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SEPTEMBER 2026

REMARKABLES UPGRADE AND DOOLANS EXPANSION

Panel Project Overview Conference
22nd September 2026



INTRODUCTIONS

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Ross Lawrence	Senior Advisor, NZSki
Louise McQuillan	GM Development & Ops, NZSki
Josh Leckie	Legal Counsel, Lane Neave
Kirsty O'Sullivan	Expert Planner, Mitchell Daysh



AGENDA

01 Introductions

02 Who We Are

03 Case for Expansion

04 Project Overview & Evolution

05 Taking Care of the Environment

06 Legal Matters

07 Effects Management

08 Application Structure

09 Conditions Management

10 Site Visit

11 AOB

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WHO WE ARE

An Introduction to NZSki and Trojan Holdings



NZSKI

- Proud owner operator of Coronet Peak, The Remarkables and Mt Hutt since 2002

- 100% owned by Trojan Holdings, a private family company owned by Sir John Davies



TROJAN HOLDINGS

Coronet Peak

The Remarkables

Mt Hutt

Ultimate Hikes New Zealand

Hermitage

Hogan Gully

KJet

Time Tripper

AJ Hackett Bungy New Zealand

Mt Cook Lodge Motels & Chalets

Glacier Explorers

Big Sky Stargazing Aoraki Mount Cook

Sir Edmund Hillary Alpine Centre

Aoraki / Mount Cook Guided Hikes

DDF

Avis

Man Street Car Park

Allwaste

Cromtrans

Northern Southland Transport

Allied Concrete

Base Contracting

intouch

Southern Lakes Laundries Limited

Real Meals Freeze Dried

Routeburn Classic

Coast to Coast

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THE CASE FOR EXPANSION

Why this Project, Why Now?



THE CASE FOR EXPANSION

- Consistent with our Mission and Values
- Our community is growing; they like to ski and ride!
- Strong Australian market & emerging markets
- Expand capacity from 3500 to 6000 skiers per day
- Significant investment has maximised the current area
- Resilience for the future
- Regional and national prosperity



PROJECT BENEFITS

Construction

$193M Capex Investment

$62M GDP contribution

Seasonal construction jobs peak at 150pax/season



10 years

Annual spending in Otago:
Currently $235M

$ 112M (low) to

$ 168M (high) p.a.

Seasonal jobs supported by holidaymaker spend:

Current 2,388 jobs

1,242 to

1,831 jobs p.a.

Visitation increases to between 435k to 505k



ENGAGEMENT

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



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PROJECT OVERVIEW

Flythrough





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PROJECT DESCRIPTION

Key Features



WHAT'S PROPOSED

Key Features

- 2.7km 10 person Gondola – Rastus Base to Heli Ridge to Doolans Base
    - Gondola Station Structures – Rastus Base, Midstation, Doolans,
    - Gondola Towers (18)
    - Temporary Construction Access Tracks
- Extended Base Building – Integrated Extension & Arrivals Reconfiguration
- Access Road/Ski Trail - Sugar Bowl to Heli Ridge
- Intermediate Ski Trail - Doolans
- Access Road & Services Trenching - Doolans
- Doolans Base Building – Gondola Storage, Maintenance, Cafe, Emergency Shelter
- Doolans Learners Conveyor
- 262Ha expansion of controlled ski area terrain

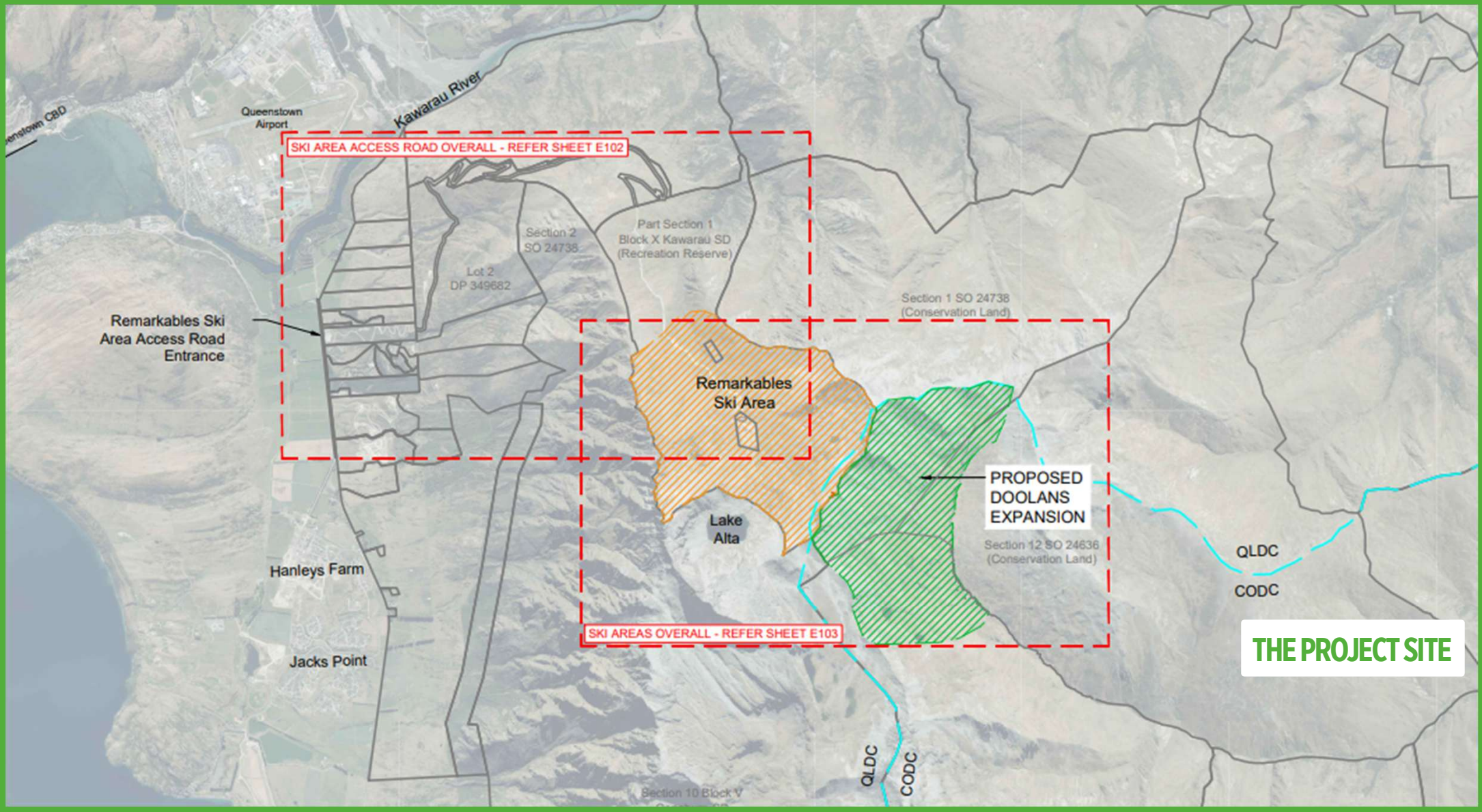
Supporting Services

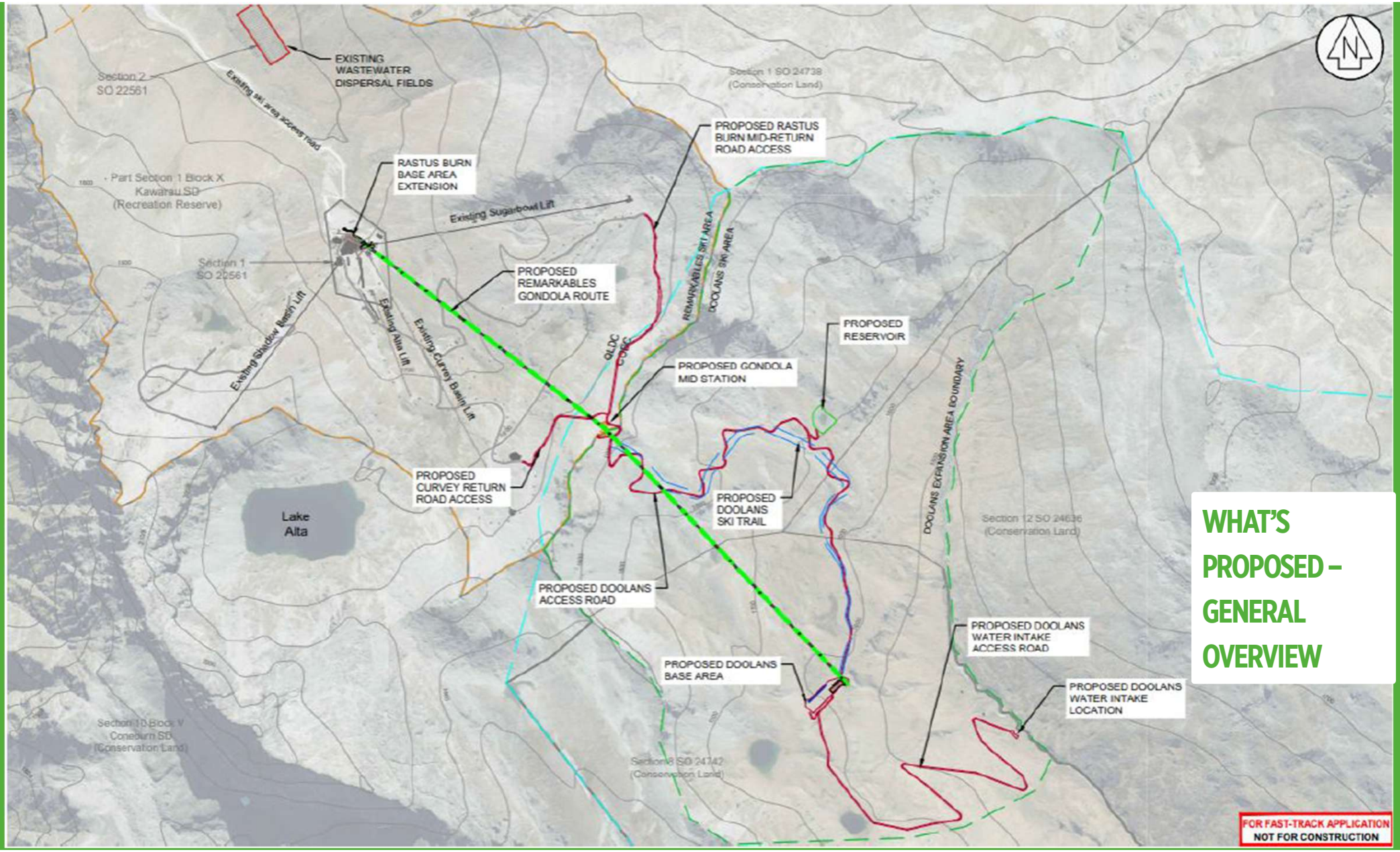
- Doolans Water Take, Access, Reservoir, Potable Water and Snowmaking System
- Doolans Wastewater - Rising Main & Upgraded Rastus Burn WW System
- Upgraded Power – New Substation, infield distribution and transformers
- Services trenching to Heli ridge via Curvey Basin
- Lower Transit Hub - Upgraded carparking & Bus/shuttle transport.

WHAT'S OUT OF SCOPE

- A tunnel
- Lookout view lift (top of Shadow)
- Multi-story carpark
- Second Doolans lift
- Separate Doolans daylodge




Queenstown Airport
Kawarau River
SKI AREA ACCESS ROAD OVERALL - REFER SHEET E102
Section 2 SO 24738
Part Section 1 Block X Kawarau SD (Recreation Reserve)
Lot 2 DP 349682
Section 1 SO 24738 (Conservation Land)
Remarkables Ski Area Access Road Entrance
Remarkables Ski Area
PROPOSED DOOLANS EXPANSION
Lake Alta
Section 12 SO 24636 (Conservation Land)
QLDC
CODC
Hanleys Farm
SKI AREAS OVERALL - REFER SHEET E103
Jacks Point
QLDC
CODC
THE PROJECT SITE



WHAT'S PROPOSED – GENERAL OVERVIEW

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PROJECT EVOLUTION

Site Selection & Functional Need





WHY THE DOOLANS BASIN

- Immediately adjacent
- Intermediate and learner terrain
- Southerly aspect
- Economies of scale
- Sufficient scale

AN EFFECTS-LED, ITERATIVE MASTERPLANNING PROCESS

01

Capacity & demand

Existing lift, terrain and facility capacity assessed against forecast demand.

02

Constraints mapping

Aerial imagery, terrain model and ecological mapping of vegetation communities and waterways.

03

Concept ski design

Masterplan built on the constraints map — avoid wetlands where practicable, minimise vegetation loss.

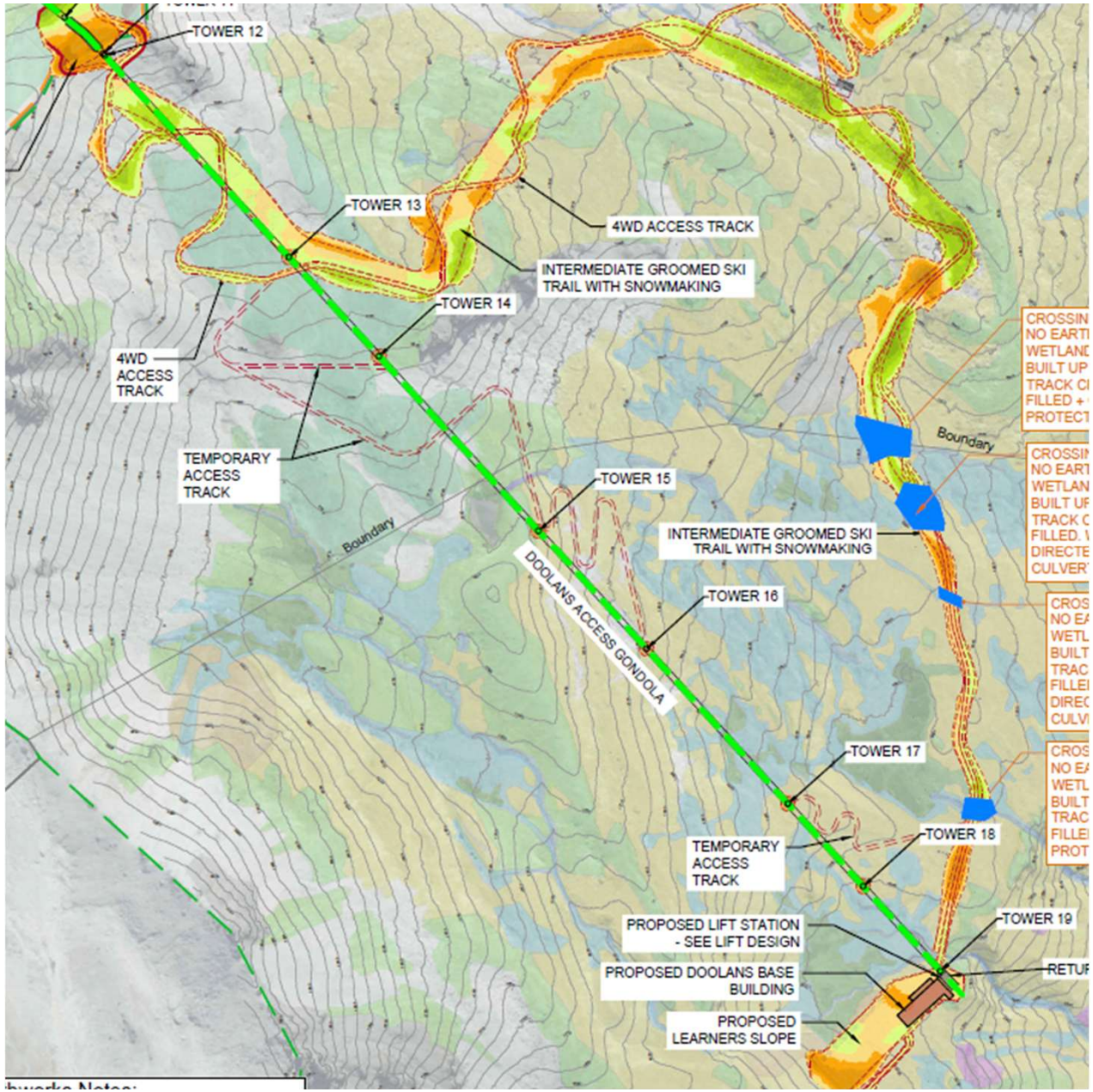
04

Peer review & refinement

Independent ecological review, field surveys, workshops, engineering design and micro-siting of infrastructure.

Expert input

Terrestrial and Freshwater Ecology (e3s, Ecological Solutions) · Ski Area Design (ILF) · Civil Design (SouthernLand) · Civils (Stantec) · Electrical (Stantec) · Geotechnical (Stantec/Engeo) · Landscape (Boffa Miskell) · Ropeway Suppliers (Doppelmayr, Leitner) · Economics (Benjie Patterson) · Recreation · Heritage · Noise · Transport (Stantec) · Architect (Wyatt Gray) · Planning (Mitchell Daysh)



MINIMUM VIABLE FOOTPRINT: ONE TRAIL, ONE CORRIDOR

FUNCTIONAL NEED

The proposed configuration is the preferred means of achieving the Project's purposes while managing its adverse effects.

Functionally necessary

Effects-led

No better alternative

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TAKING CARE

Examples of Conservation Work at Remarkables



WE TAKE CARE OF THE ENVIRONMENTS WE OPERATE IN.



	The Remarkables	Coronet Peak	Mt Hutt
May 25 – May 26	Trapped 400 pests	Trapped 22 pests	Trapped 322 pests
TOTAL COUNT ALL TIME	1240 total	107 total	1895 total

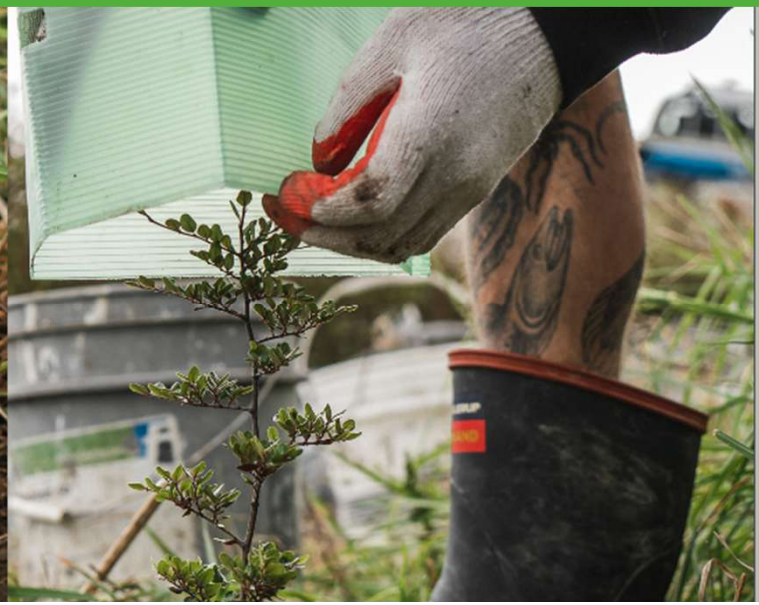
RESTORATION ACROSS OUR MOUNTAINS

Each year, we aim to plant enough natives at each ski area to theoretically offset the equivalent of that mountain's previous year's carbon emissions.

The Remarkables: During summer 25/26 1,325 native plants from 17 species were planted along the access road
Mt Hutt: Has now planted a total of 8,810 native Mānuka and Tōtara, alongside native shrubs and tussock
Coronet Peak: Has planted over 25,000 natives (Rigida, Totara, Manuka)







REGENERATION

We collect seed and send offsite to nursery to propagate before returning to replant by hand on the mountain.

We have trialled new techniques to improve seed collection and also to improve transplanting and relocation of vegetation.

Good things take time - and we are here for that time. This is Sugar Bowl hand propagation trial plots over almost 15years.











WETLANDS











WETLANDS

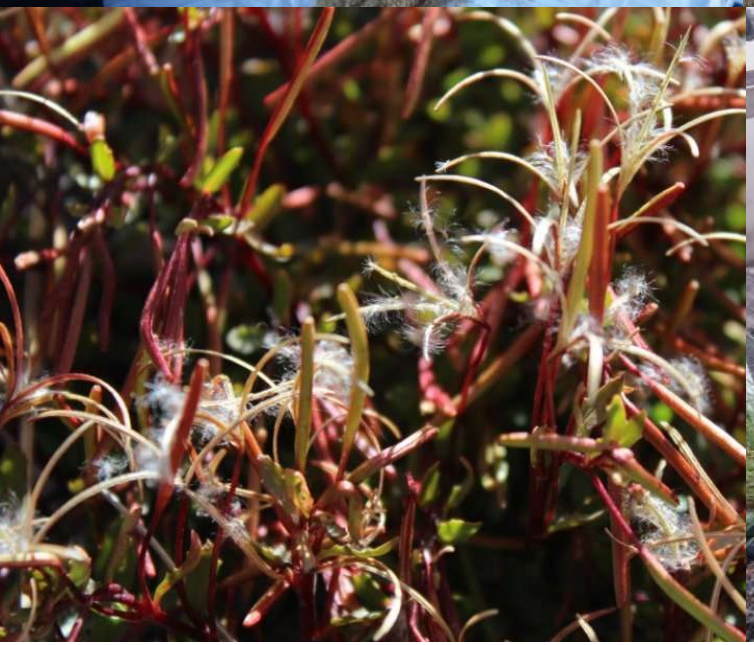
Lake Alta Pipeline Installation













SEED HARVEST

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LEGAL MATTERS

Legal Tests, Decision Making Framework, Approvals Required,
Key Matters of Consideration



RELEVANT LEGAL TESTS – DECISION FRAMEWORK

- The purpose of the Fast-track Approvals Act 2024 is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

- The Expert Panel is required to assess the approvals sought in accordance with the processes set out in the schedule relevant to the approval type.

- The relevant decision making schedules for the approvals sought are:
  - Schedule 5 – resource consents.
  - Schedule 6 – concessions.
  - Schedule 7 – wildlife approvals.
  - Schedule 9 – fisheries approvals.

- The decision-making processes in the schedules require the Expert Panel to take into account specific matters but in all instances to give the greatest weight to the purpose of the Fast-track Approvals Act 2024.

RELEVANT LEGAL TESTS

Weighting

- The purpose of the Fast-track Approvals Act 2024, to facilitate the delivery of projects with significant regional or national benefits, is required to be given the greatest weight in all instances.
- The Fast-track Approvals Act 2024 decision making and weighting framework ultimately requires the Expert Panel to undertake an "overall balancing" or "overall judgement" approach.

When an Expert Panel may decline approvals

- Under Section 85 the Expert Panel may decline an approval if the adverse impacts of a project are sufficiently significant to be out of proportion to the project's regional or national benefits.
- When the significant regional benefits of the Remarkables Ski Area Upgrade and Doolans Expansion Project are considered, the sufficiently significant threshold for decline is not met.



APPROVALS SOUGHT

- Resource consents that would otherwise be applied for under the Resource Management Act 1991.
- Concessions that would otherwise be applied for under the Conservation Act 1987 and Reserves Act 1977.
- Wildlife authorities that would otherwise be applied for under the Wildlife Act 1953.
- Approvals, authorisations and dispensations that would otherwise be applied for under the Freshwater Fisheries Regulations 1983.



KEY MATTERS FOR EXPERT PANEL CONSIDERATION

- **Cultural:** NZSki is committed to continuing engagement with Kā Rūnaka and has focused on proactively ensuring environmental effects which are understood to also have potential overlap with cultural effects are robustly and appropriately understood and addressed.
- **Terrestrial Ecology:** The effects management hierarchy has been applied to the extent practicable. The Project has been carefully designed to avoid certain adverse effects, and remediation and mitigation measures will be implemented. Where residual effects remain following the implementation of those measures, a Biodiversity Compensation Project is proposed as compensation rather than offsetting is best suited to the alpine environment.
- **Recreational values of the Doolans Basin:** The Project will meaningfully enhance regional snow sports capacity and increase accessibility to the existing ski field. It will introduce physical infrastructure and significantly increase users into the Doolans Basin.
- **Effects of the construction of the reservoir:** A water storage reservoir is proposed through the reclamation of existing Tarn 3. Tarn 3 was chosen to minimise disturbance effects and effects on areas with high ecological values. Residual effects on Tarn 3 will be addressed through the Biodiversity Compensation Project.
- **Transport**: A flexible approach is required due to the Te Tapuae Southern Corridor Structure Plan and changing nature of the receiving environment. The Project includes proposed transport infrastructure and mitigation measures within NZ Ski's control.

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EFFECTS MANAGEMENT

Overview of effects and current status



EFFECTS MANAGEMENT

- Cultural Effects
- Economics
- Natural Hazards
- Landscape, visual amenity and natural character
- Noise and Vibration
- Archaeology and Heritage
- Recreation
- Transportation
- Servicing
- Wastewater
- Water Quality and Water Quantity
- Freshwater Ecology
- Terrestrial Ecology



APPLICATION STRUCTURE

- Part A : Substantive Application
- Part B: Technical Reports and Drawings
- Part C: Project Maps and Plans
- Part D: Existing Authorisations
- Part E: Consultation and Engagement
- Part F: Management Plans
- Part G: Rules Assessment
- Part H: Proposed Conditions
- Part I: Landowner Details and Records of Title
- Part J: FTAA Checklist
- Part K: Schedule 2 Listing Documents



CONDITIONS MANAGEMENT

- **Resource management** approval conditions
  - organised by theme / topic
- **Concessions**
  - Utilises terms and conditions from recently approved Rastus Burn Concession.
  - Cross references back to the resource management conditions
- **Wildlife Permits**
  - Avifauna (Pipit)
  - Lizards



SITE VISIT



Questions?



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Thank you



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