
MINUTE 1 OF THE EXPERT PANEL
Invitations to comment and appointment of technical advisor
Remarkables Ski Area Upgrade and Doolans Expansion [FTAA-2605-
1236]
28 September 2026

[1] This minute addresses invitations to comment on the application under section 53 of the Fast-track Approvals Act 2024 (**the Act**) and the appointment of a technical advisor under clause 10(3) of Schedule 3 of the Act.

Invitations to comment

[2] In accordance with section 53(2) of the Act, the Expert Panel must invite comments from persons listed in sections 53(2) (a) to (n) of the Act. Sections 53(2)(d) to (g) do not apply to this application. The Panel considers the persons identified in **Appendix 1** must be invited for comment.

[3] Section 53(2)(h) and (i) state that the owners and occupiers of the land adjacent to the land the application relates to must be invited to comment.

[4] After considering the information from the Applicant and the advice from the EPA, and having now reviewed the application material, the Panel has determined that the owners and occupiers of land shaded orange on the Maps in **Appendix 2** and listed in **Appendix 3** should be invited to comment. This includes additional nearby properties which access off Kingston Road and Stoney Creek Lane.

[5] Section 53(2) provides the Panel with a discretion to invite comments from “any other person the panel considers appropriate”. In determining whether to

exercise its discretion to invite additional parties, the Panel took into account:

- (a) the s.18 Report dated 8 June 2026 provided by the Ministry for the Environment;
- (b) the Memorandum dated 27 July 2026 by the Environmental Protection Authority regarding invitations to comment;
- (c) the existing concessions held by other persons that the Department of Conservation advised may overlap (in whole or in part) with the Project site;
- (d) the location, nature and context of the Application;
- (e) the consultation undertaken and the expert assessments provided by the Applicant;
- (f) the 25 September 2026 Memorandum of Counsel for the Applicant regarding the identification of adjacent landowners;
- (g) the list of mandatory invitees and the legal counsel/expert witnesses they have engaged/indicated they will look to engage;¹
- (h) the unsolicited request the Panel received from a group seeking to be invited to comment for the purpose of providing legal submissions;
- (i) whether there were any other identifiable groups (outside those consulted with and/or holding concessions for the Project site) who may be able to provide information of assistance to the Panel which would not be available from any other source;
- (j) the purpose, text and context of the FTAA; and
- (k) natural justice considerations.

[6] As a result, the Panel has determined it is appropriate to exercise its discretion under s.53(3) to invite comment from the following additional persons:

- (a) Current concession holders whose concessions overlap with the

¹ Noting that from the initial convenor conference and the Project overview conference it appears that the Applicant, councils, the Department of Conservation and Kā Rūnaka all have legal counsel engaged as well as a number of expert witnesses in various disciplines.

Project site, who are not already parties to this process (i.e. the Applicant or councils), and whose concessions are not due to expire before this fast-track process ends. A list of the relevant concession holders along with the concession numbers, and primary services is set out in **Appendix 4**.

- (b) Aukaha 1997 Limited; and
- (c) Te Ao Mārama Incorporated.

[7] Section 54(1) of the Act requires that the Panel must specify in the invitation a date for when comments must be received by the EPA on behalf of the Panel (which must be 20 working days after the date on which the invitation is given under section 53).

[8] The date invitations to comments will be given will be 28 September 2026. Comments must be made to the EPA:

- (a) by email to substantive@fasttrack.govt.nz;
- (b) by post to Private Bag 63002, Wellington 6140, New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011.

[9] Comments must be received by **5pm 27 October 2026**.

[10] The application may be accessed on the Fast-track website here: [Substantive application](#).

[11] The Fast-track website will be updated as information is made available to the Panel.

Appointment of technical advisor

[12] Clause 10(3) of Schedule 3 of the Act provides that the Panel may at any time appoint technical advisers as it thinks appropriate.

[13] The Panel has considered the number and nature of the consents and approvals that are sought for the Project and has determined that it is appropriate to appoint a technical planning and conditions adviser at this stage. The Panel confirms it has appointed Megan Couture of Beca to fulfil this role.



Vicki Morrison-Shaw

Remarkables Ski Area Upgrade and Doolans Expansion Expert Panel Chair

Appendix 1 -

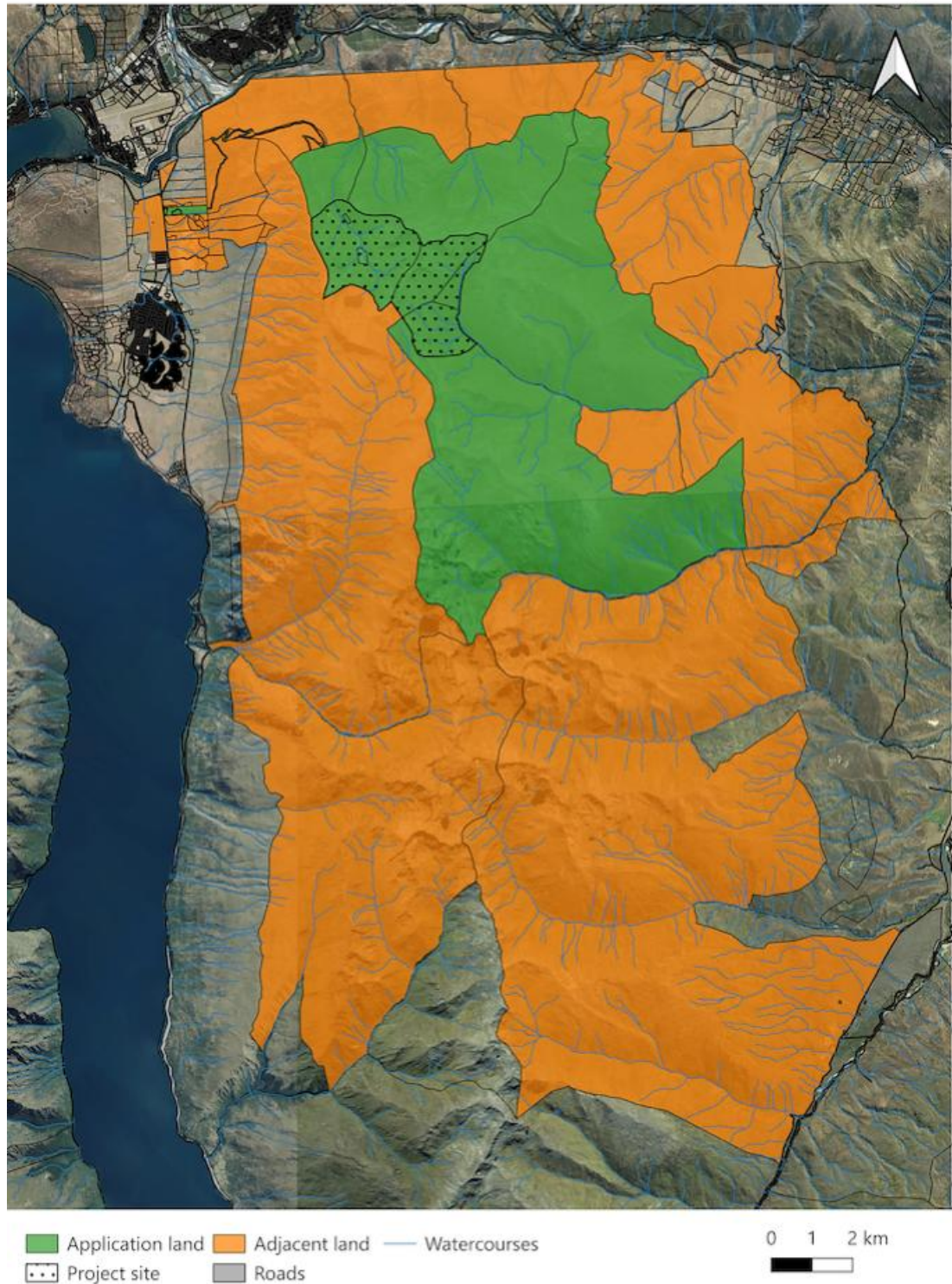
Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	Queenstown Lakes District Council Central Otago District Council Otago Regional Council
53(2)(b)	the relevant iwi authorities	Te Rūnanga o Ngāi Tahu
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	Te Rūnanga o Ngāi Tahu Te Rūnanga o Moeraki Kāti Huirapa Rūnaka ki Puketeraki Te Rūnanga o Ōtākou Hokonui Rūnanga Waihōpai Rūnaka Te Rūnanga o Awarua Te Rūnanga o Ōraka-Aparima
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	n/a
53(2)(e)	any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates	n/a
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	n/a

53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaītai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	n/a
53(2)(h)	owners of the land to which the substantive application relates (Owners of land adjacent to that land are covered in Table 2 as the panel must exercise judgement on what is considered adjacent)	See Map 1 for land to which the substantive application relates. List of all owners set out in Appendix 1.
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified (Occupiers of land adjacent to that land unless, after reasonable inquiry, an occupier cannot be identified are covered in Table 2 as the panel must exercise judgement on what is considered adjacent)	See Map 1 for land to which the substantive application relates. List of all occupiers set out in Appendix 1.
53(2)(j)	The Minister for the Environment and other relevant portfolio Ministers The “relevant portfolio Ministers” definition includes: - a portfolio that is directly related to the subject of the proposed Government policy statement; - a portfolio that is directly related to the nature of the project. For example, the Minister responsible for energy, in the case of a project to construct a solar farm. The Minister responsible for housing would be a relevant portfolio minister in the case of a residential development. The Minister responsible for infrastructure would not, even though infrastructure elements will be involved, because the nature of the project is residential development, not infrastructure. - Ministers responsible for the administration of a specified Act that relates to a proposed approval for the	Minister of Climate Change Minister of Conservation Minister for Economic Growth Minister for the Environment Minister for Hunting and Fishing Minister for Infrastructure Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Minister for Regional Development Minister of Resources Minister for Rural Communities Minister for South Island Minister for Sport and Recreation

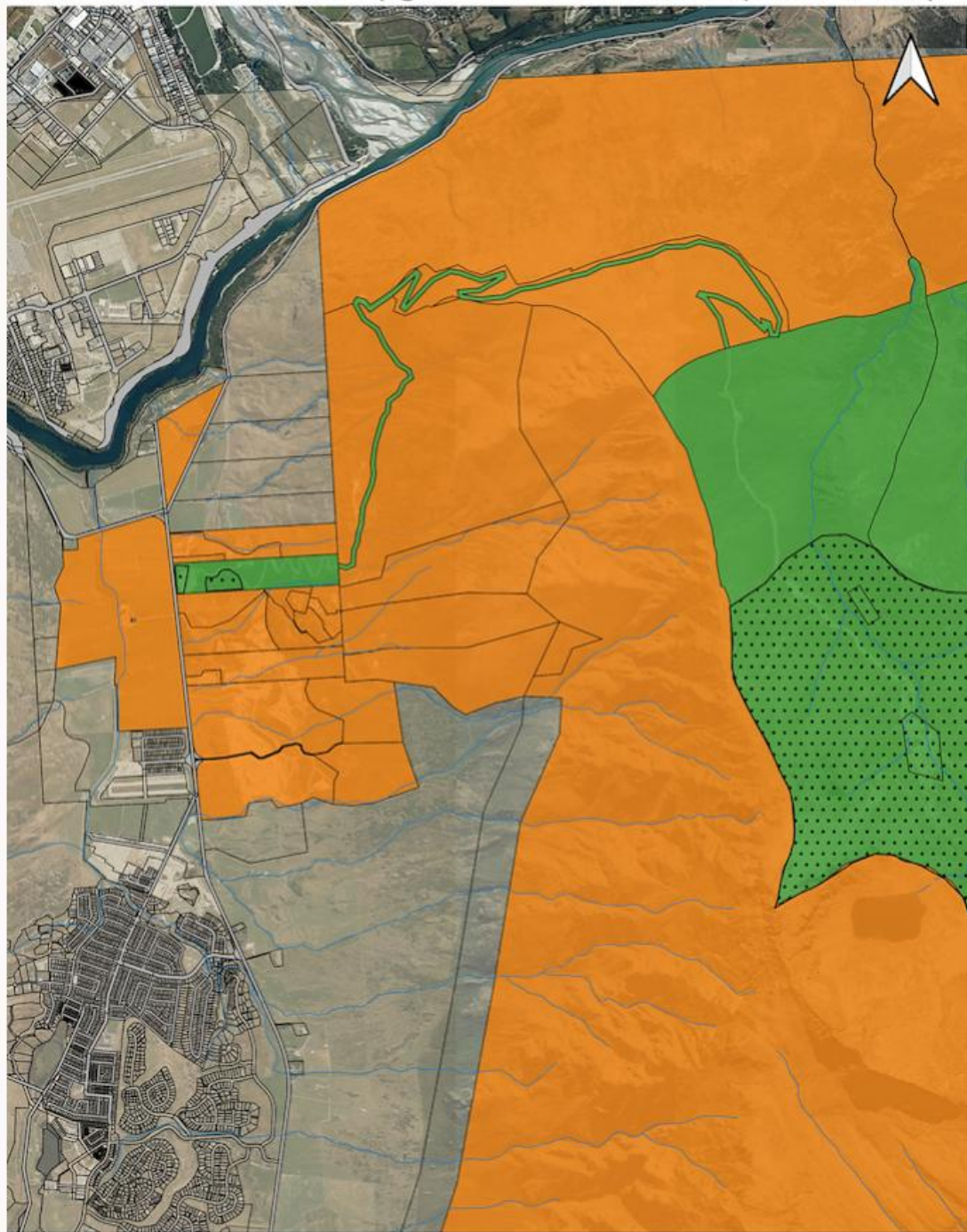
	project or to an approval being sought in the substantive application (for example, the Minister responsible for the administration of the Heritage New Zealand Pouhere Taonga Act 2014, in the case of a project that requires an archaeological authority)	Minister for Tourism and Hospitality Minister of Transport
53(2)(k)	relevant administering agencies	Department of Conservation
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	New Zealand Transport Agency
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5: (ii) an approval described in section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6: (iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6: (iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7: (v) an approval described in section 42(4)(k) (marine consent), the persons listed in clause 5 of Schedule 10: (vi) an approval described in section 42(4)(l) or (m) (access arrangement), the persons listed in clause 5 of Schedule 11 (vii) an approval described in section 42(4)(n) (mining permit), the person listed in clause 18 of Schedule 11.	Director-General of Conservation New Zealand Conservation Authority Otago Conservation Board New Zealand Fish and Game Council Game Animal Council
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	n/a

Appendix 2

Remarkables Ski Area Upgrade and Doolans Expansion Map



Remarkables Ski Area Upgrade and Doolans Expansion Map



Application land Adjacent land Watercourses
Project site Roads

0 1 2 km

Appendix 3

Owners of the adjacent land
Land that is adjoining or in close proximity to the land to which the substantive application relates and is considered adjacent (shown orange): Section 9 SO 24636, Section 4 SO 24738, Section 3 SO 24738, Section 2 SO 24738, Section 17 SO 475739, Section 14 SO 475739, Section 10 Block V Coneburn SD Section 7 SO 24547, Section 5 SO 24738 Section 6 SO 24547 Section 2 SO 23882 (Kingston Road) Lot 4 DP 349682 (505 Chard Road) Lot 3 DP 526483 (86 Stoney Creek Lane) Lot 2 DP 545527 (247A Kingston Road) Lot 2 DP 349682, Lot 1 DP 349682, Lot 3 349682 (Kingston Road) Lot 1 DP 560833 (7 Stoney Creek Lane) Lot 1 DP 545527 (247 Kingston Road) Lot 1 DP 387160 (1786 Gibbston Highway) Lot 1 DP 300643 (249 Kingston Road) Lot 2 DP 573262 (563 Kingston Road) Lot 1 DP 610302 (84 Stoney Creek Road) Section 7 SO 594599, Section 9 SO 594599, Section 8 SO 594599, Section 10 SO 594599 Lot 2 DP 610302 (88 Stoney Creek Lane) Lot 2 DP 560833 (68 Stoney Creek Lane) Lot 1 DP 301946 Lot 3 DP 301946 Section 39 Block XII Coneburn SD (38 Boyd Road) Lot 1 DP 471143 (4 Stoney Creek Lane) Lot 1 DP 25350 (83 Stoney Creek Lane) Lot 1 DP 375823 (329 Kingston Road) Lot 2 DP 301946
Occupiers of the adjacent land
Land that has a common boundary with the land to which the substantive application relates and is considered adjacent (shown orange): Lot 1 DP 300643 (249 Kingston Road)

Lot 1 DP 545527 (247 Kingston Road)

Lot 2 DP 545527 (247A Kingston Road)

Lot 4 DP 349682 (505 Chard Road)

Lot 1 DP 560833 (7 Stoney Creek Lane)

Lot 2 DP 573262 (563 Kingston Road)

Appendix 4 – Concession permit holders

Permission No	Primary Service	Legal Name
117330-AIR	Aircraft	Action Helicopters Limited
36696-AIR	Aircraft	Over The Top Limited
63589-AIR	Aircraft	Highland Helicopters Limited
OT-23336-AIR	Aircraft	Helicopters Queenstown 2020 Limited
OT-23690-AIR	Aircraft	Over The Top Limited
OT-24010-AIR	Aircraft	Totally Tourism Limited
OT-24016-AIR	Aircraft	Helicopters Queenstown 2020 Limited
OT-31663-AIR	Aircraft	Totally Tourism Limited
107384-FLO	Collecting Flora Activities	[Individual]
107571-FLO	Collecting Flora Activities	University of Otago (NATIONAL HOLDER)
117164-FLO	Collecting Flora Activities	Springburn Nursery Limited

Permission No	Primary Service	Legal Name
94668-FLO	Collecting Flora Activities	Te Tapu O Tane Limited
97330-FLO	Collecting Flora Activities	[Individual]
108597-SSE	Events	NZSKI Limited
119988-SSE	Events	New Zealand Dream Weddings (2015) Limited
112585-FIL	Filming/Photography	Queenstown Stra Limited
119720-FIL	Filming/Photography	Destination Queenstown Incorporated
125802-FIL	Filming/Photography	Macpac New Zealand Limited
126234-FIL	Filming/Photography	Queenstown Airport Corporation Limited
76864-FIL	Filming/Photography	The Hunters Club Limited
86093-FIL	Filming/Photography	Shotover Media Limited
101788-GUI	Guiding	[Individual]

Permission No	Primary Service	Legal Name
101898-GUI	Guiding	BR Guiding Limited
102344-GUI	Guiding	Helibike New Zealand Limited
104781-GUI	Guiding	Soho Expeditions Limited
107155-GUI	Guiding	Peak Experience Limited
107489-GUI	Guiding	Alpine Luxury Tours Limited
107584-GUI	Guiding	NZ Adventure Travel Guides Limited
108615-GUI	Guiding	Summit Explorers Limited
108616-GUI	Guiding	Hollyford Valley Walk Limited
108656-GUI	Guiding	Alpine Recreation Canterbury Limited
108659-GUI	Guiding	Aotearoa Anglers Limited
108666-GUI	Guiding	The New Zealand Alpine Club Incorporated

Permission No	Primary Service	Legal Name
110115-GUI	Guiding	Hollyford Valley Walk Limited
111380-GUI	Guiding	Queenstown Mountain Guides Limited
113707-GUI	Guiding	Discover More 4X4 Limited
117329-GUI	Guiding	Nomad Adventures Limited
117419-GUI	Guiding	BCWanaka Limited
118402-GUI	Guiding	Aotearoa Mountain Guides Limited
118805-GUI	Guiding	Epic South Photography Tours Limited
119044-GUI	Guiding	Salt Queenstown Limited
119716-GUI	Guiding	Wanaka Mountain Guides Limited
119772-GUI	Guiding	Canyoning New Zealand Limited
119872-GUI	Guiding	Art Adventures NZ Limited

Permission No	Primary Service	Legal Name
121290-GUI	Guiding	The Real New Zealand Limited
122371-GUI	Guiding	4x4 Explorer Adventures Limited
123296-GUI	Guiding	NZantlers Limited
123304-GUI	Guiding	Queenstown Wilderness Adventures Limited
123339-GUI	Guiding	The Alpine Group Limited
37717-GUI	Guiding	Over The Top Limited
37739-GUI	Guiding	Totally Tourism Limited
52399-GUI	Guiding	New Zealand Photography Workshops Limited
53544-GUI	Guiding	Exclusive Tourism Services Ltd
53760-GUI	Guiding	Adventure and Education Holdings Limited
53868-GUI	Guiding	Mammoth Limited

Permission No	Primary Service	Legal Name
54169-GUI	Guiding	Lake Adventures Limited
59974-GUI	Guiding	Adventure South Limited
67998-GUI	Guiding	Adventure and Education Holdings Limited
68050-GUI	Guiding	Best Foot Forward NZ Limited
70843-GUI	Guiding	Active Earth Holdings Limited
71305-GUI	Guiding	Authentic As Limited
77977-GUI	Guiding	Out There Southern Adventures Limited
80089-GUI	Guiding	Alpine Guides (Aoraki) Limited
81921-GUI	Guiding	Little Meg's Limited
82299-GUI	Guiding	The Aspiring Guiding Collective Limited
82609-GUI	Guiding	Hillview Park (2007) Limited

Permission No	Primary Service	Legal Name
86131-GUI	Guiding	Active New Zealand Limited Partnership
86396-GUI	Guiding	Black NZ Limited
87749-GUI	Guiding	Mountain Journeys Limited
96143-GUI	Guiding	Southern Photography Adventures Limited
64146-FAU	Permits to collect, capture, handle release or kill	Ospri New Zealand Limited
71046-FAU	Permits to collect, capture, handle release or kill	[Individual]
93529-FAU	Permits to collect, capture, handle release or kill	[Individual]
96079-FAU	Permits to collect, capture, handle release or kill	Foothills Mining Limited
62251-RES	Research	[Individual]
69301-RES	Research	New Zealand Institute for Earth Science Limited
123335-LAN	Vehicle	F&F Transport Group Limited