



DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

CHANGE OR CANCELLATION OF CONDITIONS – SECTION 127

NOTIFICATION UNDER s95 AND DETERMINATION UNDER s104

RESOURCE MANAGEMENT ACT 1991

Applicant:	NZSki Limited
RM reference:	RM250596
Application:	Application under section 127 of the Resource Management Act 1991 (RMA) to change Condition 1) of resource consent RM140139 to accommodate the proposed changes to the stamped and approved plans, being the enclosure of the deck area of the Remarkables base building.
Location:	253 Remarkables Ski Field Access Road
Legal Description:	Section 1 SO 22561 held in Record of Title OT8D/636
Zoning:	ODP: Rural General Zone PDP: Rural Zone
Overlays:	Remarkables Ski Area Sub-Zone Outstanding Natural Landscape Priority Area Landscape Schedule 21.22.14 - Northern Remarkables Wāhi Tūpuna – 36 – Kawarau (The Remarkables)
Activity Status:	Discretionary
Decision Date:	29 October 2025

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the RMA the application will be processed on a **non-notified** basis given the findings of Sections 3.3.3 and 4.3.2 of this report. This decision is made by Andrew Woodford, Senior Planner, Resource Consents on 29 October 2025 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED** for the change to conditions outlined in Section 7 of this decision. An updated set of conditions of RM140139 is provided in Appendix 1 of this decision. This consent can only be implemented if the conditions in Appendices 1 are complied with by the consent holder.
3. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Andrew Woodford, Senior Planner, Resource Consents, as delegate for the Council pursuant to Section 34A of the RMA.

1. PROPOSAL AND SITE DESCRIPTION

Resource Consent is sought under section 127 of the RMA 1991 to amend conditions of consent RM140139 to allow for the additions and alterations to the existing Remarkables Base Building, being the enclosure of the deck area at 253 Remarkables Ski Field Access Road (**Figure 1**).

The proposed extension will not increase the ground floor area (GFA); however, it will increase the height and the bulk of the existing building's deck area. The height will increase from 5.3 m to 7.9 m over the deck area, which is approximately 225 m². The total GFA of the existing Remarkables base building is 3037 m², with a maximum height of 17 m.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Sections 2 and 3 of the report entitled AEE, prepared by Ben Farrell of Cue Environmental, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report.

Consideration of a change to a condition of the original resource consent RM140139 is appropriate as the nature of the changes do not fundamentally change the adverse effects associated with the existing building to those assessed and considered under the original consent.

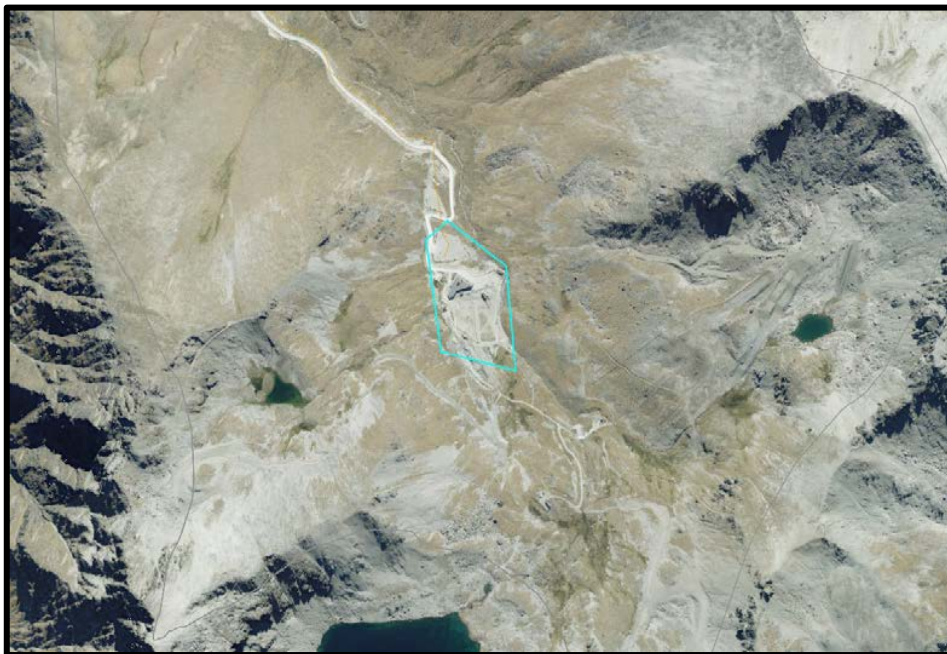


Figure 1: The subject site (outlined blue) and the surrounding environment.
(Source: QLDC GIS Property and Aerial Imagery, September 2025).

2. ACTIVITY STATUS

2.1 RESOURCE MANAGEMENT ACT 1991

The proposed activity requires resource consent for the following reason:

- A **discretionary** activity consent pursuant to section 127(3)(a) of the RMA, which deems any application to change or cancel consent conditions to be a discretionary activity. It is proposed to change Condition 1) of resource consent RM140139 to accommodate the proposed changes to the stamped and approved plans, being the enclosure of the deck area of the Remarkables base building.

2.2 ACTIVITY STATUS SUMMARY

Overall, the application is being considered and processed as a **discretionary** under the RMA.

NOTIFICATION DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

3. SECTION 95A- PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying;

Therefore, public notification is not precluded (s95A(5)(b)).

3.3 Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in sections 3.3.1 - 3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*

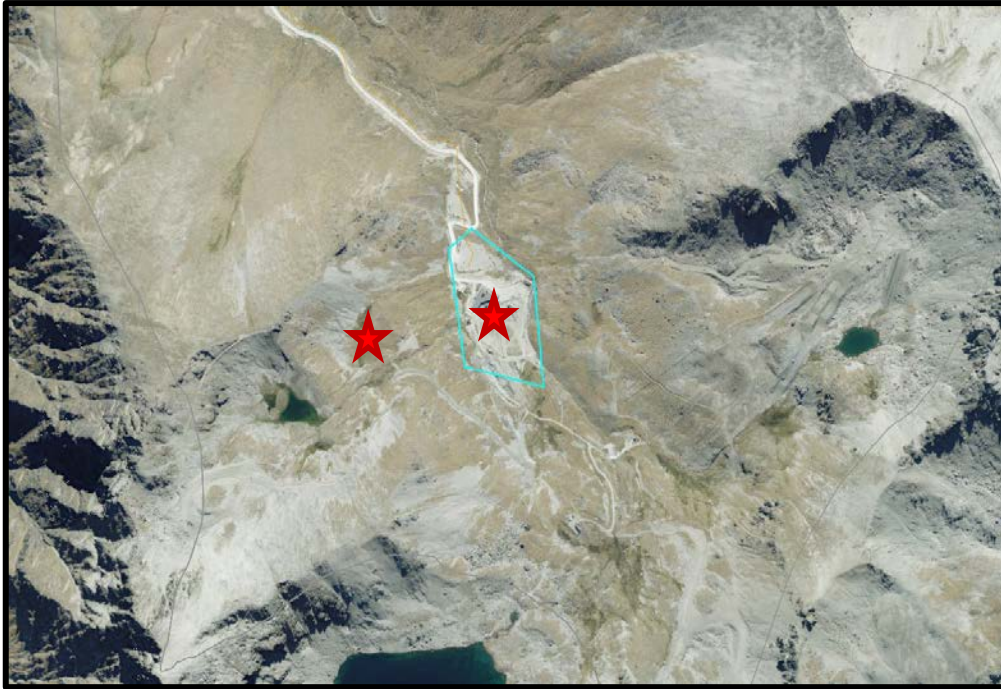


Figure 2: Sites where the owners and occupiers are excluded from (s95D(a)-(e)) (stars).
(Source: QLDC GIS Property and Aerial Imagery, September 2025).

- Trade competition and the effects of trade competition (s95D(d)).
- The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)).

Person (owner/occupier)	Address (location in respect of subject site)
Te Ao Marama	Representative on behalf of local Iwi
Department of Conservation	Being administrators of the subject site on behalf of the Crown

Effects that may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b)). The relevance of this to the application is provided in section 3.3.2 below.

3.3.2 Permitted Effects (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case all changes to consent conditions require resource consent, and any construction or additions and alterations to a building within the ski area sub zone require a resource consent. Therefore, the effects permitted by the plan are of little relevance in the following assessment.

3.3.3 Assessment: Effects on The Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

The Assessment of Effects provided at section 4.2 of the applicant's AEE, is considered generally accurate. It is therefore adopted for the purposes of this report with the following additions.

Landscape Character

Landscape Values

The subject site is located within the Rural Zone (Remarkables Ski Area Sub-Zone) of the PDP, and within an ONL (Priority Area Landscape Schedule 21.22.14 - Northern Remarkables).

The Northern Remarkables ONL, as described within the landscape schedule 21.22.14 consists of steep mountain slopes with exposed schist and scree, alongside alluvial fans and shingle beds near the Rastus Burn. The Remarkables Ski Field is situated within three elevated basins, making it visually discreet from lower elevations such as the Wakatipu Basin and Queenstown. The ski area supports year-round recreation, including climbing and hiking, with key scenic routes providing close-up experiences of the natural environment. The landscape offers impressive views of tussock-covered slopes and deeply etched valleys, where natural elements dominate and built developments remain visually recessive, preserving a sense of openness and high landscape quality. The mountain slopes exhibit a strong natural character, with modifications confined mostly to the ski area and access road, which are limited in scale and contribute positively to Queenstown's recreational appeal. This ONL holds very high physical, associative, and perceptual values, with extremely limited or no capacity for urban expansion. Notwithstanding this, development within the Ski Area Subzone for the purpose of tourism and recreation is enabled, provided adverse environmental effects are adequately controlled.

Adverse effects on landscape values associated with the existing Remarkables Base Building were deemed appropriate under RM140139. The landscape assessment for RM140139 provided by Baxter Design Group concluded that the existing base building would not detract from the landscape character of the site and surrounds.

Specifically, this assessment discussed that *'the enormity of the surrounding mountains dominates the views, and the proposed base building will be set within this vast landscape'*, which was agreed with by Mr. Richard Denney (Landscape Architect – Peer Reviewer) who concluded that *'the context and broad scale of the surrounding mountain landscape has the ability to absorb the bulk and height of the building'*. Baxter Design Group reported that the peaked roofline, angled orientation of the proposed base building and appropriately recessive and sympathetic colours and materials would break its form and ensure that it does not detract from the wider views. This was agreed with by Mr. Denney. It is understood that the PDP is more enabling of development within the Ski Area Sub-Zone compared to the previous District Plan, under which RM140139 was assessed. As such, the landscape assessments provided with RM140139 have been taken into account for the purpose of this report.

Given the changes sought to condition 1 imposed under RM140139, the adverse effects associated with the proposed development have not been entirely considered. However, the proposed additions and alterations are small in scale relative to the current built form. Moreover, the proposed additions, being the enclosure of the deck area, absorb well into the base building due to the continuation of existing colours, materials and roof form. Subsequently, when viewed from the wider environment, the proposed changes will not be readily discernible from the existing Remarkables Base Building. Therefore, the conclusions determined under RM140139 are considered to be relevant for this application.

Based on the above assessment, adverse effects on landscape values are assessed as no more than minor on the environment.

Visibility

The adverse visual effects of the Remarkables Base Building within its current location of the subject site were considered within the decision for RM140139. It was found that the proposed location is acceptable to accommodate the adverse visual effects of the Base Building. It is noted that the proposal will not be undertaken in accordance with the condition 1 imposed by RM140139, leading to potential adverse visual effects not anticipated by the previous consent.

The landscape assessment provided by Baxter Design Group for RM140139 stated that *'the potential for adverse visual effects on properties and public places outside the site is limited by the topography of the Rastus Burn, which visually contains the site. The new base building may be visible from across the basin at the Coronet Peak Ski Area and from a small portion of the basin floor. The distance of more than 10.6km between the base building and any of these views combined with the appropriately recessive colours and orientation of the building will ensure that any potential for adverse effects on the visual amenity and landscape values will be very low'*. This was agreed with by Mr. Denney as part of his peer review.

The proposed changes retain the use of recessive colours and materials consistent with those on the existing base building. The scale of the additions and alterations is small relative to the current built form. As such, the landscape assessment provided for RM140139 is considered applicable for this proposal. Considering the above, adverse visibility effects on the environment are assessed as no more than minor.

Natural Hazards

The proposed additions and alterations are not considered to exacerbate adverse effects due to natural hazards. Adverse effects associated with natural hazards under RM140139 were assessed as less than minor. The proposed additions will remain within the existing building footprint and are relatively small in scale. As such, potential adverse effects due to the proposal with regard to natural hazards are considered less than minor.

3.3.4 Decision: Effects on The Environment (s95A(8))

On the basis of the above assessment, it is considered that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore, limited notification is not required.

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is not determined an affected person under section 95E (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity land use (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the 'any other activity' category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard (NES) permits an activity with that effect. Section 3.3.2 above sets out the relevance of this to the application.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in [Schedule 11](#).

4.3.1 [ii] Persons who have provided written approval (s95E(3))

The persons identified in Section 3.3.1 above have provided their **written approval** and as such adverse effects on these parties are disregarded for the purpose of s95E(3).

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

Resource consent RM140139 was processed on a non-notified basis. However, written approval was provided by the Department of Conservation which has also been supplied here.

The proposed enclosure of the deck area is relatively small in scale and will absorb well into current built form due to the continued use of existing colours, materials and roof form.

Therefore, adverse effects are assessed as less than minor on the owners and occupiers of the adjoining land.

No other persons are considered to be adversely affected by the proposal.

4.3.3 Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Therefore, limited notification is not required under Step 3.

4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

Prepared by

Decision made by

DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

6. S.104 ASSESSMENT

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a)&(ab))

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects (s104)(1)(a)).

6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

Operative District Plan

The relevant operative objectives and policies are contained within Part 5 (Rural General) of the ODP.

The relevant objectives and policies of Parts 5 generally seek development which protects the area's rural character, and amenity by promoting the sustainable use of natural and physical resources.

The proposed development will not detract from the rural character of the site and surrounds. Therefore, the proposal is considered to be consistent with the objectives and policies of the Operative District Plan.

Proposed District Plan

The relevant operative objectives and policies are contained within Chapters 3 (Strategic Direction), 6 (Landscapes – Rural Character), and 21 (Rural) of the PDP.

3: Strategic Direction and 6: Landscapes – Rural Character

The relevant objectives and policies of Chapter 3 and 6 seek to develop a prosperous, resilient, and equitable economy while protecting its distinctive natural environments, ecosystems, and landscapes. Outstanding Natural Landscapes, and Rural Character Landscapes, are protected from inappropriate development and public access to the natural environment is maintained. Community wellbeing, and cultural identity, is sought, ensuring their values, customary resources, and kaitiakitanga are respected and are integrated into resource management. The relevant strategic policies of Chapter 6 seek to ensure that development within the Rural Zone is managed appropriately to protect rural landscape values.

The proposal will enable development, which benefits economic and community wellbeing whilst being constructed in a manner that protects the rural landscape values of the site and surrounds. Specifically, sympathetic colours, materials, form and scale have been proposed, such that the additions will absorb well into the existing environment, maintaining the values sought by the Remarkable North ONL. Therefore, the proposal is consistent with the objectives and policies of Chapters 3 and 6.

21: Rural (Ski Sub-Zone)

The assessment of objectives and policies provided at section 4.4 of the applicant's AEE, is considered generally accurate. It is therefore adopted for the purposes of this report with the following summary.

The applicant's AEE discusses that the proposal aligns with the objectives and policies given the subject site is within the Ski Area Subzone which provides for development of this nature and scale.

Overall, the proposal is considered consistent with the objectives and policies of the Proposed District Plan.

Weighting between Operative District Plan and Proposed District Plan

In this case, as the conclusions reached in the above assessment led to the same conclusion under both the ODP and PDP, no weighting assessment is required.

6.3 PART 2 OF THE RMA

The purpose of the RMA under Section 5 is to promote the sustainable management of natural and physical resources. The proposal will allow for the applicant to provide for their well-being while ensuring that adverse effects on the environment are avoided.

Section 6 of the Act seeks (but is not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development. As outlined above, the proposal will maintain the values sought by the Remarkable North ONL.

Section 7 includes 'other matters', which council shall give particular regard to and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment. This proposal is deemed to maintain amenity values and the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi. The proposal does not offend against the principles of the Treaty of Waitangi.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

7. DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 127 OF THE RMA

Consent is **granted** to change Condition 1 of resource consent RM140139, such that:

Condition 1 of resource consent RM140139 is changed to read as follows (deleted text ~~struck through~~, added text **underlined**):

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Remarkables Ski Field Base Building Area Earthworks'
 - 'Basement Site Plan'
 - 'Basement / Lower Floor Plan'
 - 'Upper Floor Plan'
 - 'Roof Plan'
 - 'Elevation 1/2'
 - 'Elevation 2/2'
 - 'Perspective'
 - 'Car Parking Plan'

stamped as approved on 15 April 2014, **except as amended by the following plans stamped as approved on XX 2025:**

- **Proposed Upper Floor Plan (First Floor), by Wyatt + Grey Architects, dated 23 June 2025, #A105 Rev 2**
- **Proposed North West Elevation, by Wyatt + Grey Architects, dated 23 June 2025, #A200 Rev 2**
- **Proposed North East Elevation, by Wyatt + Grey Architects, dated 23 June 2025, #A201 Rev 2**
- **Proposed South West Elevation, by Wyatt + Grey Architects, dated 23 June 2025, #A203 Rev 2**

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- All other conditions of RM140139 shall continue to apply.
- The updated resource consent conditions for RM140139 are in **Appendix 1** of this decision report.

Prepared by

Decision made by

8. OTHER MATTERS

Local Government Act 2002: Development Contributions

This proposal under the original resource consent RM140139 may require a development contribution under the Local Government Act 2002 in line with QLDC's Development Contribution Policy. Where a development contribution is determined as required, payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate.

Please contact the Council if you require a Development Contribution Estimate.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries, please contact us at resourceconsent@qldc.govt.nz.

9. APPENDICES LIST

APPENDIX 1 – Updated conditions of resource consent RM140139 as changed by RM250596
APPENDIX 2 – Applicant's AEE

APPENDIX 1 – UPDATED CONDITIONS OF RM140139 AS CHANGED BY RM250596

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:

- 'Remarkables Ski Field Base Building Area Earthworks'
- 'Basement Site Plan'
- 'Basement / Lower Floor Plan'
- 'Upper Floor Plan'
- 'Roof Plan'
- 'Elevation 1/2'
- 'Elevation 2/2'
- 'Perspective'
- 'Car Parking Plan'

stamped as approved on 15 April 2014, except as amended by the plans stamped as approved on 29 October 2025:

- 'Proposed Upper Floor Plan (First Floor)', by Wyatt + Grey Architects, dated 23 June 2025, #A105 Rev 2
- 'Proposed North West Elevation', by Wyatt + Grey Architects, dated 23 June 2025, #A200 Rev 2
- 'Proposed North East Elevation', by Wyatt + Grey Architects, dated 23 June 2025, #A201 Rev 2
- 'Proposed South West Elevation', by Wyatt + Grey Architects, dated 23 June 2025, #A203 Rev 2

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$240. This initial fee has been set under section 36(1) of the Act.

Landscaping

3. Prior to construction commencing on the upper two levels, or within 12 months of the date of this decision, whichever is sooner, the consent holder shall submit a landscape plan to council for certification by council's landscape architect that shall identify the treatment of the land around the base building within approximately 50m of the building including down slope to the car park below. The plan shall define the road, pavement areas, batter slopes, reshaped earth and the extent and nature of areas to be planted in indigenous vegetation. Areas to be planted shall be sufficient to provide a softened naturalised foreground context to the building as viewed from the ski field access road to ensure the height and bulk of the built form is not accentuated by hard engineering associated with the access road and fill slope. All planting shown on the certified landscape plan shall be implemented within 12 months of the plan being approved (unless otherwise specified by Council on approval of the plan) and planting shall be maintained to establish a healthy vegetated cover. If more than 10% of the plant cover dies it shall be replaced within the next 12 months.
4. The consent holder shall ensure that the old base building, and associated structures, not the subject of this consent, shall be removed and the ground reinstated in keeping with the surrounding landform within 24 months upon completion of the new base building.

5. Priority for replanting shall be given to areas prone to erosion e.g.: batters and steeper angles.
6. Areas worked where no vegetation exists to transplant or replant must be planted using appropriate nursery stock.
7. Plant spacing is to be at a density approved by the Department of Conservation's on site independent monitor.
8. To intensify the re-vegetation of tussocks, nursery reared plants must be used where there is insufficient existing vegetation available for transplanting.
9. The seed of appropriate species should be broadcast to promote vegetation growth in the rock walls and between transplanted/planted tussocks.
10. Geo-textile cloth is to be laid over any areas where there has been insufficient replanting and there is a likelihood of topsoil erosion by May 1st. This is to be removed in the following spring and re-vegetation works continued.
11. Suitable drainage, cut outs and silt traps are to be installed to control new surface flows into lower areas of vegetation, wetlands and watercourses.
12. Any portion of the existing access road which is no longer required and which does not form part of the new car park area shall be re-established with tussock species or restored to resemble the scree/boulder fields in the area.

Lighting

13. The consent holder shall submit a lighting plan related to base building lighting for certification by the Council prior to construction of the first and second floor of the base building. This plan shall show lighting is not proposed to be used to highlight the base building and all lighting shall be directed downward and directed away from properties that can gain views of the base building.

Engineering: General

14. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

Engineering: To be completed prior to the commencement of any works on-site

15. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

Engineering: To be monitored throughout earthworks

16. All earthworks shall be undertaken in accordance with the recommendations of the MWH 'Base Building and Curvey Basin Lift Bottom Station Site Investigation Report' dated September 2013.
17. The consent holder shall ensure that construction of the basement retaining walls are completed as soon as practicable on completion of the excavations. If this cut will be left un-stabilised for more than 8 weeks following excavation, temporary retaining and/or protection measures shall be installed to protect the exposed batter face from the elements and potential erosion or instability until such time as the cut is permanently stabilised.
18. During construction, the site shall be fenced and signage installed to exclude the public from the area of works.

Engineering: To be completed when works finish and before occupation of the building

19. On completion of the earthworks and prior to the occupation of the building, the consent holder shall obtain Code of Compliance Certificate under a Building Consent for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.
20. Prior to the occupation of the building, the consent holder shall complete the following engineering works, in accordance with Condition (14):
 - a) Connection of the building to the private water supply currently installed to the existing base building, in accordance with Council's standards.
 - b) Connection from the building to the private wastewater treatment plant and effluent disposal system currently installed to the existing base building, in accordance with Council's standards.
 - c) Power and telecommunication relocation and reconnection shall be undertaken in accordance with the specific requirements of the network utility providers.
 - d) Installation of a minimum 99,000 litres of static firefighting water storage dedicated to the firefighting sprinkler system for the building. Provision of a minimum 45,000 litres of static firefighting storage with coupling connection in accordance with PAS SNZ 4509:2008 or a specific dedicated fire appliance supply as otherwise specifically approved in writing by the NZFS.
 - e) Formation of a minimum 2m wide pedestrian footpath off the live carriageway linking Parking Areas 1, 2 & 3 with the main entrance of the building, this shall include a pedestrian crossing point/s as required.
 - f) All car parking areas are to be constructed to Council Standards.

Engineering: Ongoing conditions

21. The consent holder shall ensure appropriate on going monitoring and treatment of the potable water supply to the Base Building to ensure compliance with the New Zealand Drinking Water Standard 2005 (revised 2008).

Surveyor's Certificate

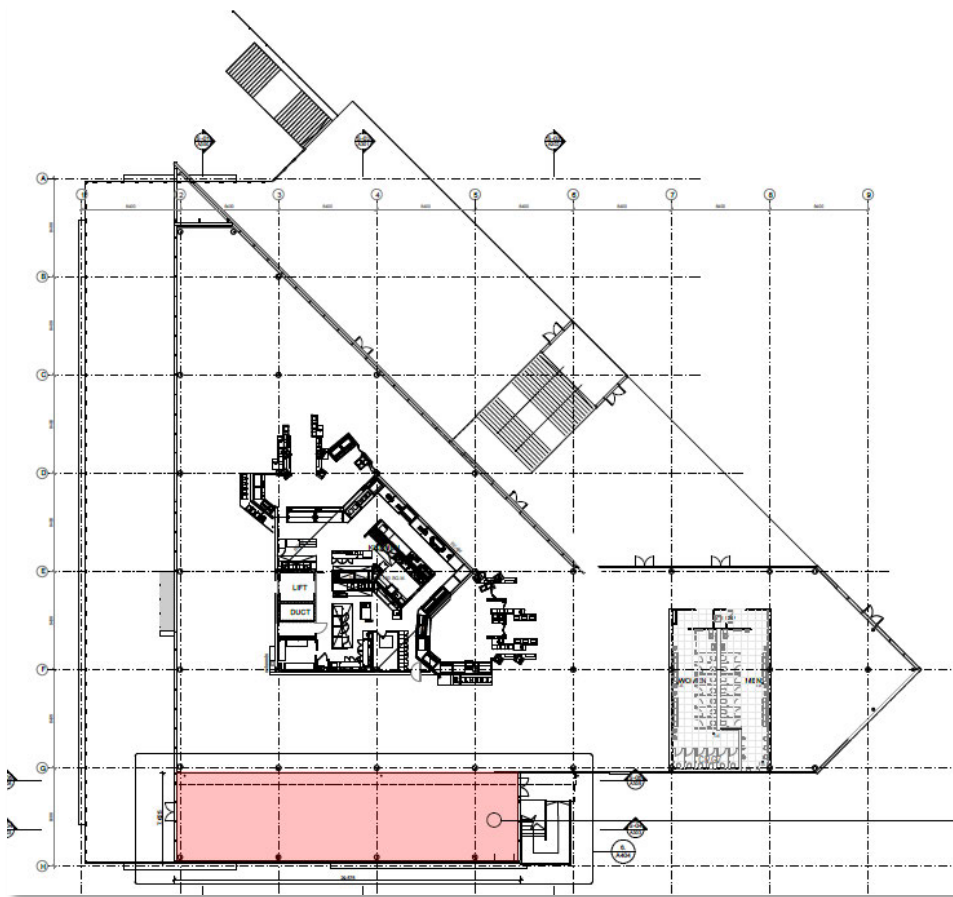
22. In order to ensure that the proposed building is located exactly as proposed in the application and complies with the degree of infringement applied for, the consent holder shall employ an appropriately qualified surveyor at his/her expense who shall:
 - (a) Certify to Council in writing that the foundations have been set out in accordance with the approved consent in terms of levels and position; and
 - (b) Confirm to Council in writing upon completion of the building that it has been built in accordance with the approved plans and complies with the degree of infringement applied for.

Note: The consent holder is advised that they will require a suitably qualified surveyor to carry out a survey of the land, recording the ground levels, prior to any earth works being carried out on the site.

APPENDIX 2 – APPLICANTS AEE

Assessment of Effects on the Environment

For a resource consent application to change conditions of RM140139 to permit alterations (deck enclosure) to the Remarkables Base Building, Remarkables Ski Area



Prepared for NZSki by Ben Farrell

August 2025

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List of Appendices

- 1** **QLDC Application Form 10**
- 2** **Title Documentation**
- 3** **Copy of RM140139**
- 4** **Updated Architectural Drawings**

1 Introduction

Resource Consent (RM14039) was granted in 2014. It permitted the construction and use of a then new base facility / building at the Remarkables Ski Area. The building was constructed and is being used in accordance with that resource consent.

The existing building has an uncovered deck on level 1. NZSki wish to enclose this deck to improve its patronage and overall quality of experience of utilising the base building. Wyatt + Grey Architects, who designed the base building, have been engaged to design the deck enclosure. The deck enclosure is designed to be entirely consistent with the existing base building design including facade materials and colours. The deck enclosure has been designed so that upon completion it will very visually indiscernible compared to the existing base building.

This report has been prepared pursuant to s127 of the RMA in support of the resource consent application by the consent holders, NZSki Limited, to the Queenstown Lakes District Council to change the conditions of the land use consent to permit alterations to the existing base building, namely enclosure of the southern deck on level 1.

This report relies on information provided in the original resource consent application and decisions issued in relation to the property, inclusive of RM140139 (17 April 2014), being the resource consent subject to this application.

Upon consideration of the relevant statutory matters under s127 and s104 respectively, it is considered the proposal will not generate any discernible adverse effect on the environment compared to the approved development and is consistent with the relevant objectives and policies of the QLDC Proposed District Plan (PDP).

2 Site Description

The site is commonly referred to as the Remarkables Ski Area and is contained within the Department of Conservation administered Rastus Burn Recreation Reserve on the northern end of the Remarkables Mountain Range.

The Remarkables Ski Area is utilised by NZSki Limited pursuant to a lease agreement with the Department of Conservation. The Remarkables Ski Area is located in the head waters of the Rastus Burn Stream. The lease area commences at approximately 1600 metres above sea level and access to the site is obtained from the Queenstown-Kingston Highway via a 13km long metal surfaced access road. The site is characteristic of the Queenstown Lakes District Council's Ski Area Sub-Zone with developed ski runs, operational chairlifts and other important infrastructure including the Remarkables Ski Area base building and car park areas and snow making equipment. The base building is in the lower part of the Remarkables Ski Area (excluding the lower carparks and water storage infrastructure) at approximately 1600masl. The locality retains a highly natural character due to the dramatic surrounds of this mountain cirque. Notable natural features of the area include the mountainous ridgelines and rock outcrops, Lake Alta, a 13.9 hectare alpine lake at 1800masl, the Rastus Burn Stream which flows through the Rastus Burn Recreation Reserve, a mix of indigenous alpine vegetation cover (largely comprises tall tussock grassland interspersed with alpine wetlands and cushion fields ascending into areas of rock field) with some SNAs throughout the reserve, over throughout the Rastus Burn headwaters changes significantly due to altitudinal succession.

The site is within the mapped Kawarau (The Remarkables) Wahi Tupuna, with the following identified Manawhenua Values: Wāhi taoka, mauka. Chapter 39 of the PDP summarises this wahi tupuna as follows: Kawarau is the traditional name for the Remarkables. As one of the highest and most prominent ranges overlooking Whakatipu-wai-Māori, closeness to the ātua gives significance to Kawarau. The identified 'Manawhenua values' are Whakapapa, rakatirataka, kaitiakitaka, mana, mauri, with Wāhi taoka and mauka. Identified potential threats are listed as: Exotic wilding trees and pest plant species, Buildings and structures, Energy and Utility activities, New roads or additions/alterations to existing roads, vehicle tracks and driveways, Activities affecting the ridgeline and upper slopes, Earthworks, Subdivision and development, and Activities affecting natural character.

Recreation Reserve owned by the Crown

The land is administered by the Department of Conservation (DoC) on behalf of the Crown. NZSki has a concession in relation to their assets and commercial operations at the Remarkables. All activities undertaken by NZSki, including the proposed building alterations, require prior approval from DoC – as the landowner.

Legal Encumbrances

The subject site is contained within Certificate of Title OT8D/636. There are no legal encumbrances registered against this Certificate of Title which are of relevance to this proposal.

3 The Proposal

3.1 Changes to conditions

The proposal is to change condition #1 in RM140139 to permit alterations to the base building as illustrated in the attached Drawings, together with any other change(s) to conditions QLDC may deem necessary to permit the proposal. The following changes are suggested:

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:

- 'Remarkables Ski Field Base Building Area Earthworks'
- 'Basement Site Plan'
- 'Basement / Lower Floor Plan'
- 'Upper Floor Plan'
- 'Roof Plan'
- 'Elevation 1/2'
- 'Elevation 2/2'
- 'Perspective'
- 'Car Parking Plan'

stamped as approved on 15 April 2014, except as amended by the following plans stamped as approved on XX 2025:

- Proposed Upper Floor Plan (First Floor), by Wyatt + Grey Architects, dated 23 June 2025, #A105 Rev 2
- Proposed North West Elevation, by Wyatt + Grey Architects, dated 23 June 2025, #A200 Rev 2
- Proposed North East Elevation, by Wyatt + Grey Architects, dated 23 June 2025, #A201 Rev 2
- Proposed South West Elevation, by Wyatt + Grey Architects, dated 23 June 2025, #A203 Rev 2

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

4 Assessment

4.1 Assessment Matters

Section 127(3)(a) of the RMA states that a change or cancellation of a consent condition on an application by a consent holder is to be treated as if the application were an application for a **Discretionary Activity**. Accordingly, this application is to be considered as a Discretionary Activity against the matters set out under s.127 of the RMA, thus triggering the typical assessment matters under s104 plus the following:

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—

(a) made a submission on the original application; and

(b) may be affected by the change or cancellation. ...

Section 104(1) of the RMA provides that, when considering an application for resource consent, the consent authority must, subject to Part 2 of the RMA, have regard to:

- The actual and potential effects of the activity on the environment;
- Relevant plan and policy statement provisions; and
- Any other matter the consent authority considers relevant and reasonably necessary to determine the application.

The matters to be considered under s.104 and the above matters are identified and assessed below.

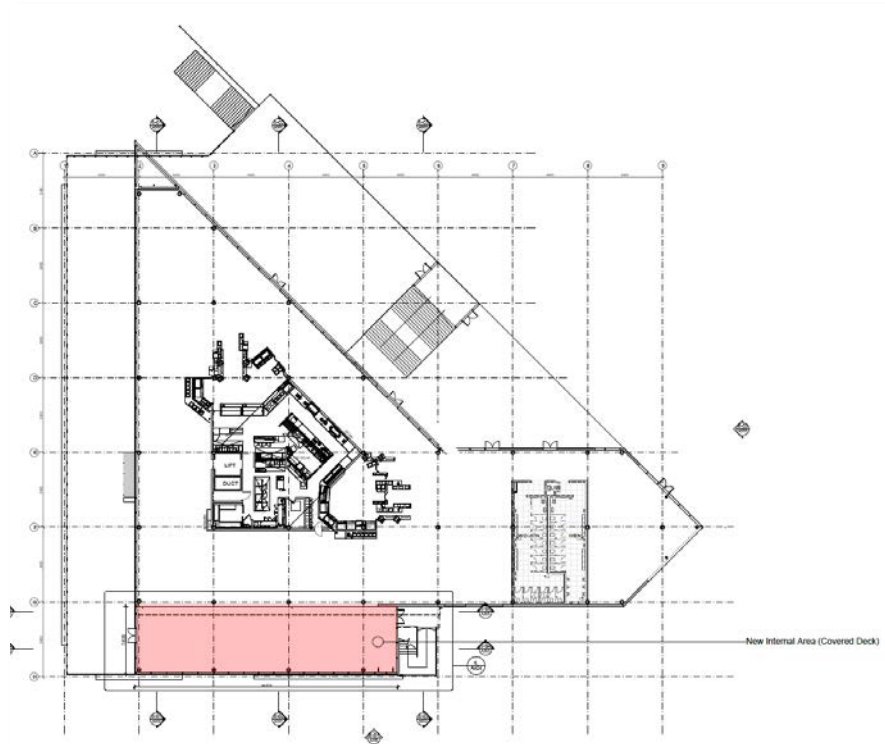


Figure 1 Area in red showing extent of deck enclosure

4.2 Effects on the Environment

Positive

For completeness, the proposal will result in some minor additional positive effects compared to the approved development, namely improvement in the recreation experience (for locals and visitors alike) and increased patronage of the base building facility, and potentially the Ski Area as a whole.

Adverse or potentially adverse

The proposed alterations will not give rise to any discernible adverse effects on the environment and any overall actual or potential adverse effects on the environment will be negligible. The proposal will effectively be consistent/indiscernible compared to the approved development design, and no person other than DoC (as landowner) is anticipated to be an adversely affected party.

It is noted, save for breaching the permitted building height standard, the entire base building would be enabled under the PDP as a controlled activity. In this regard, the proposed building additions (and the entire building) are an anticipated development and land use for the site. Matters of control, which are discussed below, are limited to: (a) location, external appearance and size, colour, visual dominance; (b) associated earthworks, access and landscaping; (c) provision of water supply, sewage treatment and disposal electricity and communication services (where necessary); and (d) lighting. In respect of these matters:

- The location is appropriate given the proposal is an alteration to the existing building. The external appearance, size, colour, visual dominance will be virtually the same as the status quo and indiscernible to most people and will not result in any change in landscape character (refer figures below for example).
- The proposal does not include any associated earthworks, access or landscaping. No such works are proposed or required.
- The proposal does not change or result in any need to change the existing provision of water supply, sewage treatment and disposal electricity and communication services to the base building.
- The proposal will not introduce any discernible new lighting compared to the existing situation.

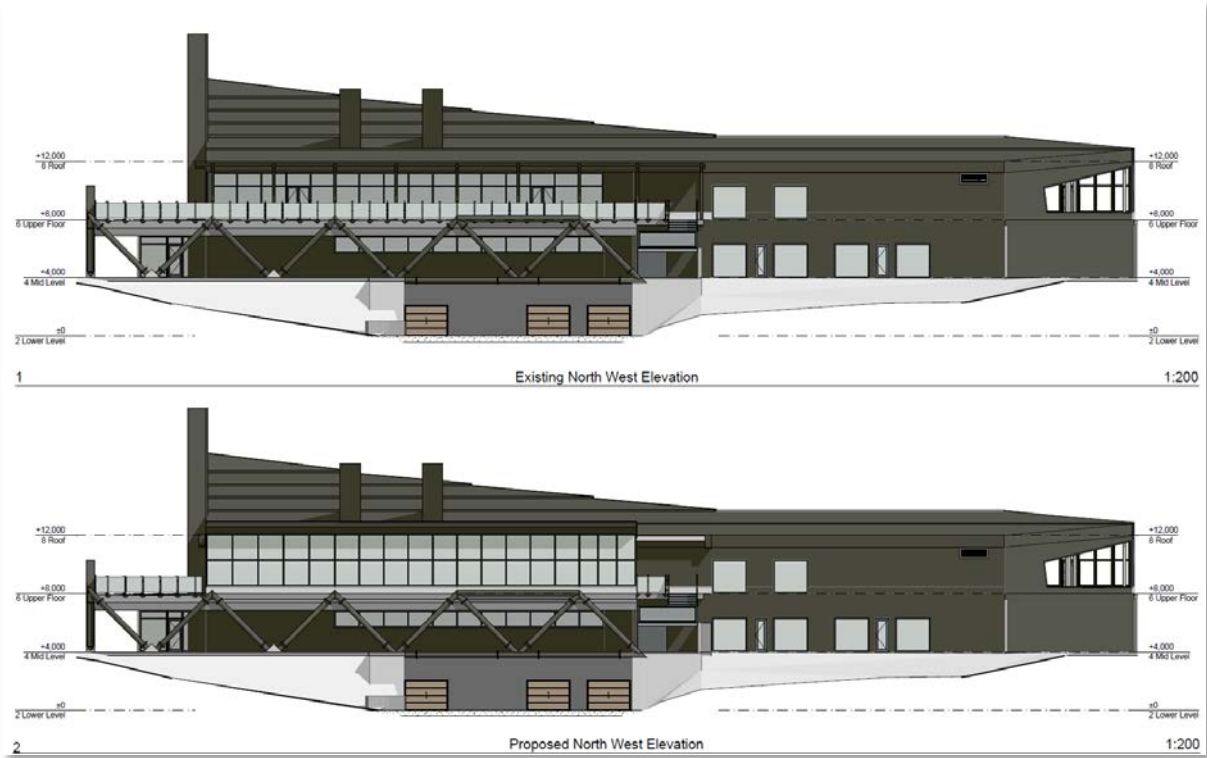


Figure 2 Existing and proposed building elevations (north west elevation)

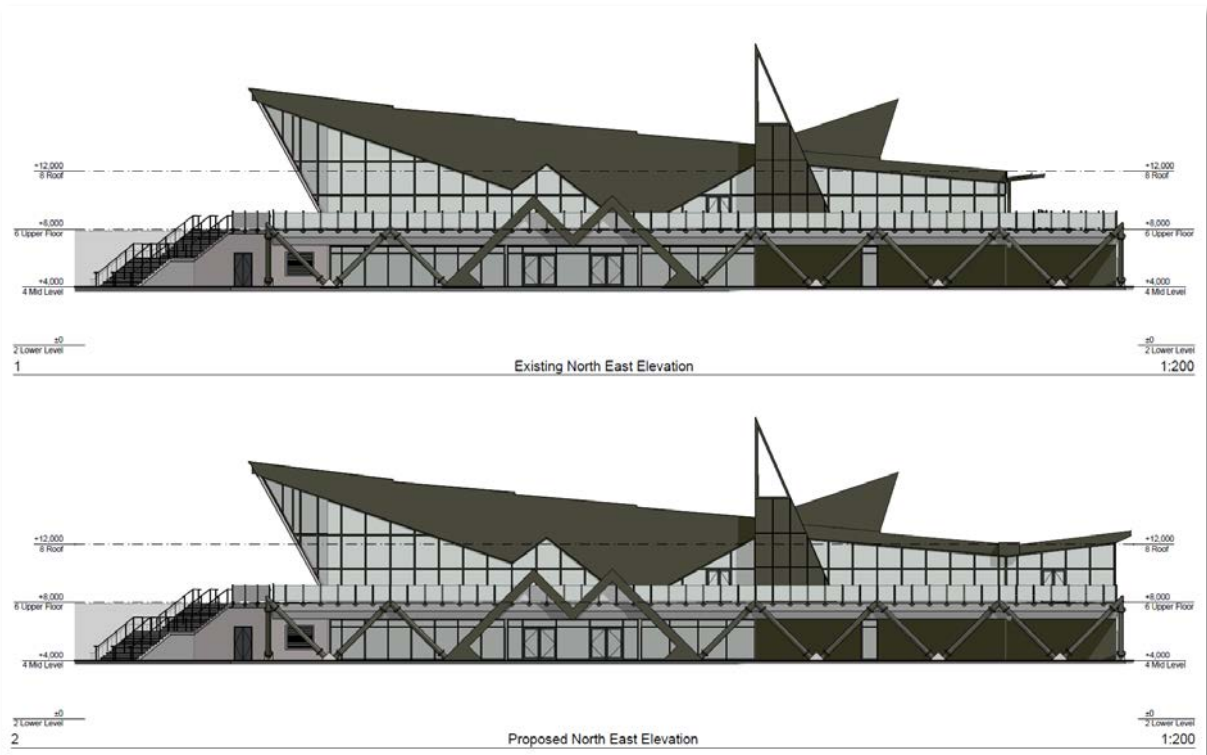


Figure 3 Existing and proposed building elevations (south east elevation)

4.3 Operative District Plan

The operative district plan is not considered relevant to the application given it has been effectively superseded by the PDP.

4.4 Proposed District Plan

The AEE submitted with the original application and decision RM140139 together provide an assessment of the approved development against the relevant PDP objectives and policies (namely those in Chapter 21 – Rural General Ski Area Sub Zone). The assessments both concluded that the proposed development would be consistent with the relevant objectives and policies of the Proposed District Plan.

Given that the proposal in this case will result in development outcomes and environmental effects that are indiscernible with the approved development, it is considered the proposal to change conditions will equally be consistent with the same objectives and policies. Notwithstanding this, for completeness the following commentary is provided in respect of the objective and policies relating to building development in the Ski Area Sub Zone:

- The proposal subject to resource consent is specifically provided for in the rural zone as it is consistent with Objective 21.2.3 and polices 21.2.6.1, 21.2.6.2, and 21.2.6.3 because the proposal is growth, development and consolidation of existing buildings including that support (non-road) means of transport within a SASZ, with adverse effects on the environment to be avoided, remedied or mitigated including through controlling all aspects of the proposal through resource consent approval processes (inclusive of consent) conditions.
- Policies 21.2.6.3 (continuation of existing vehicle testing facilities within the Waiorau Snow Farm Ski Area Sub- Zone) and 21.2.6.5 (ski area accommodation) are not applicable to the proposal.

4.5 Regional Plans

No regional plans are considered applicable.

4.6 Regional Policy Statements

The provisions in the partially operative and proposed Regional Policy Statements are not considered to be directly applicable to the assessment of this application, noting the proposal is such a minor development to an alteration of existing approved development. Nevertheless, the proposal will not be contrary to any individual provision or the overall suite of provisions in the operative RPS, because for example:

- No significant natural and physical resources will be affected by the proposal.
- No discernible adverse effects on any water body are foreseen.
- The proposal will not frustrate or offend the provisions relating to soil values and management of soils.

- The development area does not affect or risk being affected by any potentially contaminated or contaminated land.
- The proposal will not have any discernible impact on ecosystems and indigenous biodiversity values, landscape values, nationally or regionally significant infrastructure.
- The proposal is not urban development outside urban areas.
- The proposal does not frustrate or offend the provisions relating to low impact design techniques and encouraging development to reduce adverse effects of Otago's colder climate, and higher demand and costs for energy.
- The proposal will not adversely affect public access arrangements, rather the proposal will improve public access to the outdoors.
- The proposed development seeks to make the most of developable land.
- The proposal will not result in any discernible or offensive discharges.

4.7 National Environmental Standards

There are no National Environmental Standards with any relevance or applicability to the proposal. It is noted the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 is not applicable because the proposal does not include any change of use, subdivision or earthworks.

4.8 National Policy Statements

There are no National Policy Statements considered to contain any provision of relevance to the application.

4.9 Other Matters

No other matters are considered to be particularly relevant to the assessment of this application.

4.10 RMA Part Two

The matters contained in Part Two of the RMA are not of particular relevance to the assessment of this application. In this regard the proposal merely represents a minor change in building design - there are some positive impacts in terms of people's ability to utilise the outdoors and provide for their socioeconomic wellbeing, and indirect spend to the local, regional and national economy, with no discernible adverse effects on the environment, nor are any matters of significance under sections 6, 7, or 8 impacted by this proposal.

5 Submitters and Affected Persons

No parties are considered to be “affected persons” in respect of sections 95E, given the proposed changes are materially indiscernible compared to the existing environment.

6 Conclusion

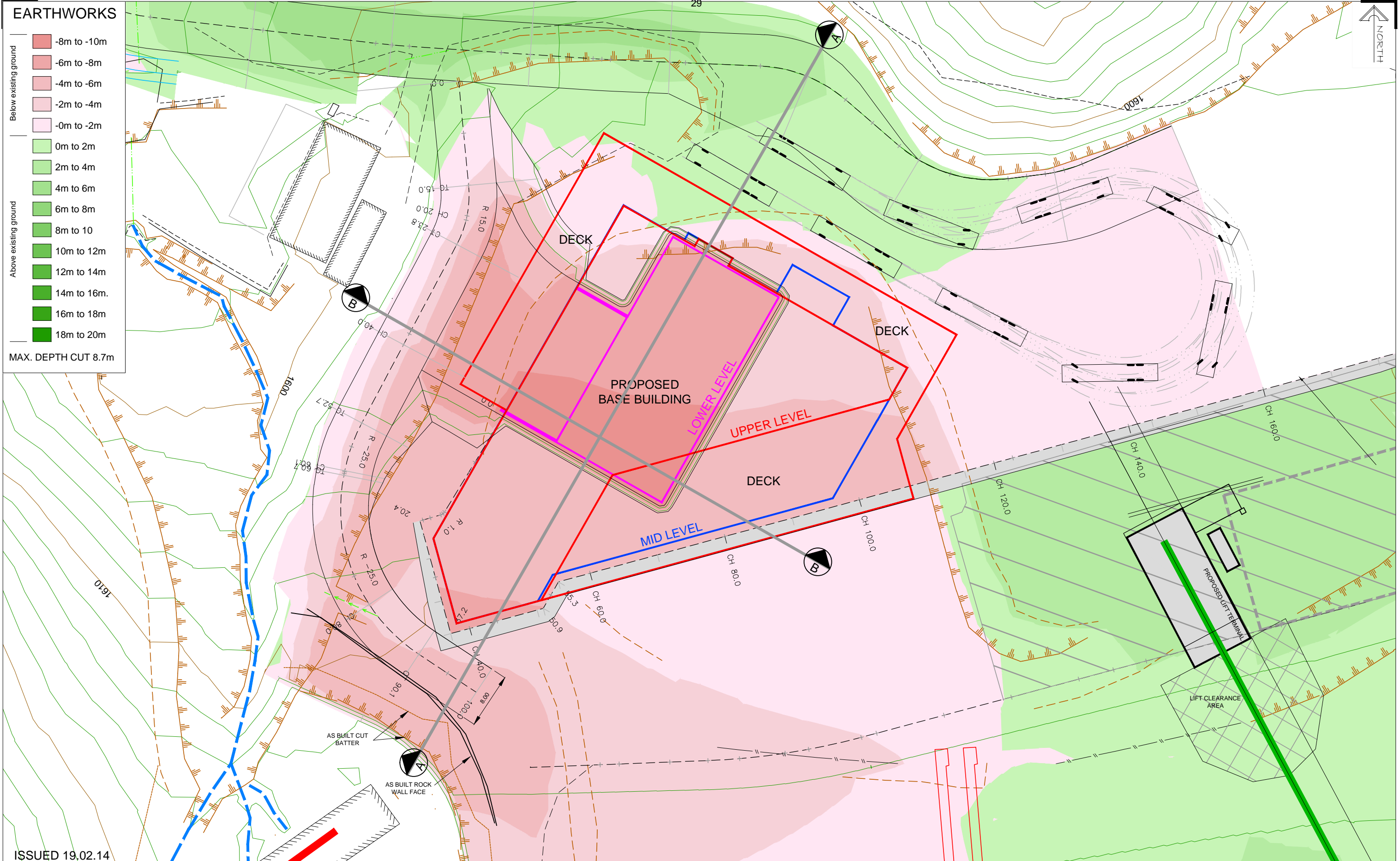
NZSki is seeking an amendment to the conditions of Resource Consent RM140139 to provide for a slightly amended site layout and development design. The proposal is an architecturally designed to be consistent with the approved development and integrate with and complement the surrounding and existing environment.

This report, inclusive of the appendices, describes the proposal, the existing environment, and assesses the relevant statutory considerations. The resource consent application has been assessed as a discretionary activity in accordance with s.127 of the RMA. Upon assessment of the relevant considerations, it is considered the proposal will not result in a discernible adverse effect on the environment compared to the existing environment, including on people (no persons are considered to be adversely affected). It is also considered the proposal will not be contrary to any individual or the overall suite of provisions in any Resource Management planning document.

Overall, it is considered the application to change conditions can be approved, as it will not: result in any discernible adverse effect on the environment or offend any relevant resource management plan provision.

EARTHWORKS

- Below existing ground
 - 8m to -10m
 - 6m to -8m
 - 4m to -6m
 - 2m to -4m
 - 0m to -2m
 - Above existing ground
 - 0m to 2m
 - 2m to 4m
 - 4m to 6m
 - 6m to 8m
 - 8m to 10
 - 10m to 12m
 - 12m to 14m
 - 14m to 16m.
 - 16m to 18m
 - 18m to 20m
- MAX. DEPTH CUT 8.7m



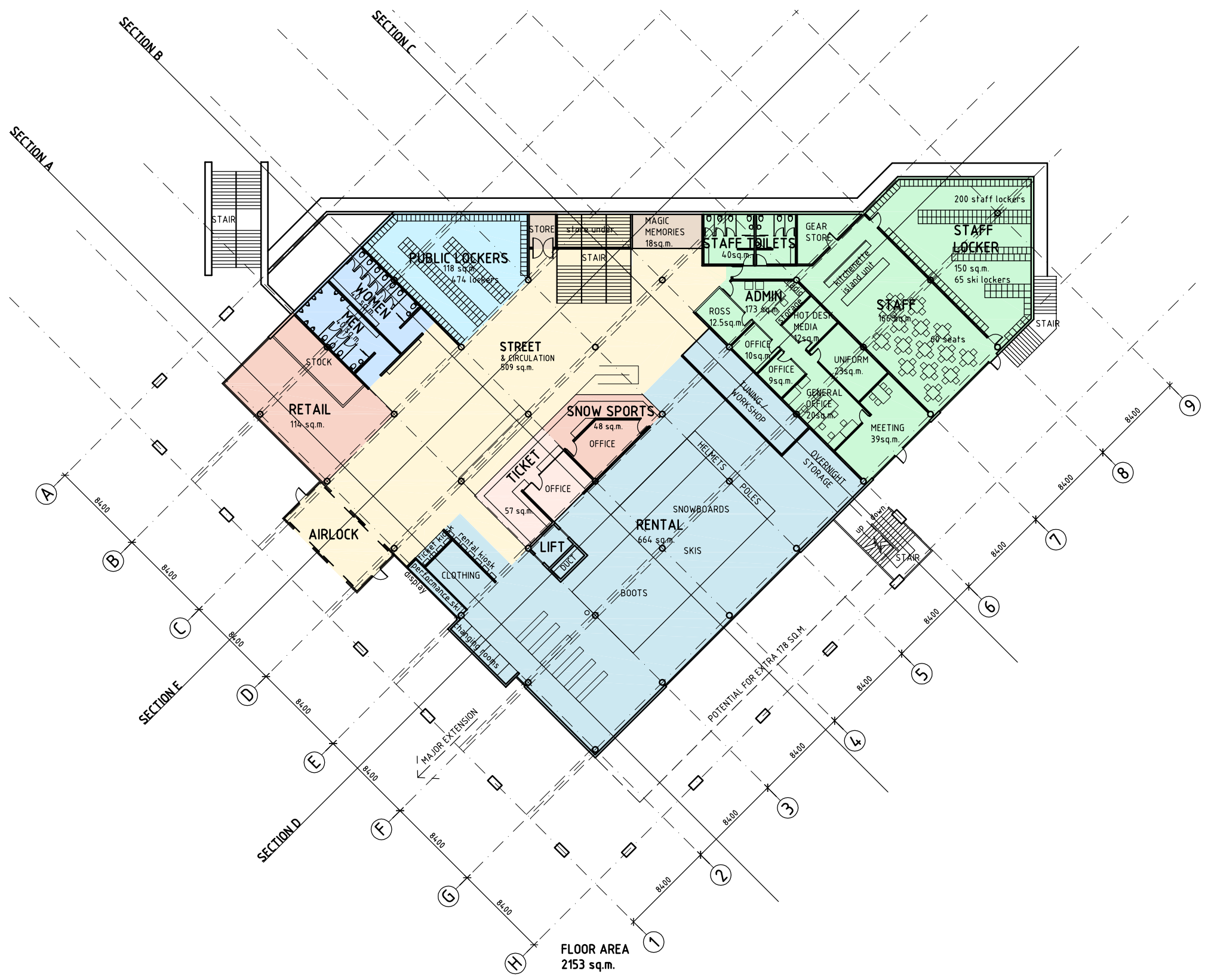
ISSUED 19.02.14

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Clark Fortune McDonald & Associates
 Licensed Cadastral Surveyors - Land Development - Planning Consultants
 309 Lower Shotover Road, P.O. Box 553 Queenstown
 Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz
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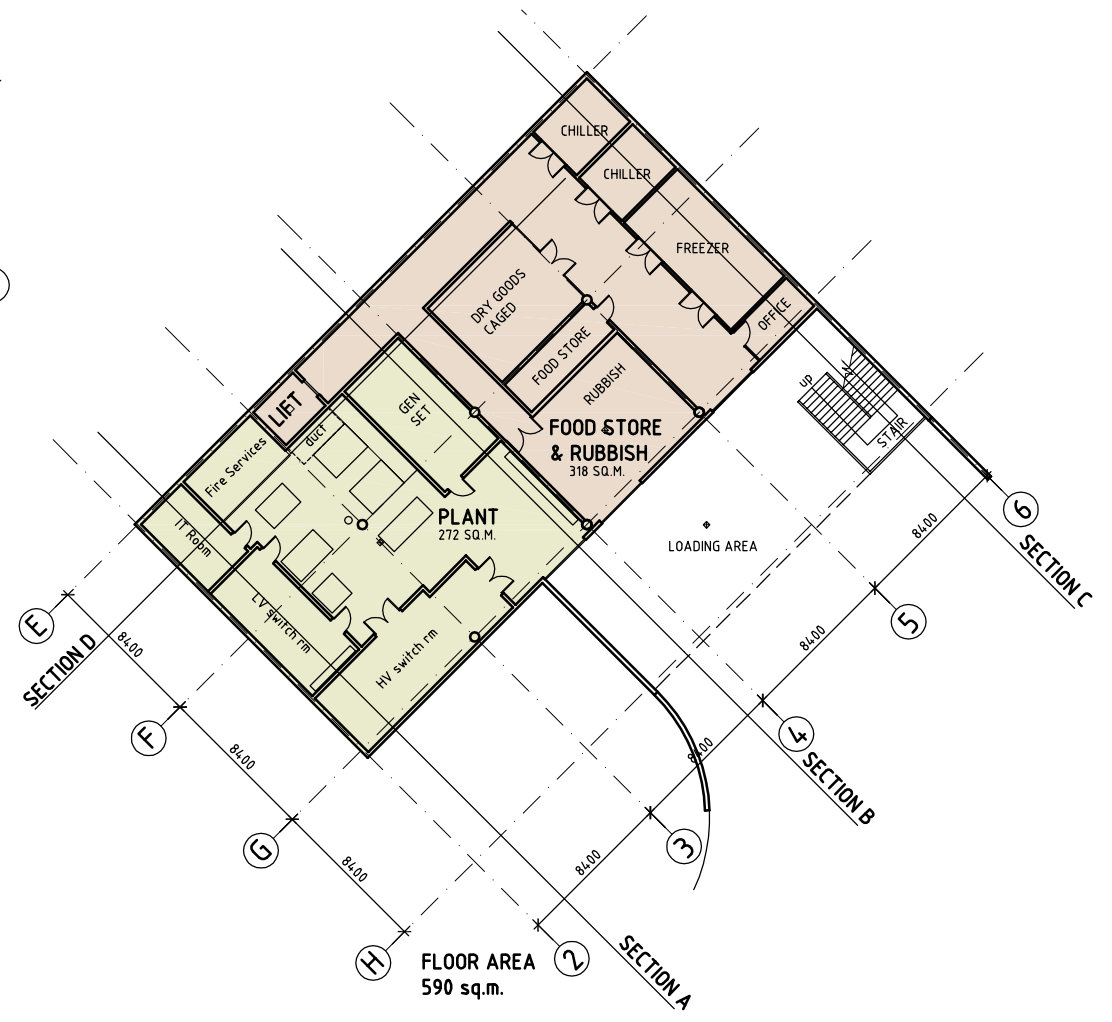
Rev.	Date	Revision Details	By

**REMARKABLES SKI FIELD
 BASE BUILDING AREA EARTHWORKS**

Client	NZSKI	Surveyed	Signed	Date	Job No.	Drawing No.
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Designed		Signed		Date	Datum & Level	Rev.
					NZMG & MSL	-



01 LOWER FLOOR PLAN
SCALE 1:200 @ A1 / 1:400 @ A3



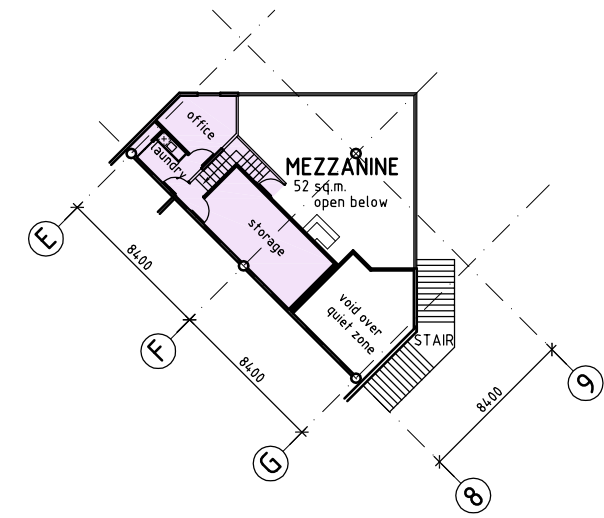
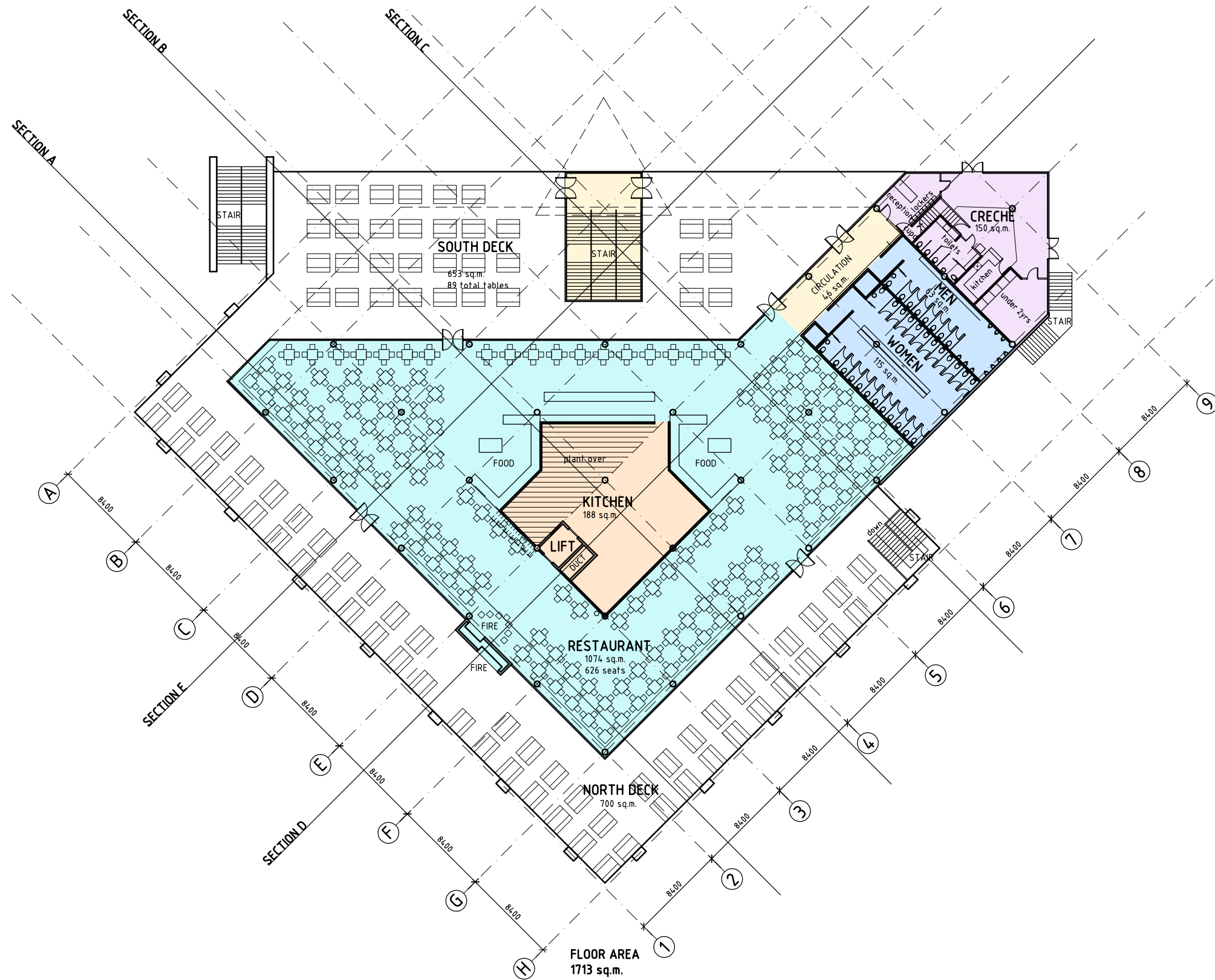
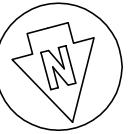
02 BASEMENT PLAN
SCALE 1:200 @ A1 / 1:400 @ A3

MICHAEL WYATT ARCHITECT LIMITED
115 HALLENSTEIN STREET, PO BOX 172, QUEENSTOWN
PHONE (03) 442-8709 FAX (03) 442-7395
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REMARKABLES BASE AMENITIES BUILDING
REMARKABLES SKI FIELD, QUEENSTOWN
BASEMENT/LOWER FLOOR PLAN

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Revisions: A Resource Consent Issue	Date: 28-01-14	Scale: A1 1:200 A3 1:400	Sheet: A1.01
	File: Update: 28-01-14 Drawn: NS	Revision: A	



02 MEZZANINE OVER CRECHE
a1.02 SCALE 1:200 @ A1 / 1:400 @ A3

01 UPPER FLOOR PLAN
a1.02 SCALE 1:200 @ A1 / 1:400 @ A3



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UPPER FLOOR PLAN

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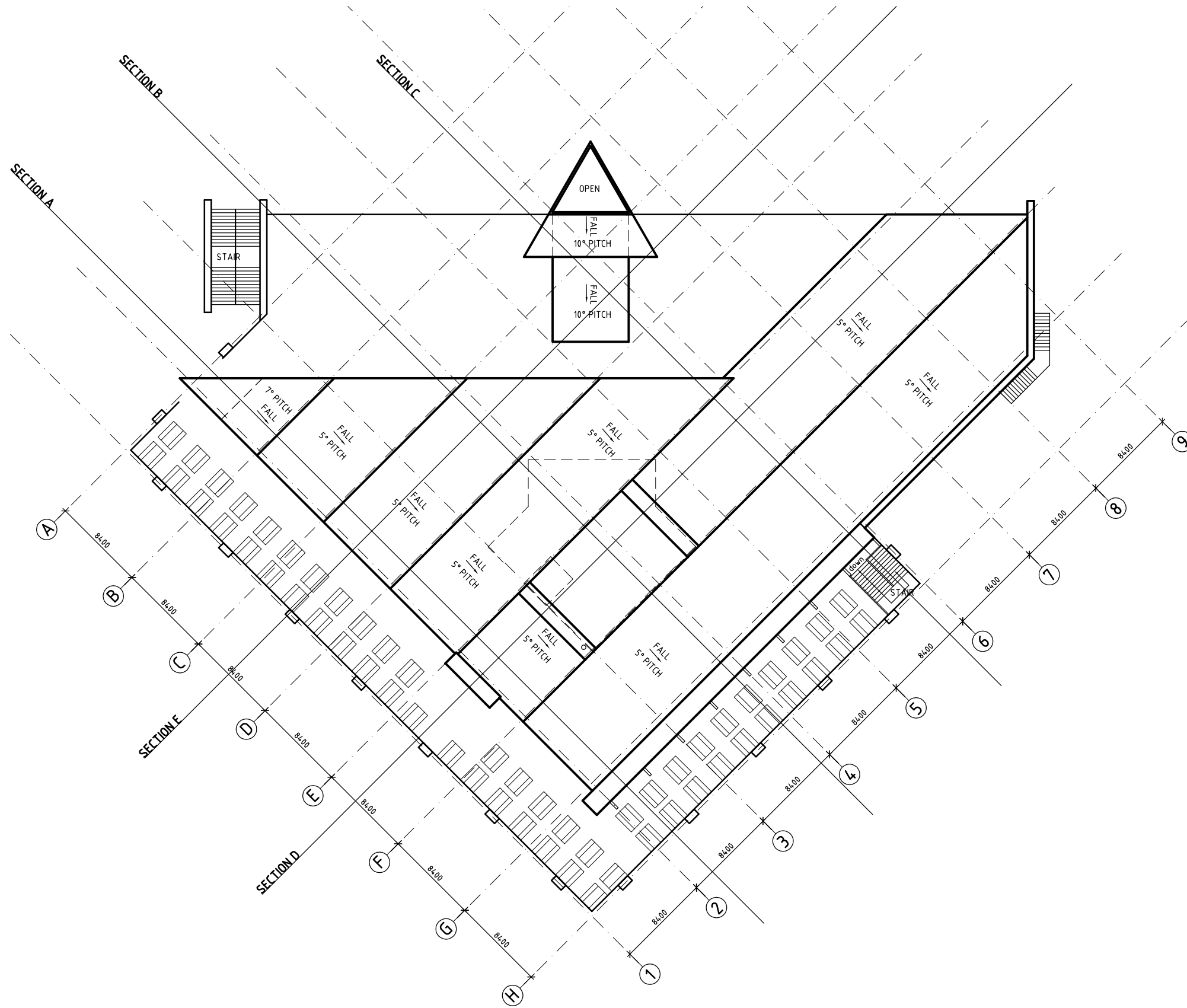
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Date:
28-01-14

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A3 1:400

Sheet:
A1.02
Revision: A

File:
Update: 28-01-14
Drawn: NS



01 ROOF PLAN
a1.03 SCALE 1:200 @ A1 / 1:400 @ A3

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**REMARKABLES BASE AMENITIES BUILDING
REMARKABLES SKI FIELD, QUEENSTOWN
ROOF PLAN**

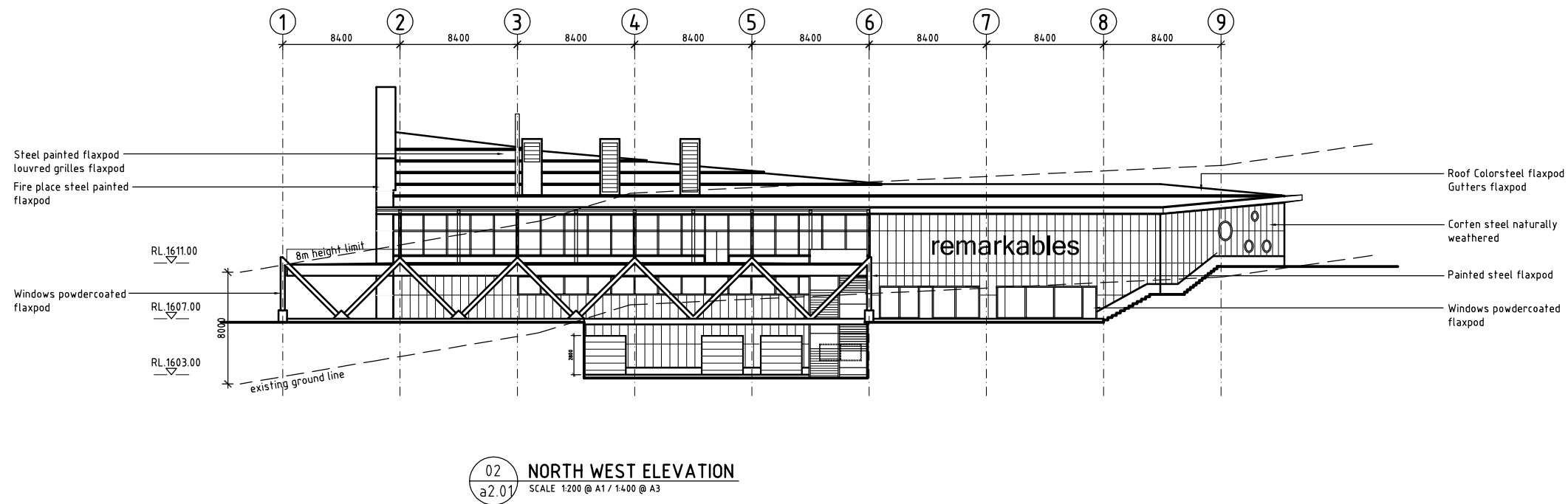
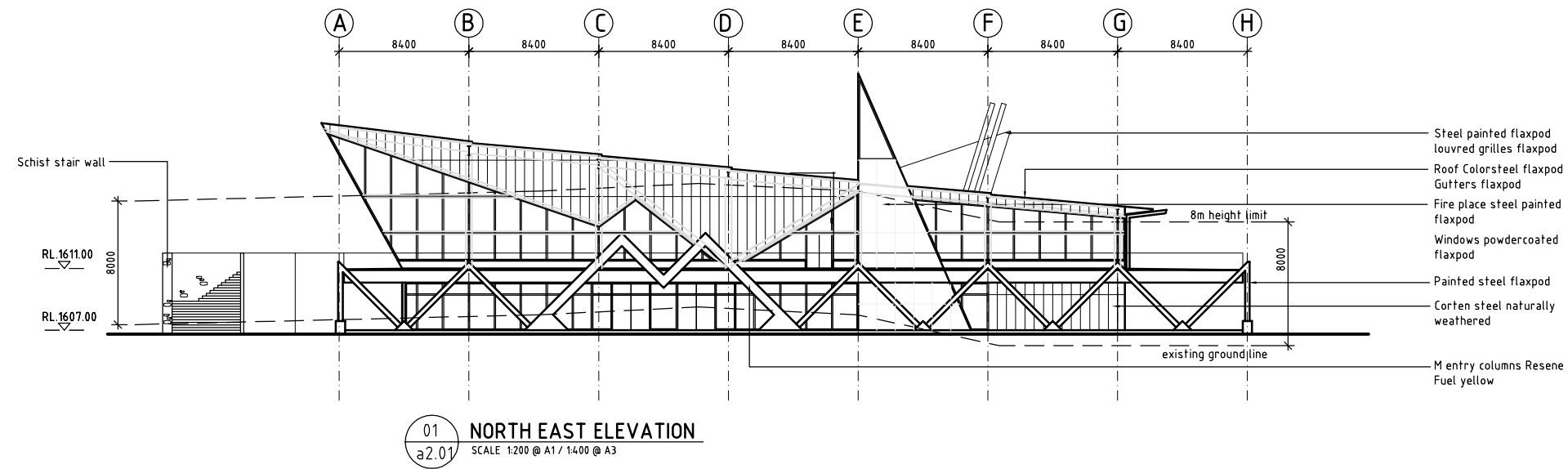
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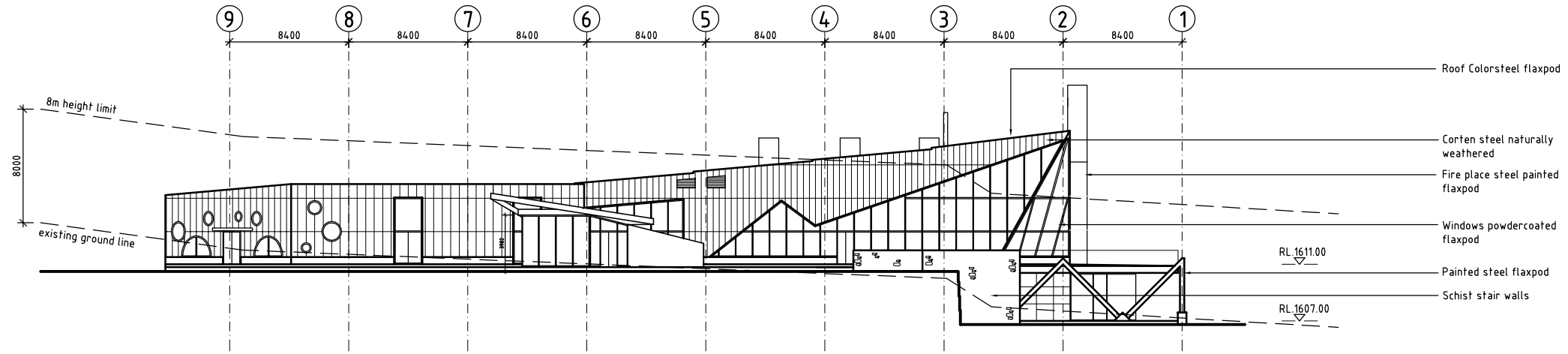
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A Resource Consent Issue

Date:
28-01-14

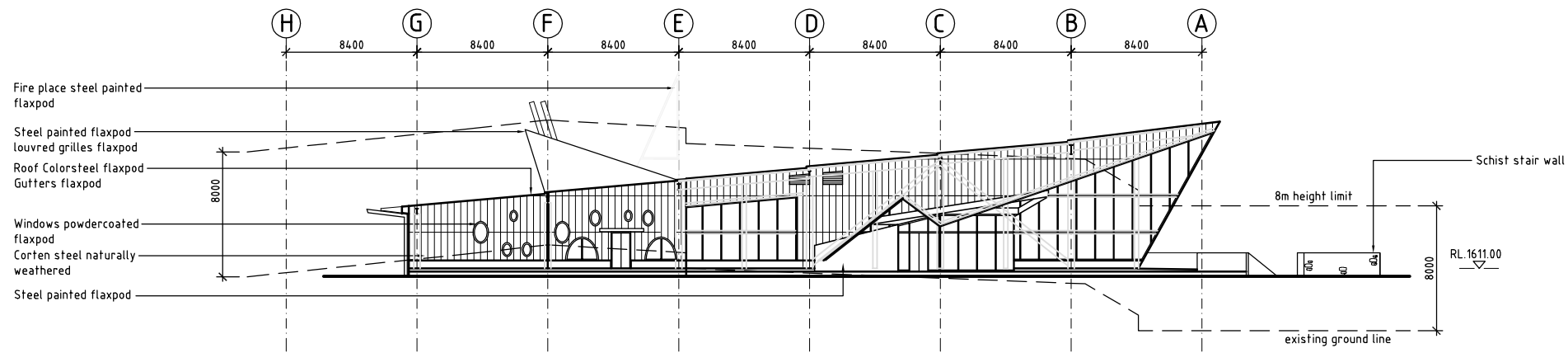
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Revision: A

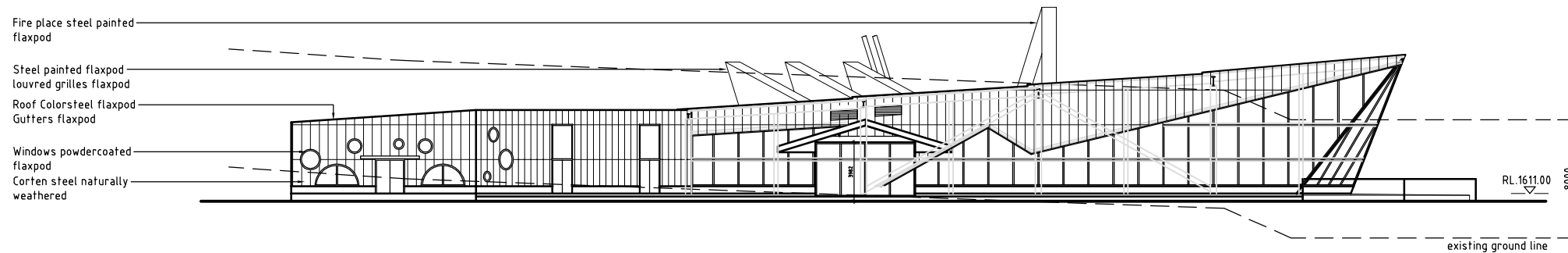




01 SOUTH EAST ELEVATION
a2.02 SCALE 1:200 @ A1 / 1:400 @ A3



02 SOUTH WEST ELEVATION
a2.02 SCALE 1:200 @ A1 / 1:400 @ A3



03 SOUTH ELEVATION
a2.02 SCALE 1:200 @ A1 / 1:400 @ A3



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ELEVATIONS 2/2
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28-01-14

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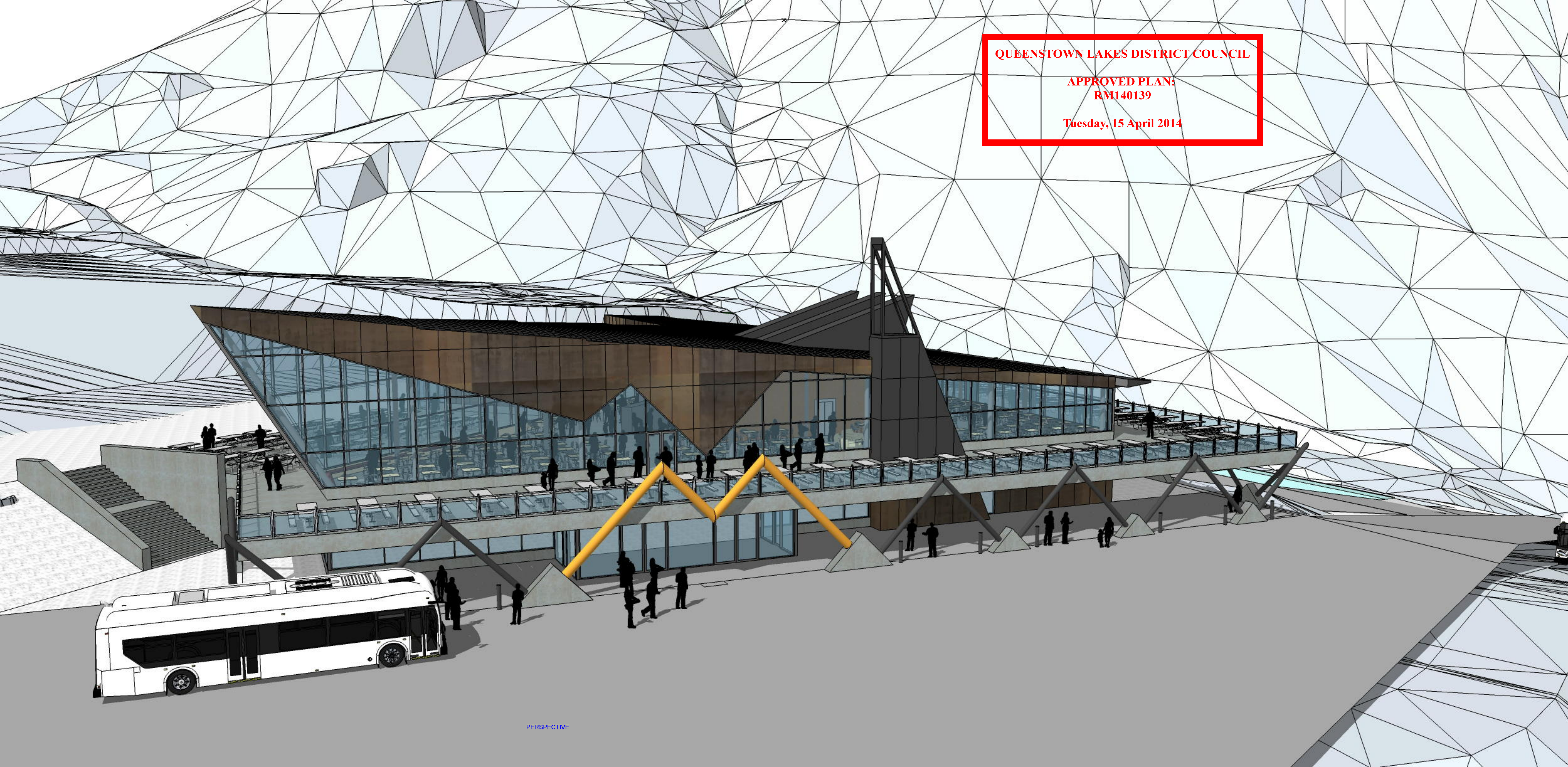
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File:
Update: 13-03-14
Drawn: NS

Revision: A

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM140139
Tuesday, 15 April 2014



PERSPECTIVE

New waterway / culvert

Option #3 - 3m wide pedestrian walkway on left (uphill) road edge to minimise need for pedestrians to cross road on sloping surface

Car Park 3
160 Parks
(elevation 1564m)

Pedestrian Entry / Exit
Half way up road for maximum visibility

Pedestrian Entry / Exit

Vehicle Entry / Exit

Car Park 2
294 Parks
(elevation 1588m)

Vehicle Entry / Exit

Controlled flat level road crossing

QUEENSTOWN LAKES DISTRICT COUNCIL

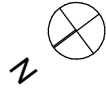
**APPROVED PLAN:
RM140139**

Tuesday, 15 April 2014

Drop off Zone
(elevation 1606m)

Design considerations-

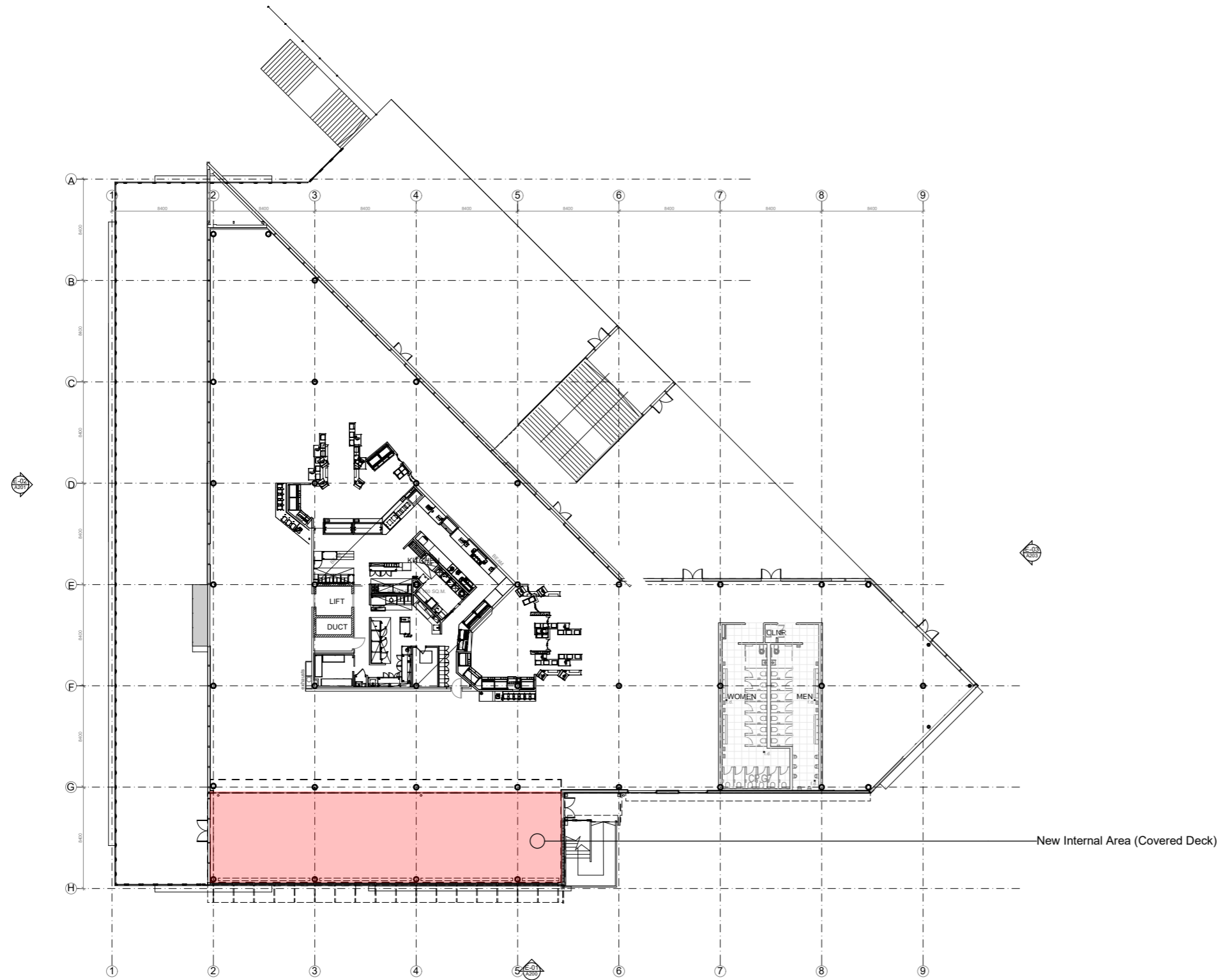
- Flat level crossing for pedestrians and vehicles to safely stop/crossover.
- Snow clearing off pedestrian walkways & dealing with wind blown snow build up.
- Limiting cross over points between vehicles and pedestrians
- Clear visibility at all cross over points
- Additional use of car park bus shuttles
- Car park vehicle layout & bus parking area.
- Pedestrian safety from a skidding / out of control car on road.
- Drop off zone for cars is separated from bus area. Pedestrians then walk on the south side of the bus turn/drop zone to building and vice versa for pick ups.



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250596

Wednesday, 29 October 2025



1

Proposed Upper Floor Plan (First Floor)

1:400



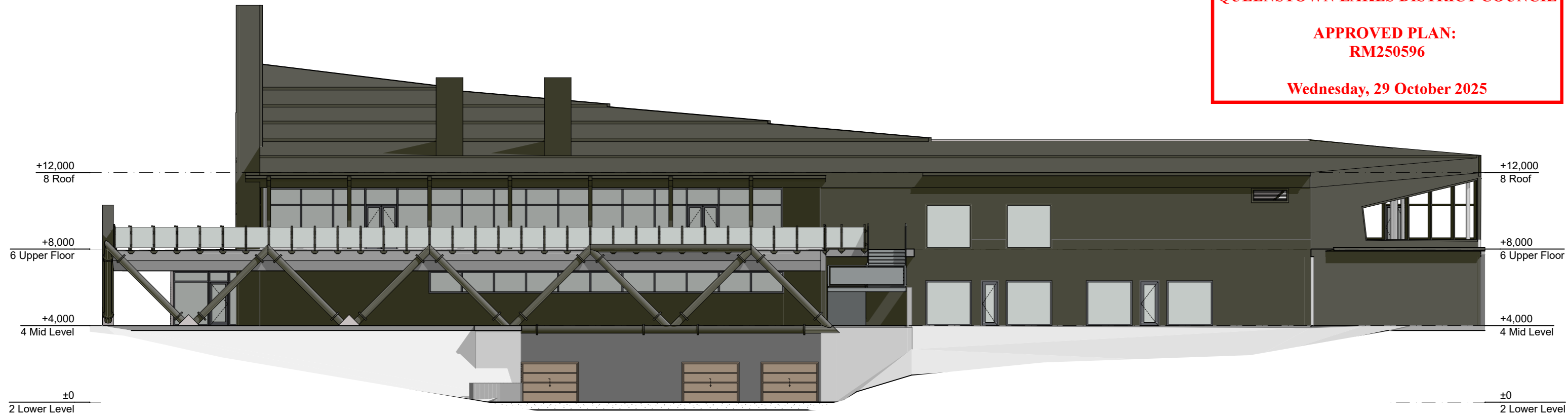
Remarkables Base Building Extension
Remarkables, Queenstown
Otago

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Drawing Title:				Revision No: 4	
Proposed Upper Floor Plan (First Floor)					
Drawn:	PGT	26-08-2025	RC Issue	4	<h1>A105</h1>
Issued:	26 August 2025	14-08-2025	Work In Progress Consultant Issue	3	
Scale:	1:100, 1:400	04-08-2025	Addition Consultant Issue	2	
		23-06-2025	Addition Concept	1	
		Issue Date:	Issue:	No:	Published: 26/08/2025

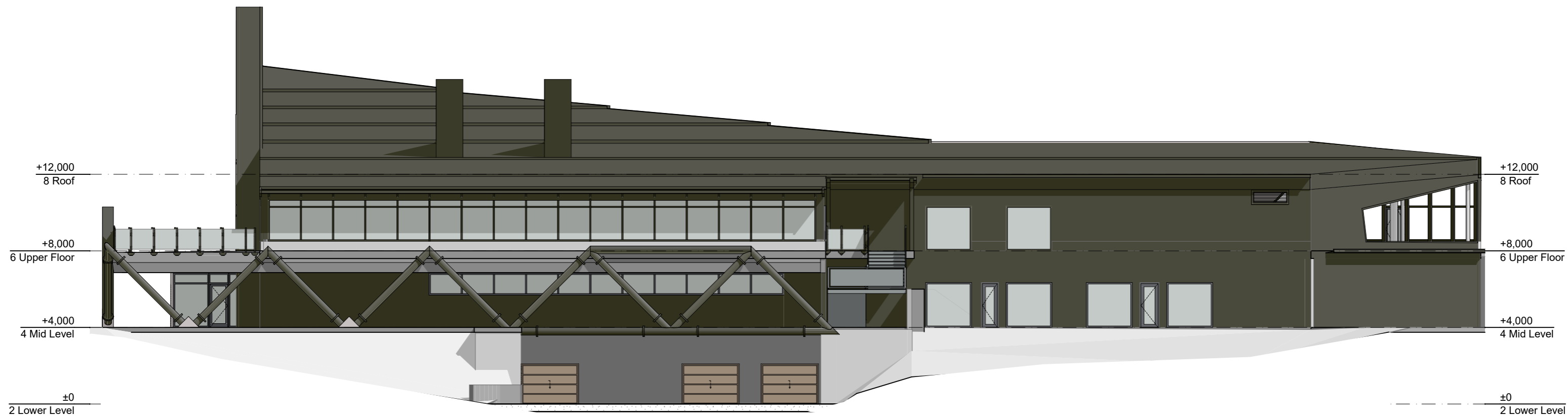
QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM250596
Wednesday, 29 October 2025



1

Existing North West Elevation

1:200



2

Proposed North West Elevation

1:200

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architects
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PHONE (03) 442 8709
www.wyattgrayarchitects.nz

Remarkables Base Building Extension
Remarkables, Queenstown
Otago

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Drawing Title:

North West Elevation

Drawn: PGT
Issued: 26 August 2025
Scale: 1:200

26-08-2025	RC Issue	4
14-08-2025	Work In Progress Consultant Issue	3
04-08-2025	Addition Consultant Issue	2
23-06-2025	Addition Concept	1
Issue Date:	Issue:	No:

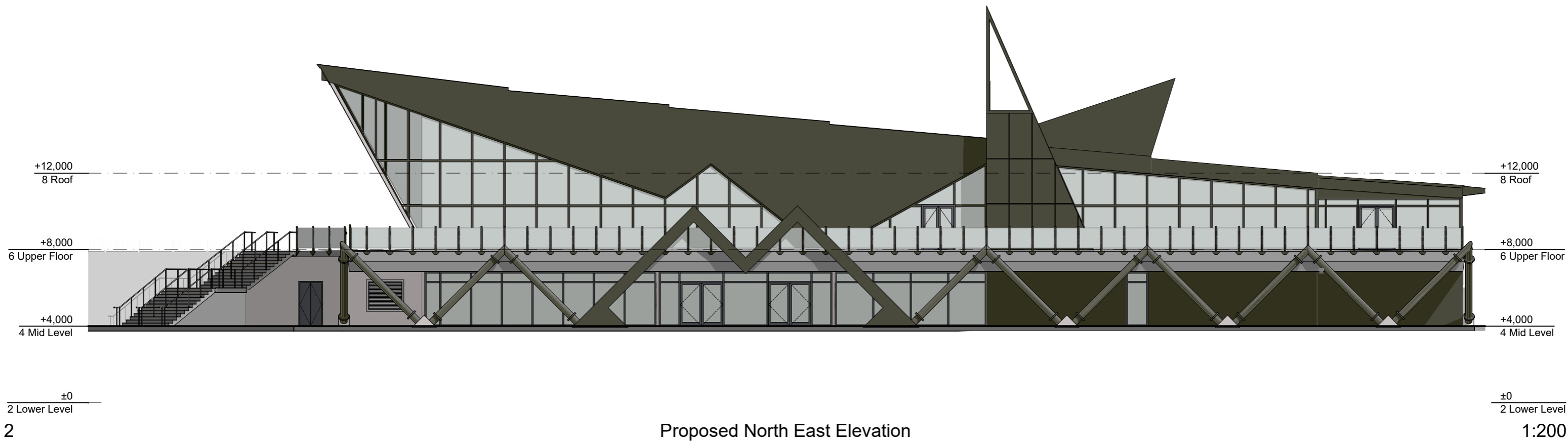
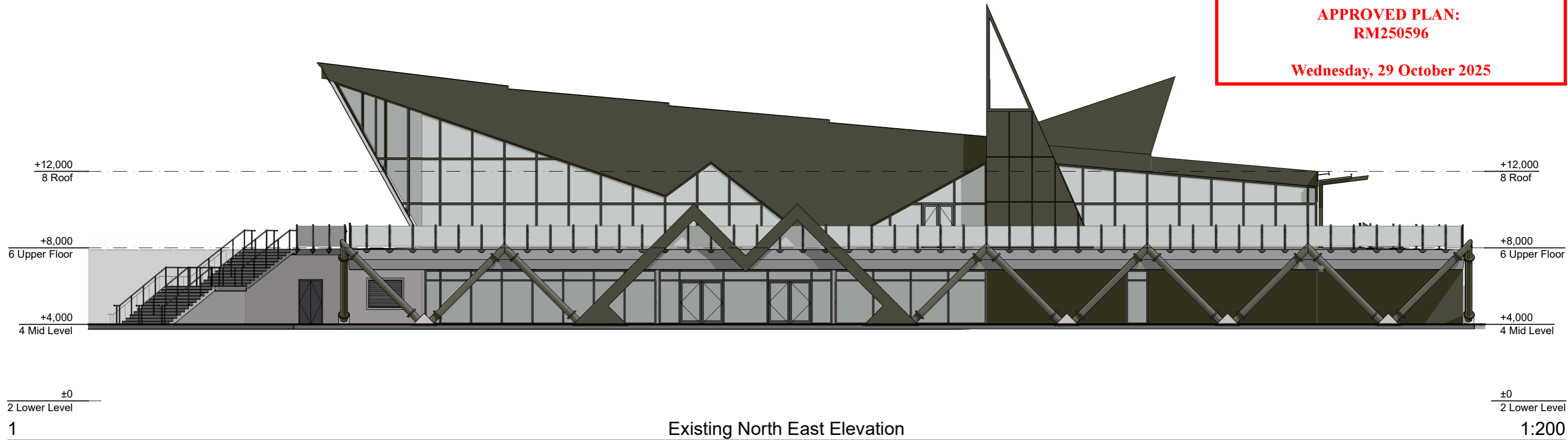
Revision No: 4

A200

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM250596**

Wednesday, 29 October 2025



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Remarkables Base Building Extension
Remarkables, Queenstown
Otago

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Drawing Title:		
North East Elevation		
Drawn:	PGT	
Issued:	26 August 2025	
Scale:	1:200	

26-08-2025	RC Issue	4
14-08-2025	Work In Progress Consultant Issue	3
04-08-2025	Addition Consultant Issue	2
23-06-2025	Addition Concept	1
Issue Date:	Issue:	No:

Revision No: 4

A201

APPROVED PLAN:
RM250596

Wednesday, 29 October 2025



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Drawing Title:

South West Elevation

Drawn: PGT
Issued: 26 August 2025
Scale: 1:200

26-08-2025	RC Issue	4
14-08-2025	Work In Progress Consultant Issue	3
04-08-2025	Addition Consultant Issue	2
23-06-2025	Addition Concept	1
Issue Date:	Issue:	No:

Revision No: 4

A203