



- Lift Towers
- Ski Chairlift (Proposed)
- Blue Trail
- Groomed Trail
- - - Doolans Ski Area Boundary
- Application Excluding Areas
- - - Remarkables Ski Area Boundary (Excluded From Application)
- Cadastral Boundary

Map 6: Groomed Trail Map

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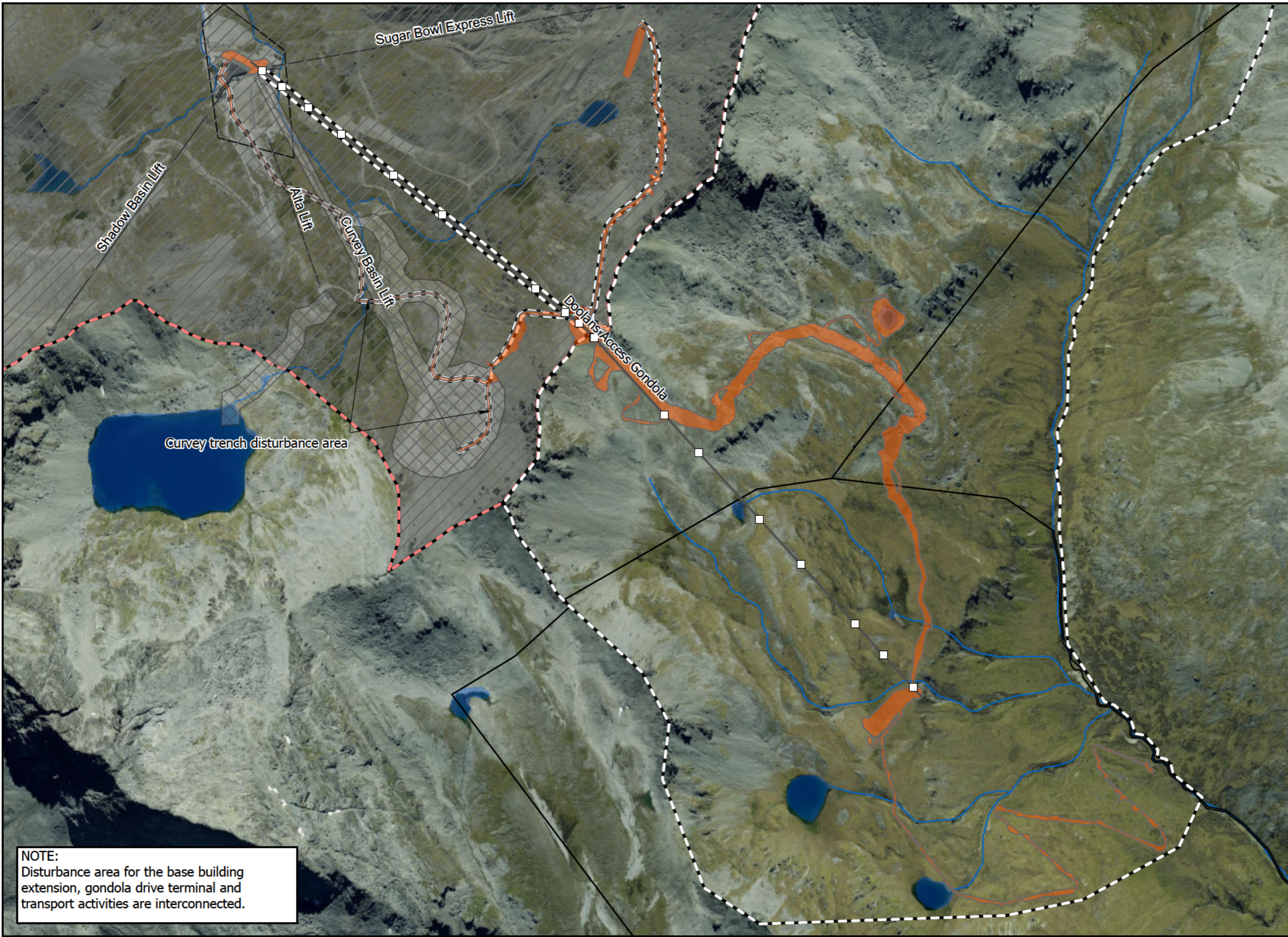
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| Rev. | Date | Details | By |
|------|------------|----------------|----|
| A | 06/05/2026 | Original Issue | LH |
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The Remarkables Doolans Expansion
 DOC Concession Application
 Proposed Groomed Trail Map

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|----------|----------|------------|---------------|---------|--------|
| Client | | | | Job No. | Sheet |
| | | | | A30043 | 6 of 7 |
| Surveyed | Checked | Date | Scale | | |
| | | | 1:9,000 | | |
| Drawn | Approved | Date | Datum & Level | Rev. | |
| LH | AJHB | 06/05/2026 | NZTM & MSL | A | |

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- Ski Chairlift (Existing)
- Lift Towers
- Doolans Concession Overlay (Over Existing Concession)
- ⋄ Doolans Ski Area Boundary
- ⊠ Application Exclusion Areas
- ⊞ Remarkables Ski Area Boundary (Excluded From Application)
- ▭ Cadastral Boundary
- Disturbed Areas
- Ski Chairlift (Proposed)

Map 7 Disturbance Plan

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NOTE:
 Disturbance area for the base building extension, gondola drive terminal and transport activities are interconnected.

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| Rev. | Date | Details | By |
|------|------------|--------------------|----|
| A | 06/05/2026 | Original Issue | LH |
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The Remarkables Doolans Expansion
 DOC Concession Application
 Proposed Disturbance Plan

| | | | | | |
|----------|----------|------------|---------------|---------|--------|
| Client | | | | Job No. | Sheet |
| | | | | A30043 | 7 of 7 |
| Surveyed | Checked | Date | Scale | | |
| | | | 1:11,000 | | |
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Schedule 4.1: Tables of Structures and Facilities – Asset Catalogue

This Table is to be read in conjunction with Maps 1-7. This Table identifies the key NZSki-Limited owned assets to be permanently located within the licence area.

The complete Asset Catalogue provides images of lease assets (corresponding labelled figures), land area occupied for proposed lease and licence areas, and assets are referenced to the auxiliary Maps 1-7 within this document

| Description of structure or facility | Label/Map | Concession Category | Area (m ² / ha) | Use |
|---|------------------|---------------------|---|------------------------------|
| Doolans Mid Station | Label 101, Map 2 | Lease | 466 m ² | Lifts |
| Mid Station Wastewater Storage Tanks | Label 102, Map 2 | Lease | 246 m ² | Maintenance / Infrastructure |
| Water Reservoir Pump Building | Label 103, Map 2 | Lease | 139 m ² | Maintenance / Infrastructure |
| Wastewater Pump Station and Storage Tanks | Label 104, Map 2 | Lease | 198 m ² & 310 m ² | Maintenance / Infrastructure |
| Doolans Base Building | Label 105, Map 2 | Lease | 1,337 m ² | General Staff / Public |
| Doolans Gondola Return Station | Label 106, Map 2 | Lease | 238 m ² | Lifts |
| Doolans Learners Conveyor | Label 107, Map 2 | Lease | 500 m ² | Lifts |
| Underground Water Storage Tanks (45,000 litres) | Label 108, Map 2 | Lease | 110 m ² | Maintenance / Infrastructure |
| Water Intake Pump Station Building | Label 109, Map 2 | Lease | 65 m ² | Maintenance / Infrastructure |
| Water Intake Structure | Label 110, Map 2 | Lease | 78 m ² & 10 m ² | Maintenance / Infrastructure |
| Radio Communications Towners | Label 111, Map 2 | Lease | 50 m ² & 50 m ² | Maintenance / Infrastructure |
| Snow Making Transformer | Label 116, Map 2 | Lease | 10 m ² | Maintenance / Infrastructure |

| Description of structure or facility | Label/Map | Concession Category | Area (m ² / ha) | Use |
|--|------------------|---------------------|----------------------------|------------------------------|
| Pump Station Transformer and Ring Main Unit | Label 117, Map 2 | Lease | 10 m ² | Maintenance / Infrastructure |
| Doolans Base Transformer and Ring Main Unit | Label 118, Map 2 | Lease | 10 m ² | Maintenance / Infrastructure |
| Patrol Hut | Label 119, Map 2 | Lease | 80 m ² | General Staff / Public |
| Mid Station Transformer | Label 120, Map 2 | Lease | 10 m ² | Maintenance / Infrastructure |
| Curvey Ring Main Unit | Label 124, Map 2 | Lease | 10 m ² | Maintenance / Infrastructure |
| Wastewater reticulation | Map 4 | Easement | 2.064 ha | Maintenance / infrastructure |
| Water reticulation | Map 4 | Easement | | Maintenance / infrastructure |
| Telecommunication | Map 4 | Easement | | Maintenance / infrastructure |
| Power reticulation | Map 4 | Easement | | Maintenance / infrastructure |
| Snowmaking infrastructure (snow guns/water reticulation) | Map 4 | Easement | 0.4455 ha | Snowmaking |
| Internal access roads | Map 5 | Easement (ROW) | 2.9570 ha | Access |
| Skiable terrain area (balance). | Map 3 | Licence | 426.5831 ha | Skiable area |
| Total Lease Area | | | 0.3874 ha | |
| Total Licence Area | | | 426.5831 ha | |
| Total Easement Area | | | 5.4665 | |

Table 4.2: Table of Structures and Facilities for Removal on Concession Termination or Expiry (Make Good)

To be read in conjunction with Table 4.1

| Description of structure or facility | Label/Map | Concession Category | Area (m ² / ha) | Use |
|---|------------------|---------------------|---|------------------------------|
| Doolans Mid Station | Label 101, Map 2 | Lease | 466 m ² | Lifts |
| Mid Station Wastewater Storage Tanks | Label 102, Map 2 | Lease | 246 m ² | Maintenance / Infrastructure |
| Water Reservoir Pump Building | Label 103, Map 2 | Lease | 139 m ² | Maintenance / Infrastructure |
| Wastewater Pump Station and Storage Tanks | Label 104, Map 2 | Lease | 198 m ² & 310 m ² | Maintenance / Infrastructure |
| Doolans Base Building | Label 105, Map 2 | Lease | 1,337 m ² | General Staff / Public |
| Doolans Gondola Return Station | Label 106, Map 2 | Lease | 238 m ² | Lifts |
| Doolans Learners Conveyor | Label 107, Map 2 | Lease | 500 m ² | Lifts |
| Underground Water Storage Tanks (45,000 litres) | Label 108, Map 2 | Lease | 110 m ² | Maintenance / Infrastructure |
| Water Intake Pump Station Building | Label 109, Map 2 | Lease | 65 m ² | Maintenance / Infrastructure |
| Water Intake Structure | Label 110, Map 2 | Lease | 78 m ² & 10 m ² | Maintenance / Infrastructure |
| Radio Communications Towers | Label 111, Map 2 | Lease | 50 m ² & 50 m ² | Maintenance / Infrastructure |
| Snow Making Transformer | Label 116, Map 2 | Lease | 10 m ² | Maintenance / Infrastructure |

| Description of structure or facility | Label/Map | Concession Category | Area (m ² / ha) | Use |
|--|------------------|---------------------|----------------------------|------------------------------|
| Pump Station Transformer and Ring Main Unit | Label 117, Map 2 | Lease | 10 m ² | Maintenance / Infrastructure |
| Doolans Base Transformer and Ring Main Unit | Label 118, Map 2 | Lease | 10 m ² | Maintenance / Infrastructure |
| Patrol Hut | Label 119, Map 2 | Lease | 80 m ² | General Staff / Public |
| Mid Station Transformer | Label 120, Map 2 | Lease | 10 m ² | Maintenance / Infrastructure |
| Curvey Ring Main Unit | Label 124, Map 2 | Lease | 10 m ² | Maintenance / Infrastructure |
| Snowmaking infrastructure (snow guns/water reticulation) | Map 4 | Easement | 0.4455 ha | Snowmaking |

Notes:

- (i) For all structures and / or facilities listed above, foundations must be removed to ground level unless otherwise agreed between the Grantor and the Concessionaire.
- (ii) For the avoidance of doubt, there is no requirement for the removal of the internal accessways; car-parking; trails/skiable terrain (including gabion wall); wastewater – tanks (in-ground); and underground infrastructure

SCHEDULE 5

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SCHEDULE 5

RIGHTS AND POWERS IMPLIED IN EASEMENTS

SCHEDULE 5, LAND TRANSFER REGULATIONS 2018

1 Interpretation

In this schedule, unless the context otherwise requires,—

benefited land, in relation to an easement that benefits land, means the land that takes the benefit of the easement and that is described by reference to the register in the relevant easement instrument, transfer instrument, or deposit document

burdened land, in relation to an easement,—

- (a) means the land over which the easement is registered and that is described by reference to the register in the relevant easement instrument, transfer instrument, or deposit document; and
- (b) includes the easement area

easement area, in relation to an easement, means an area that—

- (a) is shown on the plans in Schedule 4; and
- (b) is referred to in the relevant easement instrument, transfer instrument, or deposit document as the area to which the easement applies

easement facility,—

- (a) for a right to convey water, means pipes, pumps, pump sheds, storage tanks, water purifying equipment, other equipment suitable for that purpose (whether above or under the ground), and anything in replacement or substitution:
- (b) for a right to convey electricity or a right to convey telecommunications, means wires, cables (containing wire or other media conducting materials), ducts, surface boxes, towers, poles, transformers, switching gear, other equipment suitable for that purpose (whether above or under the ground), and anything in replacement or substitution:
- (c) for a right of way, means the surface of the land described as the easement area, including any driveway:
- (d) for a right to drain water, means pipes, conduits, open drains, pumps, tanks (with or without headwalls), manholes, valves, surface boxes, other equipment suitable for that purpose (whether above or under the ground), and anything in replacement or substitution:
- (e) for a right to drain sewage, means pipes, conduits, pumps, tanks (with or without headwalls), manholes, valves, surface boxes, other equipment suitable for that purpose (whether above or under the ground), and anything in replacement or substitution:

- (f) for a right to convey gas, means pipes, conduits, valves, other equipment suitable for that purpose (whether above or under the ground), and anything in replacement or substitution

grantor—

- (a) have the meanings given by section 107 of the Act; and
- (b) in clauses 3 to 9 and 12(1), include those persons' agents, employees, contractors, tenants, licensees, and invitees

repair and maintenance, in relation to an easement facility, includes the replacement of the easement facility

telecommunication means the conveyance by electromagnetic means from one device to another of any encrypted or non-encrypted sign, signal, impulse, writing, image, sound, instruction, information, or intelligence of any nature, whether for the information of any person using the device or not.

2 Classes of easements

For the purposes of regulation 21, easements are classified by reference to the following rights:

- (a) a right to convey water:
- (b) a right to drain water:
- (c) a right to drain sewage:
- (d) a right of way:
- (e) a right to convey electricity:
- (f) a right to convey telecommunications:
- (g) a right to convey gas.

Rights and powers implied in easements granting certain rights

3 Right to convey water

- (1) A right to convey water includes the right for the grantee, in common with the grantor and other persons to whom the grantor may grant similar rights, at all times, to take and convey water in free and unimpeded flow from the source of supply or point of entry through the easement facility and over the easement area and (for an easement that benefits land) to the benefited land.
- (2) The right to take and convey water in free and unimpeded flow is limited to the extent required by any period of necessary cleansing, renewal, modification, or repair of the easement facility.
- (3) The easement facility for the relevant easement is the easement facility laid or to be laid along the easement area in accordance with clause 10(1).
- (4) The grantor must not do and must not allow to be done anything on the burdened land that may cause the purity or flow of water in the water supply system to be polluted or diminished.

4 Right to drain water

- (1) A right to drain water includes the right for the grantee, in common with the grantor and other persons to whom the grantor may grant similar rights, at all

times, to convey water (whether sourced from rain, springs, soakage, or seepage) in any quantity—

- (a) from the benefited land through the easement facility and over the easement area; or
 - (b) for an easement in gross, through the easement facility and over the easement area.
- (2) The right to drain water is limited to the extent required by any period of necessary cleansing, renewal, modification, or repair of the easement facility.
 - (3) The easement facility for the relevant easement is the easement facility laid or to be laid along the easement area in accordance with clause 10(1).

5 Right to drain sewage

- (1) A right to drain sewage includes the right for the grantee, in common with the grantor and other persons to whom the grantor may grant similar rights, at all times, to drain, discharge, and convey sewage and other waste material and waste fluids in any quantity—
 - (a) from the benefited land through the easement facility and over the easement area; or
 - (b) for an easement in gross, through the easement facility and over the easement area.
- (2) The right to drain, discharge, and convey sewage and other waste material and waste fluids is limited to the extent required by any period of necessary cleansing, renewal, modification, or repair of the easement facility.
- (3) The easement facility for the relevant easement is the easement facility laid or to be laid along the easement area in accordance with clause 10(1).

6 Rights of way

1. A right of way includes the right for the grantee, in common with the grantor and other persons to whom the grantor may grant similar rights, at all times, to go over and along the easement facility.
2. The right to go over and along the easement facility includes the right to go over and along the easement facility with or without any kind of—
 - (a) vehicle, machinery, or implement; or
 - (b) domestic animal or (if the burdened land is rural land) farm animal.
3. A right of way includes the right to have the easement facility kept clear at all times of obstructions (whether caused by parked vehicles, deposits of materials, or unreasonable impediment) to the use and enjoyment of the easement facility.
4. The right to go over and along the easement facility, and to have the easement facility kept clear, is limited to the extent by any period of necessary repair or maintenance of the easement facility.
5. The easement facility for the relevant easement is the surface of the land described as the easement area, including any easement facility laid or to be laid along the easement area in accordance with clause 10(1).

7 Right to convey electricity

- (1) A right to convey electricity includes the right for the grantee, in common with the grantor and other persons to whom the grantor may grant similar rights, at all times, to lead and convey electricity and electrical impulses without interruption or impediment from the point of entry through the easement facility and over the easement area and (for an easement that benefits land) to the benefited land.
- (2) The right to convey electricity without interruption or impediment is limited to the extent required by any period of necessary renewal or repair of the easement facility.
- (3) The easement facility for the relevant easement is the easement facility laid or to be laid along the easement area in accordance with clause 10(1).

8 Right to convey telecommunications

- (1) A right to convey telecommunications includes the right for the grantee, in common with the grantor and other persons to whom the grantor may grant similar rights, at all times, to lead and convey telecommunications without interruption or impediment through the easement facility and over the easement area and (for an easement that benefits land) to and from the benefited land.
- (2) The right to convey telecommunications without interruption or impediment is limited to the extent required by any period of necessary renewal or repair of the easement facility.
- (3) The easement facility for the relevant easement is the easement facility laid or to be laid along the easement area in accordance with clause 10(1).

9 Right to convey gas

- (1) A right to convey gas includes the right for the grantee, in common with the grantor and other persons to whom the grantor may grant similar rights, at all times, to lead and convey gas without interruption or impediment from the point of entry through the easement facility and over the easement area and (for an easement that benefits land) to the benefited land.
- (2) The right to lead and convey gas without interruption or impediment is limited to the extent required by any period of necessary renewal or repair of the easement facility.
- (3) The easement facility for the relevant easement is the easement facility laid or to be laid along the easement area in accordance with clause 10(1).

Rights and powers implied in all classes of easement

10 General rights

6. All the easements referred to in this schedule include—
 - (a) the right to use any easement facility already situated in the easement area for the purpose of the easement granted; and

- (b) if no suitable easement facility exists in the easement area, the right to lay, install, and construct in the easement area (including the right to excavate land for the purpose of that construction) an easement facility that the grantee reasonably requires and for which the grantor has given prior consent; and
 - (c) the right to repair and maintain the easement facility.
- 7. The grantor must not unreasonably withhold consent under subclause (1)(b).
- 8. The grantor must not do and must not allow to be done on the burdened land anything that may interfere with or restrict the rights of any other party or interfere with the efficient operation of the easement facility.
- 9. The grantee must not do and must not allow to be done on the benefited land (if any) or the burdened land anything that may interfere with or restrict the rights of any other party or interfere with the efficient operation of the easement facility.
- 10. To avoid doubt, all the easements referred to in this schedule (other than for a right to convey electricity) include the right to convey electricity necessary to operate a pump or other equipment that is part of the easement facility.

11 Repair, maintenance, and costs

- (1) If the 1 or more grantees have exclusive use of the easement facility, each grantee is responsible for arranging the repair and maintenance of the easement facility, and for the associated costs, so as to keep the facility in good order and to prevent it from becoming a danger or nuisance.
- (2) The grantee is responsible for the repair and maintenance of the easement facility, and for the associated costs, for the purposes set out in subclause (1).
- (3) If the easement is in gross, the grantee bears the cost of all work done outside the burdened land.
- (4) The parties responsible for maintenance under subclause (1), (2) or (5) (as the case may be) must meet any associated requirements of the relevant local authority.
- (5) Any repair or maintenance of the easement facility that is attributable solely to an act or omission by the grantor or the grantee must be promptly carried out by that grantor or grantee at their sole cost.
- (6) However, if the repair and maintenance of the easement facility is only partly attributable to an act or omission by the grantor or grantee,—
 - (a) that party must pay the portion of the costs of the repair and maintenance that is attributable to that act or omission; and
 - (b) the balance of those costs is payable in accordance with subclause (2).
- (7) The costs of any electricity used for the conveyance of water must be apportioned between users of the water in proportion to their usage of the water.

12 Rights of entry

- (1) The grantee may, for the purpose of exercising any right or power, or performing any related duty, implied in an easement by these regulations,—
 - (a) enter upon the burdened land by a reasonable route and with all necessary tools, vehicles, and equipment; and
 - (b) remain on the burdened land for a reasonable time for the sole purpose of completing the necessary work; and
 - (c) leave any vehicles or equipment on the burdened land for a reasonable time if work is proceeding.
- (2) However, the grantee must first give reasonable notice to the grantor.
- (3) The grantee must ensure that as little damage or disturbance as possible is caused to the burdened land or to the grantor.
- (4) The grantee must ensure that all work is performed properly.
- (5) The grantee must ensure that all work is completed promptly.
- (6) The grantee must immediately make good any damage done to the burdened land by restoring the surface of the land as nearly as possible to its former condition.
- (7) The grantee must compensate the grantor for all damage caused by the work to any crop (whether ready for harvest or not) or to any buildings, erections, or fences on the burdened land.

13 Default

Deleted.

14 Disputes

Deleted.

SCHEDULE 6

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SCHEDULE 6

STATEMENT OF GROSS ANNUAL REVENUE

NZSki Limited

Remarkables Ski Area

Lease and Licence and Easement

Concession Number: [insert]

CONCESSION YEAR: 01/12/_____ to 30/11/_____

(note: year 1 will run from commencement of this Concession to 30 November 2025)

Items for inclusion:

- A. A statement signed by the Concessionaire as to the Concessionaire's Gross Annual Revenue for the Concession Year (or part-year if relevant) in which the revenue streams are clearly delineated by activity type; and
- B. A statement signed by the Concessionaire of skier days per month during winter operations 1 May to 31 October during the Concession Year (or part-year if relevant) just gone; and
- C. A chartered accountant certified, full set of financial statements that clearly shows the Gross Annual Revenue associated with each aspect comprising the Concession Activity for the Concession Year just gone (or part-year if relevant); and
- D. If the Gross Annual Revenue associated with the Concession Activity cannot be clearly identified in the financial statements, a reconciliation between the Concession Activity and financial statements must be prepared and accompany the full financial statements.
- E. A summary of the actual and reasonable costs of providing toilet facilities as described in clause 101 of Schedule 3.

Please return to: Department of Conservation
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email: TransactionCentre@doc.govt.nz