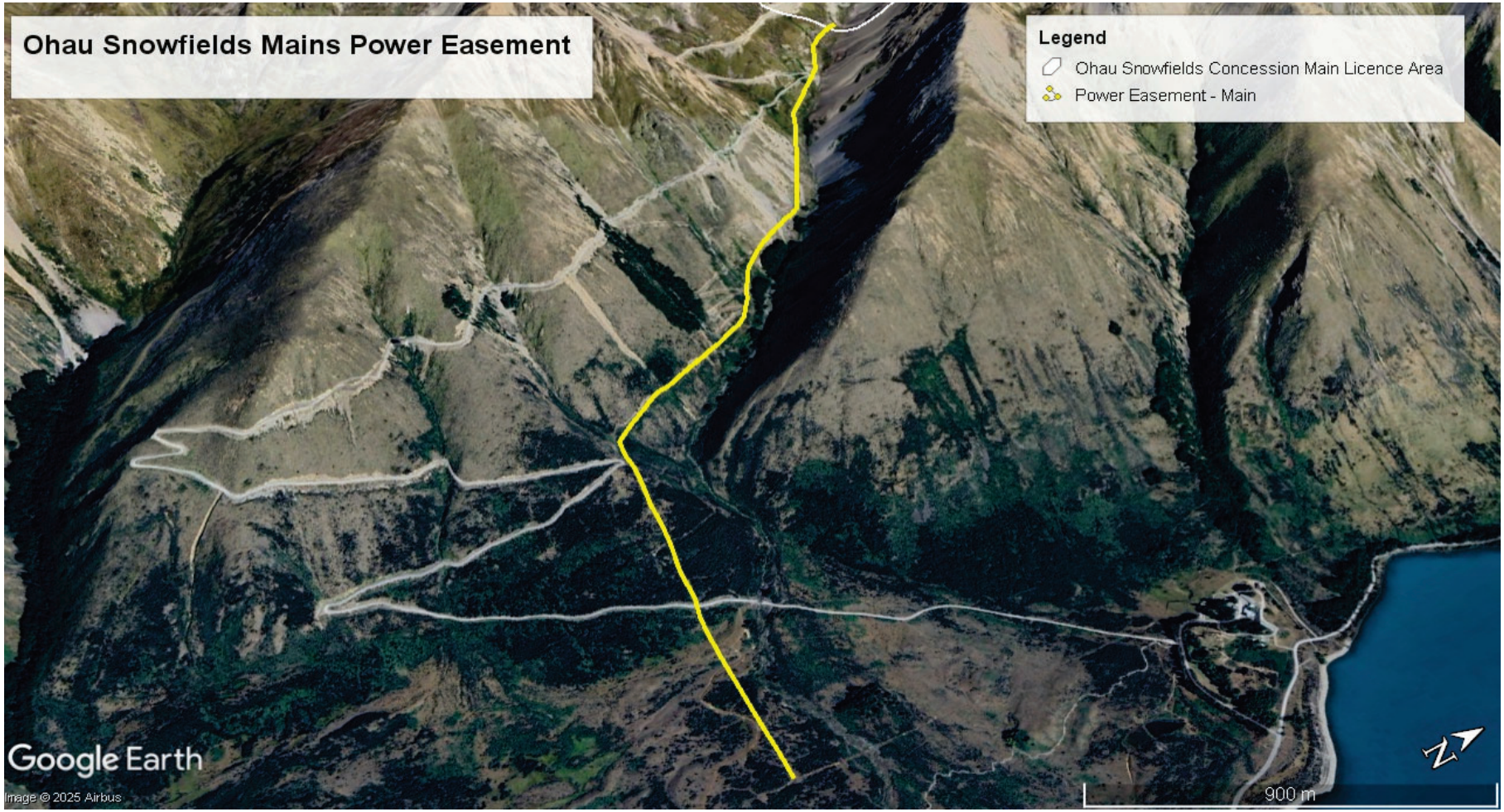
Photo 1: Quarry site



Photo 2: Vegetation above quarry within area of proposed site for next 30 years

2. Mains Power Easement

Plan of mains power easement



Map 3: Plan of main power easement



Photo 3:Lower part of power cable route showing revegetation of cleared line and the termination tower below the access road

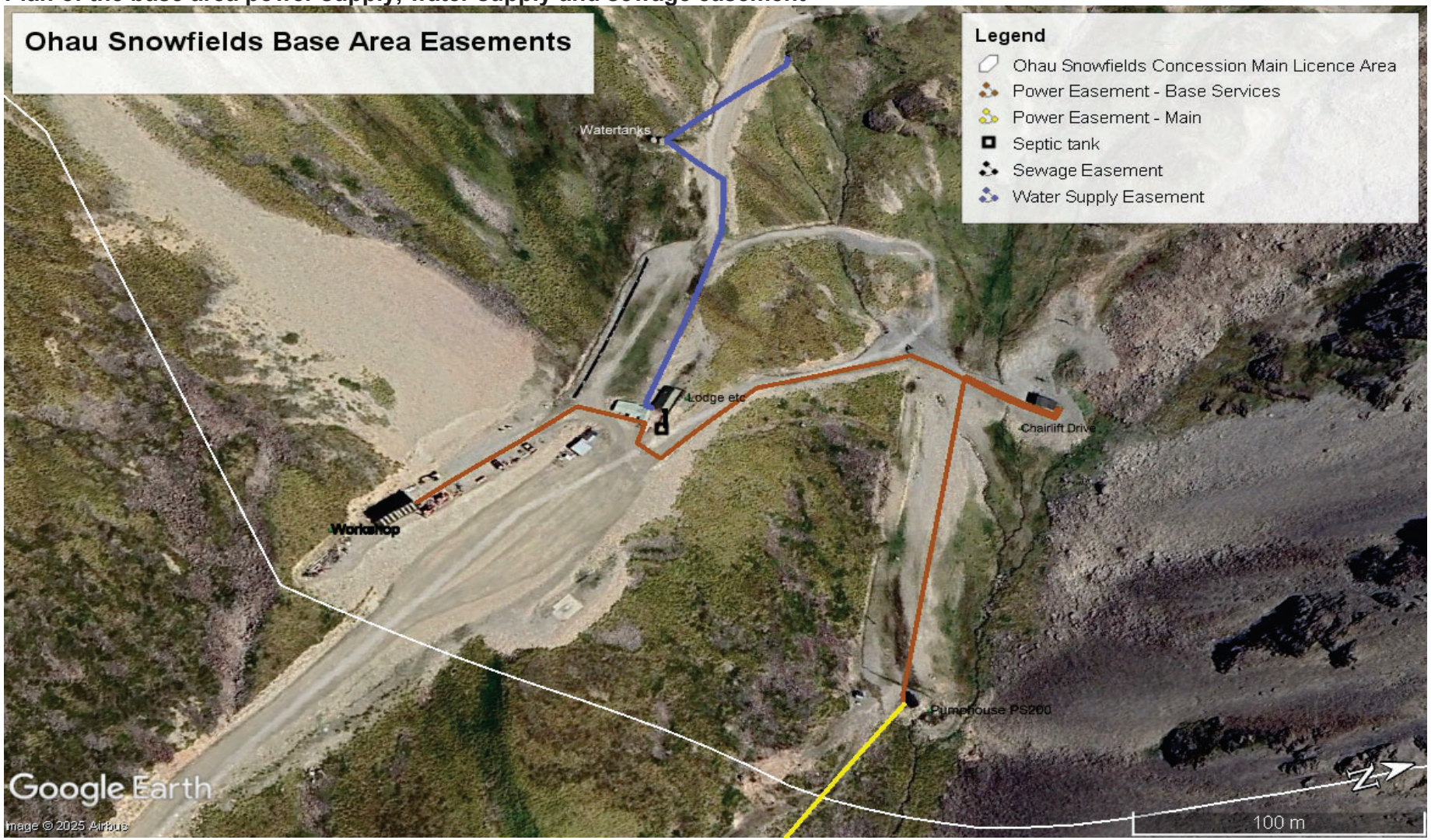
Environmental effects of mains power easement

Description of environmental effects of the mains power easement	
No effects as the easement uses an existing structure or facility (including a road or track) and there will be no modification or disturbance due to increased use.	☐
Effects	**Description**
Effects on the **landscape** e.g. ability of landscape to accommodate changes.	The mains power supply which replaced the diesel generators is poled from the Waitaki Network line to the lodge to just below the road 160m uphill of the ford on the skifield access road. Above this point the cable runs underground to the field. The poles are not a significant visual intrusion on the landscape as they are not visible from the access road or when viewed from the Lake Ōhau Road or the Alps 2 Ocean Cycle Trail.
Effects on the **visual** composition of the landscape	The poled part of the line is a common feature of this landscape below the access road as the Network Waitaki poled supply runs right across the PCL from Freehold Creek to the Ōhau Lodge. The shrubland vegetation means the poles are not an obvious feature of this landscape especially from some distance. The cable route has affected the visual composition of the landscape with the clearance of the shrubland, (mainly manuka), in a straight line from the access road near the ford to the Second U Bend – a distance of 400m. However, in the seventeen years since it was installed natural regeneration from the edges of this clearance have softened the effect and will continue to do so during the term of the new concession. See Photo 3, (pg. 27).
Effects on **cultural values** of Tangata Whenua or members of the public	Nil
Effects on **historic sites or objects** including Wahi Tapu e.g, disturbance of the ground.	Nil
Effects on **existing infrastructure** such as roads, tracks, huts, carparks, huts etc.	The power cable and power supply has had a positive effect on existing infrastructure substantially reducing the use of fossil fuels and ensuring a significantly quieter environment on the field by replacing the diesel generators.

Effects on **existing vegetation** e.g. disturbance or removal of vegetation.	The disturbance along the route of the underground cable has been stabilising and naturally revegetated since it was installed. The effects of this on existing vegetation are now minimal.
Effects of **earthworks** e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised.	The disturbance along the route of the underground cable has been stabilising and naturally revegetated since it was installed. The effects of this on the original and existing vegetation are now minima - see Photo 3.
Effects on **wildlife or wildlife habitat**	Nil.
Effects on **aquatic habitat** (waterways, swamps, freshwater animals and vegetation)**.**	Nil. The provision of power means there is much less risk of fuel spills into aquatic habitats than the previous generator and diesel fuelled system.
Effects **on other users** (tangata whenua, recreational users and concessionaires) of the Land.	Nil.
Effects of the easement **increase threats** (pests, weeds, pathogens and fire) to public conservation land.	The installation of the cable potentially provided a pathway for the spread of weed pests. There are more than twenty-five exotic colonising species found on the road easement but with low cover. They may have been spread by natural factors such as wind and water to the disturbed areas created by the cable installation but there is no notable invasion noted along the route of the cable. Control of weed pests may be required in the event they establish in future on this cable route.
Effects of **increased rubbish, toilet waste or debris left on public conservation land** during construction and regular use of the easement.	Nil.
Cumulative effects that could be caused by the easement.	No cumulative negative effects. The most significant cumulative effect is positive being the reduction in the use of fossil fuels and contribution to climate change through the use of renewable electricity.
Positive effects of the easement.	The reduction in the use of fossil fuels and contribution to climate change through the use of renewable electricity. The reduced noise on field from the removal of diesel combustion engines to power the lifts.

3. Base area easements - power supply, domestic water supply and sewage

Plan of the base area power supply, water supply and sewage easement



Map 4: Base Area Easements

Environmental effects of on base area power supply, water supply and sewage easements

Description of environmental effects of the mains power easement	
No effects as the easement uses an existing structure or facility (including a road or track) and there will be no modification or disturbance due to increased use.	☒
Effects	**Description**
Effects on the **landscape** e.g. ability of landscape to accommodate changes.	Nil
Effects on the **visual** composition of the landscape	Nil
Effects on **cultural values** of Tangata Whenua or members of the public	Nil
Effects on **historic sites or objects** including Wahi Tapu e.g, disturbance of the ground.	Nil
Effects on **existing infrastructure** such as roads, tracks, huts, carparks, huts etc.	These easements have a positive effect on existing infrastructure through effective provision of the required services to operate the field with minimal environmental effect.
Effects on **existing vegetation** e.g. disturbance or removal of vegetation.	Nil.
Effects of **earthworks** e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised.	Nil.

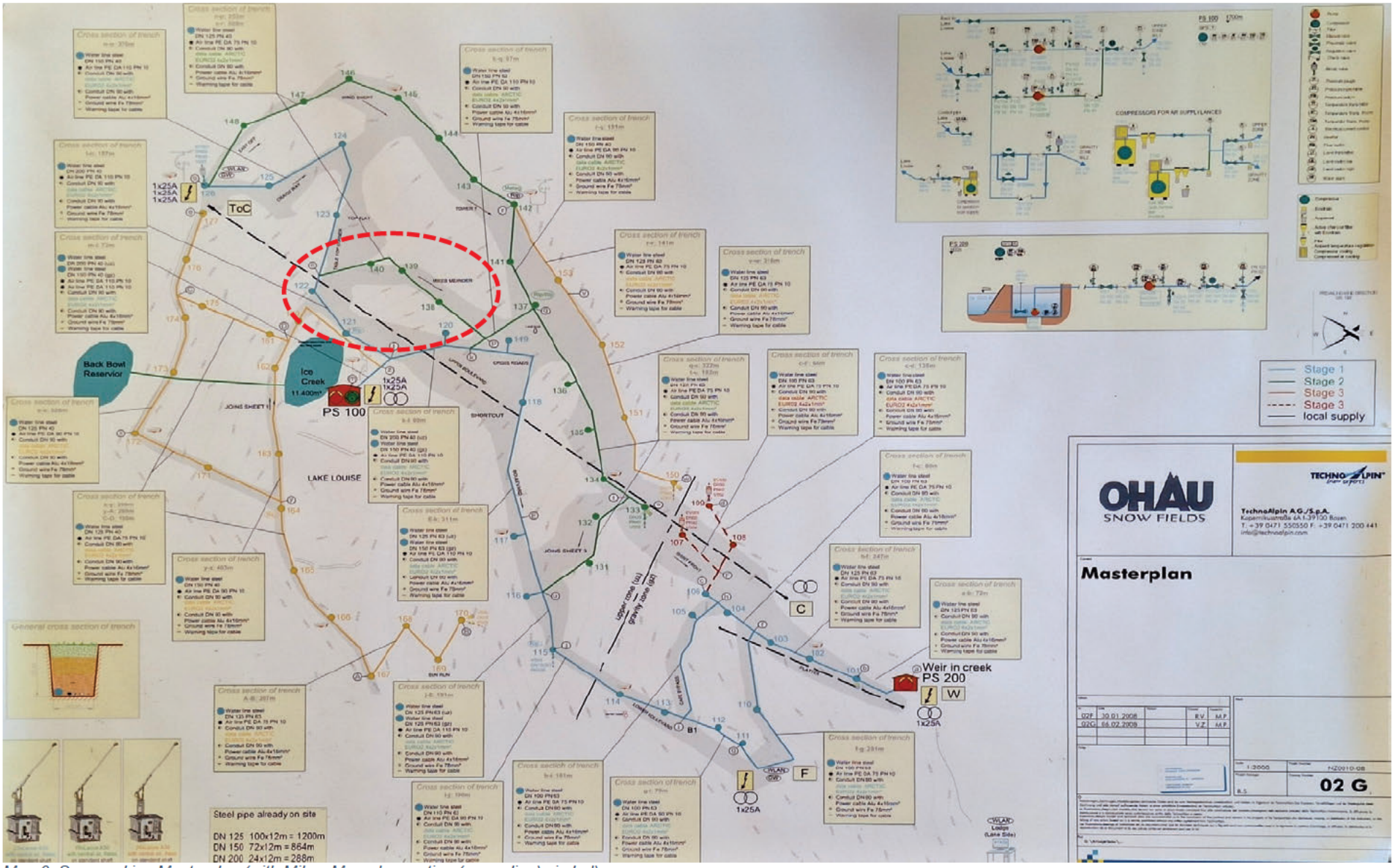
Effects on **wildlife or wildlife habitat**	Nil.
Effects on **aquatic habitat** (waterways, swamps, freshwater animals and vegetation)**.**	Nil.
Effects **on other users** (tangata whenua, recreational users and concessionaires) of the Land.	Nil.
Effects of the easement **increase threats** (pests, weeds, pathogens and fire) to public conservation land.	Nil.
Effects of **increased rubbish, toilet waste or debris left on public conservation land** during construction and regular use of the easement.	Nil.
Cumulative effects that could be caused by the easement.	No cumulative negative effects. The most significant cumulative effect is positive being the provision of the services with minimal environmental effect.
Positive effects of the easement.	The reduction in the use of fossil fuels and contribution to climate change through the use of renewable electricity and the positive effect on existing infrastructure through effective provision of the required services to operate the field with minimal environmental effect.

4. Snowmaking reticulation and lift easements

Plans of the Snowmaking Reticulation and Lift easements



Map 5: Snowmaking and Lift Easements



Map 6: Snowmaking Masterplan (with Mikes Meander section (green line) circled)

Environmental effects of snowmaking reticulation and lift easements

Description of environmental effects of the Snowmaking Reticulation and Lift easements	
No effects as the easement uses an existing structure or facility (including a road or track) and there will be no modification or disturbance due to increased use.	☒ All of the snowmaking reticulation is complete except for the short section down Mikes Meander. The effects of completion of this short section of snowmaking reticulation is noted below under "effects of earthworks".
Effects	**Description**
Effects on the **landscape** e.g. ability of landscape to accommodate changes.	Nil including the yet to be completed Mikes Meander section.
Effects on the **visual** composition of the landscape	Nil including the yet to be completed Mikes Meander section.
Effects on **cultural values** of Tangata Whenua or members of the public	Nil
Effects on **historic sites or objects** including Wahi Tapu e.g, disturbance of the ground.	Nil.
Effects on **existing infrastructure** such as roads, tracks, huts, carparks, huts etc.	These easements have a positive effect on existing infrastructure through effective provision of the required services to operate the field in an environmentally sensitive manner.
Effects on **existing vegetation** e.g. disturbance or removal of vegetation.	Minimal. There is limited vegetation on the Mike Meanders section as it has already been modified by terrain medication works.
Effects of **earthworks** e.g. removal of topsoil and where removed earthworks	Nil where the installation is complete. The short section of Mikes Meander which may be installed in the future will have minimal effect as the planned route for the 240m reticulation and three snowguns /

will be stored. Note: All earthworks storage on public conservation land needs to be authorised.	hydrants is across an area where terrain modification has already occurred. Once the reticulation is completed the area will be rehabilitated to match the adjacent terrain.
Effects on **wildlife or wildlife habitat**	Nil including the yet to be completed Mikes Meander section.
Effects on **aquatic habitat** (waterways, swamps, freshwater animals and vegetation)**.**	Nil including the yet to be completed Mikes Meander section.
Effects **on other users** (tangata whenua, recreational users and concessionaires) of the Land.	Nil including the yet to be completed Mikes Meander section.
Effects of the easement **increase threats** (pests, weeds, pathogens and fire) to public conservation land.	Nil including the yet to be completed Mikes Meander section.
Effects of **increased rubbish, toilet waste or debris left on public conservation land** during construction and regular use of the easement.	Nil including the yet to be completed Mikes Meander section.
Cumulative effects that could be caused by the easement.	No cumulative negative effects. The most significant cumulative effect is positive being the provision of these services with minimal environmental effect.
Positive effects of the easement.	The reduction in the use of fossil fuels and contribution to climate change through the use of renewable electricity. And the positive effect of the infrastructure and services to operate the field with minimal environmental effect.

N. Registration on a Record of Title

Are you going to register your easement concession (if granted) on the Record of Title (formerly known as the Certificate of Title)?

No	☒
Yes	☐

If yes, you will be responsible for registering the easement concession, including all costs.

O. Checklist

Application checklist	Tick
I have completed all sections of this 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 application form and any attached additional forms is, to the best of my knowledge, true and correct.	☒
I have supplied maps to accompany my shapefiles (.shp) and/or NZTM GPS locations listed in section E Locations.	☒
I have detailed, in Section 'K Effects assessment', the easements environmental effects or I have supplied a full Environmental Impact Assessment and attached to section 'L Attachments'.	☒
I have indicated in section 'M Do you intend to register the easement concession' that I do or do not want the easement registered.	☒
I understand if I want the easement registered on the Record of Title I will be paying all the costs of the registration including surveying and independent legal advice.	☒
I have appropriately labelled all attachments and completed section 'L. Attachments' to match.	☒

P. 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:	**Ōhau Snow Holdings Limited.**
Does your organisation require a purchase order number for invoicing purposes?	☐
If yes, please provide the number here:	

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 these 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.	☒

Applicant Name/s (of authorised person/s)	[redacted] General Manager / Director	**Date**	29 June 2026

For Departmental use			
Credit check completed			
Comments:			
Signed		**Name**	
Approved (Tier 4 manager or above)		**Name**	

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