

29 April 2026

Otago Regional Council  
144 Rattray Street  
Dunedin  
9016

Dear [REDACTED]

**Notification under Section 30 of the Fast-track Approvals Act**

On behalf of NZSki Ltd, this is a notification under Section 30 of the Fast-track Approvals Act 2024 (**'Act'**) to the Otago Regional Council ("**ORC**") as a relevant local authority under Section 4 of the Act that NZSki Ltd intends to seek all necessary resource consent approvals to undertake the activities associated with the Remarkables Ski Area Upgrade and Doolans Expansion Project via a substantive fast-track application, which is a project that is listed in Schedule 2 of the Act ("**the Project**").

NZSki Ltd is not aware, to the best of its knowledge, of any existing resource consents for the same activities as being proposed. NZSki Ltd holds an existing discharge consent (RM14.336.01) for the operation of the wastewater dispersal fields on the site, but is seeking a new discharge consent via the substantive fast-track application due to the increase in wastewater flows from the expansion of the ski field. Existing water takes within the Rastus Burn provide sufficient water supply (volume and rate of take) to service the ski field expansion (within the Rastus Burn catchment) and therefore no new water take consents are sought within the Rastus Burn catchment.

NZSki Ltd currently anticipates the following resource consent approvals will be required under the following relevant Otago Regional Plans and National Environmental Standards. For the avoidance of doubt, it will seek all necessary resource consent approvals required at the lodgement of the substantive fast-track application.

**Table 1 Resource Consents Sought Under the National Environmental Standards for Freshwater 2020 (NES-FW)**

<b>Activity</b>	<b>Regulation</b>	<b>Activity Status</b>
Vegetation clearance across the Site within 10m from natural inland wetlands	45(1) Vegetation clearance within, or within a 10m setback from, a natural inland wetland is a discretionary activity if it is for the purpose of constructing specified infrastructure.	Discretionary
Earthworks across the Site within 10m from natural inland wetlands	45(2) Earthworks or land disturbance within, or within a 10m setback from, a natural inland wetland is a discretionary activity if it is for the purpose of constructing specified infrastructure.	Discretionary
Earthworks across the Site within 100m from natural inland wetlands	45(3) Earthworks or land disturbance outside a 10m, but within a 100m, setback from a natural inland wetland is a discretionary activity if it— (a) is for the purpose of constructing specified infrastructure; and (b) results, or is likely to result, in the complete or partial drainage of all or part of the natural inland wetland.	Discretionary
Damming and diversion of water for earthworks, construction of infrastructure and access roads, and conversion of a tarn to a water reservoir.	45(4) The taking, use, damming, or diversion of water within, or within a 100m setback from, a natural inland wetland is a discretionary activity if— (a) the activity is for the purpose of constructing or upgrading specified infrastructure; and (b) there is a hydrological connection between the taking, use, damming, or diversion and the wetland; and (c) the taking, use, damming, or diversion will change, or is likely to change, the water level range or hydrological function of the wetland.	Discretionary
Discharge from sediment and erosion controls and stormwater across the Site, and wastewater dispersal fields.	45(5) The discharge of water into water within, or within a 100m setback from, a natural inland wetland is a discretionary activity if— (a) the discharge is for the purpose of constructing or upgrading specified infrastructure; and (b) there is a hydrological connection between the discharge and the wetland; and	Discretionary

**Table 1 Resource Consents Sought Under the National Environmental Standards for Freshwater 2020 (NES-FW)**

Activity	Regulation	Activity Status
	(c) the discharge will enter the wetland; and (d) the discharge will change, or is likely to change, the water level range or hydrological function of the wetland.	
Construction of a weir in the fishless Upper Doolans Creek, where the dimensions of the weir are not confirmed.	73(1) The placement, use, alteration, extension, or reconstruction of a weir in, on, over, or under the bed of a river is a discretionary activity if it does not comply with any of the conditions in regulation 72(2).	Discretionary

**Table 2 Resource Consents Sought Under the Otago Regional Plan: Water for Otago**

Activity	Relevant Rule	Activity Status
<p>Proposed water take from Doolans Creek for potable and non-potable purposes.</p>	<p><b>12.1.4.6</b></p> <p>Taking and use of surface water as a new primary allocation take in catchment areas not listed in Schedule 2A:</p> <p>(i) This rule applies to the taking of surface water as primary allocation in catchment areas not listed in Schedule 2A, and not subject to Rule 12.1.4.5.</p> <p>(ii) Unless covered by Rule 12.1.1A.1, the taking and use of surface water to which this rule applies is a restricted discretionary activity. The matters to which the Otago Regional Council has restricted the exercise of its discretion are set out in Rule 12.1.4.8.</p> <p>(iii) Unless covered by Rule 12.1.1A.1, the taking and use of surface water in the Waitaki catchment...</p> <p>(iv) Minimum flows for catchments not listed in Schedule 2A will be set on a case-by-case basis such that any minimum flow set will allow the taking of water, while providing for the aquatic ecosystems and natural character of the catchment water bodies and the taking to be subject to Rule 12.1.4.9.</p> <p>(v) The minimum flows set on a case-by-case basis will continue to apply until investigations have established the appropriate minimum flow. The new minimum flow will be added to Schedule 2A by a plan change and Rule 12.1.4.2 or Rule 12.1.4.4 will then apply.</p>	<p>Restricted discretionary</p>
<p>Diversion of water for the purposes of constructing and operating the road culverts along the Doolans access road and water take access road.</p>	<p><b>12.3.1A</b></p> <p>The damming or diversion of water within any Regionally Significant Wetland is a non-complying activity unless:</p> <p>(i) It is prohibited by Rules 12.3.1.1 to 12.3.1.4; or</p> <p>(ii) It is permitted by Rules 12.3.2.1 to 12.3.2.3; or</p>	<p>Non-complying</p>

**Table 2 Resource Consents Sought Under the Otago Regional Plan: Water for Otago**

Activity	Relevant Rule	Activity Status
	<p>(iii) It is provided for by Rule 12.3.3.1.</p> <p>An application involving wind energy infrastructure, which because of specific locational constraints affects a Regionally Significant Wetland, will not be bundled with other activities which do not affect a Regionally Significant Wetland</p>	
<p>Diversion of water for the purposes of constructing and operating culverts along the Doolans access road and water take access road, and damming of water to construct a tarn/water reservoir conversion.</p>	<p><b>12.3.4.1</b></p> <p>Except as provided for by Rules 12.3.1.1 to 12.3.3.1 and except in the Waitaki catchment, the damming or diversion of water is a discretionary activity.</p>	<p>Discretionary</p>
<p>New discharge permit for onsite wastewater discharge in the existing Rastus Burn dispersal fields</p>	<p><b>12.A.2.1</b></p> <p>Except as provided for by Rules 12.A.1.1 to 12.A.1.4, the discharge of human sewage to water, or onto or into land in circumstances where it may enter water, is a discretionary activity</p>	<p>Discretionary</p>
<p>Discharge of stormwater from buildings</p>	<p><b>12.B.3.1</b></p> <p>The discharge of stormwater from a reticulated stormwater system to water, or onto or into land in circumstances where it may enter water, is a permitted activity, providing:</p> <p>(a) Where the system is lawfully installed, or extended, after 28 February 1998:</p> <p>(i) The discharge is not to any Regionally Significant Wetland; and</p> <p>(ii) Provision is made for the interception and removal of any contaminant which would give rise to the effects identified in Condition (d) of this rule; and</p> <p>(b) The discharge does not contain any human sewage; and</p>	<p>Restricted discretionary</p>

**Table 2 Resource Consents Sought Under the Otago Regional Plan: Water for Otago**

Activity	Relevant Rule	Activity Status
	<p>(c) The discharge does not cause flooding of any other person’s property, erosion, land instability, sedimentation or property damage; and</p> <p>(d) The stormwater discharged, after reasonable mixing, does not give rise to all or any of the following effects in the receiving water:</p> <ul style="list-style-type: none"> <li>(i) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or</li> <li>(ii) Any conspicuous change in the colour or visual clarity; or</li> <li>(iii) Any emission of objectionable odour; or</li> <li>(iv) The rendering of fresh water unsuitable for consumption by farm animals; or</li> <li>(v) Any significant adverse effects on aquatic life.</li> </ul>	
<p>Erection of a Tyrolean Weir in the bed of Doolans Creek, placement of road crossings, structures and buildings within ephemeral streams and Regionally Significant Wetlands and conversion of a tarn to a reservoir.</p>	<p><b>13.2.3.1</b></p> <p>Except as provided for by Rules 13.2.1.1 to 13.2.2.1, the erection or placement of any structure fixed in, on, under, or over the bed of any lake or river, or any Regionally Significant Wetland, is a discretionary activity.</p>	<p>Discretionary</p>
<p>Alteration of the bed of Doolans Creek, the tarn and ephemeral streams.</p>	<p><b>13.5.3.1</b></p> <p>Except as provided for by Rules 13.5.1.1 to 13.5.2.1 the alteration of the bed of any lake or river is a discretionary activity.</p>	<p>Discretionary</p>
<p>Alteration of the bed of regionally significant wetlands.</p>	<p><b>13.5.3.2</b></p> <p>Unless covered by Rules 13.5.1.1, 31.5.1.3, 13.5.1.5A, 13.5.1.5B, 13.5.1.8A, 13.5.1.8B or 13.5.2.1, the alteration of any Regionally Significant Wetland, is a discretionary activity.</p>	<p>Discretionary</p>
<p>Removal of vegetation</p>	<p><b>13.7.3</b></p>	<p>Discretionary</p>

**Table 2 Resource Consents Sought Under the Otago Regional Plan: Water for Otago**

Activity	Relevant Rule	Activity Status
	Unless covered by Rules 13.7.1.1 to 13.7.2.1, removal or clearance of plant material from any Regionally Significant Wetland, is a discretionary activity.	
Defenses against water will be constructed upstream of the water reservoir to divert water around the reservoir.	<p><b>14.3.2.1.</b></p> <p>Except as provided for in Rule 14.3.1.1, the erection, placement, extension, alteration, replacement, reconstruction, demolition or removal, of any defence against water, other than on the bed of any lake or river, is a discretionary activity.</p>	Discretionary

Section 30 of the Act requires NZSki Ltd to notify ORC of its application, and for ORC to then issue a written notice under s 30(3) to NZSki Ltd advising if either:

- a. there is any existing resource consent to which s 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply if NZSki's activity were to be applied for as a resource consent under that Act; or
- b. there are no existing resource consents of that kind.

If (a) were to apply, there would then be a further process to be followed. However, it is NZSki's understanding that there are no existing resource consents of the kind referred to in (a). We would therefore appreciate it if the Council could provide us with a written notice pursuant to s 30(3) of the Act that there are no existing resource consents to which s 124 (1)(c) or 165ZI of the Resource Management Act 1991 would apply. NZSki Ltd is unable to lodge its application with the Environmental Protection Agency until such written notice is received (see s 30(6) of the Act).

If you require any further information, have any questions, or wish to discuss this further, please do not hesitate to contact us. We note that engagement in relation to the application will be occurring, and has already begun through NZSki Ltd and its planning consultants, Mitchell Daysh.

Yours sincerely,

[Redacted signature block]

[Redacted line]

[Redacted line]

[Redacted line]

[Redacted line]