

Before the Panel Convener

Under the

Fast-track Approvals Act 2024

And

In the Matter of

an application for approvals by NZSki Limited to upgrade existing infrastructure at the Remarkables Ski Area, including a new passenger transport lift, carparking areas, and expanding the ski field into the adjacent Doolans Basin

Memorandum of Counsel on behalf of NZSki Limited in response to Minute 4

Dated: 13 August 2026

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MAY IT PLEASE THE PANEL CONVENER

Introduction

1. This memorandum is filed on behalf of NZSki Limited (**NZSki**) in accordance with Minute 4 of the Panel Convener dated 7 August 2026 following the Convener Conference held on 6 August 2026.
2. In accordance with Minute 4, NZSki has liaised with the Convener Conference participants to confirm the process for ongoing engagement in order to refine outstanding issues as much as possible prior to the nominal date for appointment of the Expert Panel on 7 September 2026.¹ An updated estimated timeframe is provided at **Appendix A** to reflect this nominal date.

Engagement

3. The participants have agreed that it would be efficient and productive to allow for a further period of four weeks following the Convener Conference to continue engagement. Subject to the directions of the Panel Convener, the participants have agreed to the following procedural steps for this:
 - (a) The participants confirm that a workshop on landscape occurred on 3 August 2026. Following the Convener Conference, the participants confirm that a workshop on ecology took place on 7 August 2026. Further workshops are scheduled as follows:
 - (i) wastewater on 11 August 2026;
 - (ii) lizards on 21 August 2026; and
 - (iii) the parties are also working to finalise dates for workshops on transport, three waters and effects management (including discussions relating to a compensation package).
 - (b) Following workshopping, NZSki's experts will update relevant technical reports and produce tracked and clean versions. These reports are proposed to be final and will not be amended further.
 - (c) NZSki's experts have also prepared memoranda in response to matters raised by the other participants as necessary. These memoranda will be updated as required following workshopping.

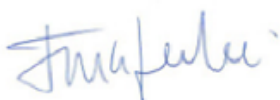
¹ Minute 4 of the Panel Convener, 7 August 2026 at [7].

- (d) NZSki will circulate final reports and any updated technical memoranda to the other participants by 27 August 2026.
 - (e) Final reports, any updated application documentation and a compensation report will be filed with the Environmental Protection Authority by 3 September 2026.
4. The participants consider that the approach outlined above aligns with the procedural principles in Section 10 of the Fast-track Approvals Act 2024 in that further engagement will ensure that efficient and cost-effective processes are followed by narrowing the matters requiring determination by the Expert Panel.

Kā Rūnaka

5. In relation to costs, agreement has yet to be reached with Kā Rūnaka and the discussion on that remains ongoing. In accordance with Minute 4, NZSki confirms that it will continue to work with Kā Rūnaka on a satisfactory resolution. NZSki reconfirms its agreement in principle to meet the actual and reasonable costs of Kā Rūnaka to review and provide comment on the substantive application including whether any Treaty settlement provisions or customary rights are affected, the provision of a Cultural Values Assessment or Treaty Impact Assessment and reasonable involvement in the formation of the proposed conditions of approvals.

Dated 13 August 2026



Joshua Leckie and Charlotte Coyle
Counsel for NZSki Limited

APPENDIX A

Updated Estimated Timeframe

This timeframe is indicative and may need adjustment pending the appointment date of the Panel.

Step	Working Days	Date (Indicative)
Post Panel Appointment		
1. Panel Commencement	Occurs 5 working days after Panel appointment (Set timeframe).	14 September 2026 (following the Panel Convener's indication of appointment on 7 September).
2. Panel Invites Comments	10 working days after Step 1 (Set timeframe).	28 September 2026
3. Invited Parties Provide Comments	20 working days after Step 2 (Set timeframe).	27 October 2026
4. Applicant Response to Comments	5 working days after Step 3 (Set timeframe).	3 November 2026
5A. Expert Conferencing / Mediation / Other Processes	57 working days after Step 4 for 110 working days timeframe. (This is an assumption and is not a set timeframe).	12 February 2027
5B. Other Procedural Steps, Evaluation and Decision	10 working days after Step 5A (Not a set timeframe).	26 February 2027
Draft Decision is to Approve		
6. Draft Decision and Conditions to Ministers	5 working days after Step 5B (Not a set timeframe).	5 March 2027
7. Response from Ministers	10 working days after Step 6 (Set timeframe).	19 March 2027
8. Applicant Response to Ministers' Comments	10 working days after Step 7 (Not a set timeframe).	6 April 2027
9. Draft Conditions and Decision to Participants	3 working days after Step 6 (Not a set timeframe).	10 March 2027
10. Participant Comments on Draft Conditions	10 working days after Step 9 (Not a set timeframe).	24 March 2027
11. Applicant Response to Participants on Conditions	5 working days after Step 10 (Set timeframe).	2 April 2027
12. Further Procedural Step if Conditions not Agreed	10 working days after Step 11 (not a set timeframe).	16 April 2027
13. Evaluate and Finalise Decision	5 working days after Step 12 (Not a set timeframe).	23 April 2027
14. Decision Release	110 working days after the date for receiving comments under Section 53.	23 April 2027