

PART G: CONSOLIDATED RMA RULES ASSESSMENT FOR THE REMARKABLES SKI FIELD EXPANSION PROJECT

The following tables identify the relevant rules and regulations associated with the proposed activities of the Project under:

- > Queenstown Lakes Proposed District Plan (“**Proposed Plan**”);
- > Central Otago District Plan (“**CODP**”);
- > Otago Regional Plan: Water for Otago (“**Water Plan**”);
- > Otago Regional Plan: Waste for Otago (“**Waste Plan**”);
- > Otago Regional Plan: Air for Otago (“**Air Plan**”);
- > National Environmental Standards for Freshwater 2020 (“**NES Freshwater**”); and
- > National Environmental Standards for Sources of Human Drinking Water 2007 (“**NES Drinking Water**”)

In the following rules assessment:

- > For brevity and clarity purposes, detailed assessment against the provisions has only been done for the rules and standards relevant to the Project;
- > Activities that require resource consent have been highlighted in blue for identification purposes;
- > For provisions unnecessary to replicate here a placeholder ‘*Refer to X for Y detail*’ has been inserted; and,
- > For irrelevant sections of a rule or standard an ellipsis (...) is used to identify the provision has been shortened.

To avoid doubt, NZSki seek all and any necessary resource consents require for the activities described in **Section 3** and shown in the Plans contained in **Part C** of the substantive application.

PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

Under the “bundling” principle, the overall activity status for the approvals required under the Proposed Plan is **discretionary**.

The Queenstown Lakes District Council (“**QLDC**”) have been undertaking a rolling review of the Operative Plan since 2015. Over the past nine years, the Proposed Plan has been subject to multiple decisions and appeals. As the decisions are issued and appeals resolved, the Proposed Plan becomes operative, and the earlier 1995 Operative District Plan provisions (and zones) cease to have legal effect.

Neither the zoning nor any overlays in the Proposed Plan relevant to the Project Area remain subject to appeal and so the Proposed Plan can be treated as operative (pursuant to section 86F of the Resource Management Act 1991).

A summary of the relevant rules and performance standards under the Proposed Plan, and identification of the reason consent is required under the relevant rule or performance standard, is contained in **Table G-1** below.

To reiterate, NZSki seeks all necessary resource consents under the Proposed Plan associated within the construction, operation and maintenance of the Project. This includes (but may not be limited to) to those summarised below:

- > A land use consent as a **restricted discretionary activity** for additions and alterations to the existing Rastus Burn Base Building that will exceed 8m in height;¹
- > A land use consent as a **restricted discretionary activity** for the construction of a new building (Doolans Gondola Tower 3) within 20m of a water body;²
- > A land use consent as a **controlled activity** for the construction of new buildings being the Doolans Gondola Drive Station and Towers, Wastewater Treatment Plant and substation;³
- > A land use consent as a **controlled activity** for a new passenger lift system;⁴
- > A land use consent as a **controlled activity** for the expansion of existing retail activities ancillary to Ski Area Activities;⁵
- > Land use consents as **restricted discretionary activities** for earthworks for the construction of Carpark B that will exceed 1,000m³, exceed 10,000m², exceed 2.4m in depth, exceed 2m in height, and occur along the site boundary;⁶

¹ Proposed Plan, Rule 21.4.7 and Rule 21.7.4.

² Proposed Plan, Rule 21.5.4.

³ Proposed Plan, Rule 21.12.2.

⁴ Proposed Plan, Rule 21.12.3.

⁵ Proposed Plan, Rule 21.12.6.

⁶ Proposed Plan, Rule 25.4.2 and Rule 25.5.6, Rule 25.5.11, Rule 25.5.15, Rule 25.5.16, and Rule 25.5.18.

- > A land use consent as a **restricted discretionary activity** for earthworks within 10m of the bed of a water body and exceeding 5m³ in volume for the construction of Doolans Gondola Tower 3, the temporary access road for Tower 7 and the installation of the new services trench within the Curvey Basin Access Road under the Rastus Burn Creek;⁷
- > A land use consent as a **restricted discretionary activity** for the transportation of cleanfill exceeding 300m³ to or from the site as part of the earthworks activities;⁸
- > A land use consent as a **restricted discretionary activity** for a change in use as a high traffic generating activity for proposal of 647 new car parking spaces and generation of up to 200 additional vehicle trips per hour;⁹
- > Land use consents as **restricted discretionary activities** for new carparking in Carpark A, Carpark B and the Boneyard carpark that will not be formed or demarcated, may not comply with gradient requirements, will not provide minimum number of required mobility parking spaces and will be unsealed within 10m of the Remarkables Ski Field Access Road;¹⁰
- > A land use consent as a **controlled activity** for upgrades to the existing Rastus Burn Base Building wireless bridge antenna;¹¹
- > A land use consent as a **restricted discretionary activity** for clearance of indigenous vegetation across the Site associated with Ski Area Activities within a Ski Area Sub-Zone located above 1070 masl;¹²
- > A land use consent as a **discretionary activity** for clearance of indigenous vegetation within 20m of the bed of a water body across the Site;¹³
- > Land use consent as **restricted discretionary activities** for clearance of over 500m² of indigenous vegetation including shrubland containing emergent trees over 3m in height, matagouri shrubland over 1.5m high and diverse indigenous shrubland for the construction of Carpark B;¹⁴ and

⁷ Proposed Plan, Rule 25.5.19.

⁸ Proposed Plan, Rule 25.5.21.

⁹ Proposed Plan, Rule 29.4.11, Rule 29.9.8 and Rule 29.9.9.

¹⁰ Proposed Plan, Rule 29.5.2, Rule 29.5.3, Rule 29.5.4, and Rule 29.5.10.

¹¹ Proposed Plan, Rule 30.5.6.9.

¹² Proposed Plan, Rule 33.4.4.

¹³ Proposed Plan, Rule 33.4.7.

¹⁴ Proposed Plan, Rule 33.5.2 and Rule 33.5.3.

- > A land use consent as a **restricted discretionary activity** for construction of a new building (Doolans Gondola Tower 3) within 20m of the bed of a river within an identified wāhi tupuna area.¹⁵

¹⁵ Proposed Plan, Rule 39.5.3.

Table G-1: Consolidated Rules Assessment – Proposed Queenstown Lakes District Plan

Activity	Relevant Rule	Activity Status	Comment
Chapter 21 – Rural Zone			The provisions of the Rural Zone chapter are operative in relation to the Site.
Table 1 Activities			
External alterations to existing base building	21.4.7 The exterior alteration of any lawfully established building where there is not an approved building platform on the site, subject to compliance with the standards in Table 2 and Table 4.	Restricted discretionary	The alterations to the existing base building will not comply with standard 21.7.4 Building height (as assessed below) and therefore requires consent as a restricted discretionary activity.
Recreational activities	21.4.25 Recreation and/or Recreational Activity.	Permitted	The proposed Carpark A, Carpark B and Boneyard carpark along with access and earthworks are ancillary to the recreational ski activities.
Table 2 - Standards Applying Generally in the Zone.			
Boundary setbacks	21.5.1 Setback from Internal Boundaries The setback of any building from internal boundaries shall be 15m.	N/A – proposal complies with standard	All buildings will comply with the 15m setback requirement from internal boundaries.
Road boundary setbacks	21.5.2 Setback from Roads The setback of any building from a road boundary shall be 20m, except, the minimum setback of any building from State Highway 6 between Lake Hayes and the Shotover River shall be 50m. The minimum setback of any building for other sections of State Highway 6 where the speed limit is 70 km/hr or greater shall be 40m.	N/A – proposal complies with standard	No buildings are proposed within Carpark A, Carpark B or the Boneyard carpark.

Activity	Relevant Rule	Activity Status	Comment
Water bodies setbacks	21.5.4 Setback of buildings from Water bodies The minimum setback of any building from the bed of a wetland, river or lake shall be 20m.	Restricted discretionary	Gondola towers will be located within 20m of a water body.
Table 4 - Standards for Structures and Buildings			
Building height	21.7.4 Building Height The maximum height shall be 8m. Except this rule does not apply to Passenger Lift Systems and Terminal Buildings and Stations for Passenger Lift Systems.	Restricted discretionary	The new gondola drive station, midstation and towers (being Passenger Lift Systems) are excluded from compliance with this standard. The expansion of the existing base station will exceed 8m in height.
Table 8 Activities			
Expansion of the ski field, erection, erection of new gondola and formation of new trails in the Rastus Burn	21.12.1 Ski Area Activities	Permitted	Ski area activities are permitted.
Night lighting	21.12.1A Night lighting other than for night skiing	Permitted	Night time lighting for snow making, snow grooming and maintenance operations is permitted.
Construction of new gondola base station and midstation, gondola towers and expansion of existing base building	21.12.2 Construction, relocation, addition or alteration of a building	Controlled	Construction of new buildings (retaining walls, gondola system, substation and wastewater treatment plant) and expansion of the existing base building is proposed.
New gondola system	21.12.3 Passenger lift systems	Controlled	A new gondola is proposed.

Activity	Relevant Rule	Activity Status	Comment
Night lighting for skiing	21.12.4 Night lighting for the purposes of night skiing	N/A – activity is not proposed	No night skiing is proposed.
Retail and hire equipment	21.12.6 Retail activities ancillary to Ski Area Activities	Controlled	An expansion to the existing consented area of retail activities (retail + rentals) in the base building is proposed from 630m ² to 955m ² .
Table 9 Standards for activities within the Ski Area Sub-Zone			
Night lighting	21.12A.1 Night lighting other than for night skiing All fixed exterior lighting other than for night skiing as identified in Rule 21.12.4: 21.12A.1.1 Must be directed away from adjoining sites and roads 21.12A.1.2 Must not result in greater than 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects. 21.12A.1.3 There must be no upward light spill	N/A – proposal complies with standard	All night lighting for snow grooming, snow making and maintenance activities will be directed away from adjoining sites and roads. All night lighting will be designed to avoid upward light spill and to ensure no greater than 3.0 lux spill will occur at any other site boundary. Conditions of consent are proposed requiring any night lighting to incorporate the above design standards.
Chapter 25 – Earthworks			As per provision 25.3.2.6, earthworks within the Ski Area Sub Zones are exempt from the earthworks rules except for Rules 25.5.12 and 25.5.13 that control erosion and sediment and dust and Rule 25.5.19 setbacks from waterbodies.

Activity	Relevant Rule	Activity Status	Comment
Table 25.1 – Earthworks Activities			
Earthworks	25.4.2 Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2, except for earthworks covered by Rules 25.4.1A and 25.4.1B.	Restricted discretionary	Earthworks for Carpark B will exceed 1,000m ³ . <i>As per provision 25.3.2.6, earthworks within the Ski Area Sub Zones are exempt from this rule.</i>
Table 25.2 – Maximum volume			
Earthworks associated with new transit hub	25.5.6 Rural Zone Maximum Total Volume = 1,000m ³	Restricted discretionary	The proposed Carpark B earthworks will exceed 1,000m ³ .
Earthworks associated with changes to the access road	25.5.7 25.5.7.1 Roads Maximum Total Volume = No limit ...	-	There is no maximum volume limit for earthworks associated with the changes to the access road around the transit hub and SH6 intersection.
Table 25.3 – Standards			
Earthworks area	25.5.11 Earthworks over a contiguous area of land shall not exceed the following area: 25.5.11.1 2,500m ² where the slope is 10° or greater. 25.5.11.2 10,000m ² where the slope is less than 10°.	Restricted discretionary	The transit hub earthworks will exceed 10,000m ² . <i>As per provision 25.3.2.6, earthworks within the Ski Area Sub Zones are exempt from this rule.</i>
Erosion and sediment control	25.5.12 Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.	N/A – proposal complies with standard	Erosion and sediment control measures will be implemented at all times during all earthworks associated with the Project. These measures will be in general accordance with Erosion and Sediment Control Guide for Land

Activity	Relevant Rule	Activity Status	Comment
			Disturbing Activities in the Auckland region Auckland Council Guideline Document GD2016/005
Dust control	25.5.13 Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site	N/A – proposal complies with standard	Dust control measures will be implemented at all times during all earthworks associated with the Project. These measures will be in general accordance with section 9 of Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region Auckland Council Guideline Document GD2016/005.
Accidental discovery	25.5.14 Earthworks that discovers any of the following: ...	N/A – proposal complies with standard	All earthworks associated with the Project will be undertaken in accordance with the Accidental Discovery Protocols in Schedule 25.10.
Depth of cut	25.5.15 The maximum depth of any cut shall not exceed 2.4 metres. 25.5.15.1 This rule shall not apply to roads. 25.5.15.2 The maximum depth of any cut for trails ...	Restricted discretionary	Cut at the transit hub may exceed 2.4m in depth. <i>As per provision 25.3.2.6, earthworks within the Ski Area Sub Zones are exempt from this rule.</i>
Height of fill	25.5.16 The maximum height of any fill shall not exceed 2 metres. 25.5.16.1 This rule shall not apply to roads and to the backfilling of excavations. 25.5.16.2 The maximum height of any fill for trails ...	Restricted discretionary	Fill at the transit hub may exceed 2m in depth. <i>As per provision 25.3.2.6, earthworks within the Ski Area Sub Zones are exempt from this rule.</i>
Earthworks setbacks	25.5.18 Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances: 25.5.18.1 Earthworks not supported by retaining walls:	Restricted discretionary	Earthworks at the transit hub will occur up to the site boundary.

Activity	Relevant Rule	Activity Status	Comment
	<p>a. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or</p> <p>b. 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut.</p> <p>25.5.18.2 Earthworks supported by retaining walls:</p> <p>a. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall;</p> <p>b. Cut and fill equal to or less than 0.5m in height is exempt from this rule.</p>		<i>As per provision 25.3.2.6, earthworks within the Ski Area Sub Zones are exempt from this rule.</i>
Water bodies	<p>25.5.19</p> <p>25.5.19.1 Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m³ in total volume, within any consecutive 12-month period.</p> <p>25.5.19.2 Within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, earthworks for maintenance or reinstatement of existing water take structures, undertaken on up to two occasions within any consecutive 12-month period, on each occasion shall not exceed 10m³ in total volume.</p> <p>These rules shall not apply to:</p>	Restricted discretionary	Earthworks associated with the construction of the temporary access tracks, stockpile areas and gondola towers will occur within 10m of identified water bodies and will potentially exceed 5m ³ .

Activity	Relevant Rule	Activity Status	Comment
	<ul style="list-style-type: none"> a. Any artificial water body (watercourse, lake, pond or wetland) that does not flow to a lake or river, including Lake Tewa within the Jacks Point Zone; or b. Maintenance and repairing of existing hazard protection structures in and around a water body; or c. Earthworks to clear debris affecting existing structures including water intakes; or d. Earthworks for the removal and deposition of material deposited by a natural hazard event. 		
Cleanfill	25.5.21 No more than 300m ³ of Cleanfill shall be transported by road to or from an area subject to Earthworks.	Restricted discretionary	Cleanfill in excess of 300m ³ may be required for the transit hub depending on final cut fill balances. <i>As per provision 25.3.2.6, earthworks within the Ski Area Sub Zones are exempt from this rule.</i>
Chapter 29 – Transport			
Table 29.1 – Transport Activities			
Parking	29.4.3 Parking for activities listed in Table 29.4 and Table 29.5, other than where listed elsewhere in this table	Permitted	Parking for the high trip generating activity (under Table 25 Rule 29.9.8 and Rule 29.9.9).
Traffic generation	29.4.11 Any new land-use or subdivision activity, including changes in use that exceeds the traffic generation standards or thresholds set out in Table 29.5, excluding in the Airport Zone.	Restricted discretionary	The Project meets the high trip generating activity thresholds under Rule 29.9.8 and Rule 29.9.9.



Activity	Relevant Rule	Activity Status	Comment
Table 29.2 – Activities within a road			
Transport infrastructure in the road	29.4.14 Construction of new transport infrastructure and the operation, use, maintenance, and repair of existing transport infrastructure.	Permitted	Works to the Remarkables Ski Field Access Road within the extent of the road is a permitted activity.
Table 29.3 – Standards for activities outside roads			
Location and Availability of Parking Spaces	29.5.1 a. Any parking space required by Table 29.4 or loading space shall be available for staff and visitors during the hours of operation and any staff parking required by this rule shall be marked as such. b. No parking space required by Table 29.4 shall be located on any access or outdoor living space required by the District Plan, such that each parking space required by Table 29.5 shall have unobstructed vehicular access to a road or service lane, except where tandem parking is specifically provided for by Rule 29.5.7. c. Parking spaces and loading spaces may be served by a common manoeuvring area (which may include the installation of vehicle turntables), which shall remain unobstructed. d. Some or all coach parking required by Table 29.4 in relation to visitor accommodation activity may be provided off-site.	N/A – proposal complies with standard	No parking spaces are required for recreational activities under Table 29.4. All new parking spaces in Carpark A, Carpark B and the Boneyard carpark will be served with common manoeuvring areas providing unobstructed vehicular access to the road.

Activity	Relevant Rule	Activity Status	Comment
Size of Required Parking Spaces and layout	<p>29.5.2</p> <p>a. All provided parking spaces and associated manoeuvring areas are to be designed and laid out in accordance with the Car Parking Layout requirements of Table 29.7 and Diagram 3 (car space layouts) of Schedule 29.2.</p> <p>This standard does not apply to parking, loading and associated access areas for Ski Area Activities in the Ski Area Subzone.</p> <p>...</p>	Restricted discretionary	Car parking spaces in Carpark A, Carpark B and the Boneyard carpark will not be formed or demarcated.
Gradient of parking areas	<p>29.5.3</p> <p>Gradient of Parking Spaces and Parking Areas</p> <p>Parking spaces and parking areas other than mobility parking spaces shall have a gradient of no more than 1 in 20 parallel to the angle of parking, and a gradient of no more than 1 in 16 in any other direction.</p>	Restricted discretionary	Some new parking in Carpark A, Carpark B and the Boneyard carpark may not comply with the gradient requirements.
Mobility parking	<p>29.5.4</p> <p>Mobility Parking spaces</p> <p>a. Other than in relation to residential units and visitor accommodation with less than 6 guests, mobility parking spaces shall be provided in accordance with the following minimum standards...</p>	Restricted discretionary	Rule 29.5.4.30 requires 26 mobility carpark spaces to be provided. Three mobility carpark spaces are provided at the Rastus Burn Base Station.
Reverse Manoeuvring	<p>29.5.6</p> <p>...</p> <p>Reverse Manoeuvring of heavy vehicles</p>	N/A – proposal complies with standard	The site access and manoeuvring ensures no vehicles are required to reverse onto or from any road.



Activity	Relevant Rule	Activity Status	Comment
	<p>b. Where heavy vehicle parking spaces, on-site manoeuvring, and loading areas are required, these shall be designed and located to ensure that no heavy vehicle is required to reverse manoeuvre from (or onto) any site or service lane onto (or from) any road.</p> <p>c. Where a service lane does not meet the definition of a 'road', a heavy vehicle can reverse onto (or from) a site from (or onto) a service lane but this does not enable a heavy vehicle to then reverse from that service lane onto a road.</p> <p>Reverse Manoeuvring, other than where regulated by 29.5.6a to 29.5.6c above</p> <p>d. On-site manoeuvring shall be provided to ensure that no vehicle is required to reverse onto or off any State Highway or arterial road.</p> <p>...</p>		
Queuing	<p>29.5.8</p> <p>a. On-site queuing space shall be provided for all vehicles entering a parking or loading area in accordance with the following...</p>	N/A – proposal complies with standard	All existing and new parking will be provided with adequate queuing exceeding 30m from the SH6 intersection.
Surface of Parking Spaces, Parking Areas, and Loading Spaces	<p>29.5.10</p> <p>a. The surface of all parking, loading and associated access areas and spaces shall be formed, sealed, or otherwise maintained so as to avoid creating a dust</p>	Restricted discretionary	Car parking spaces in Carpark A, Carpark B and the Boneyard carpark will be unsealed including within 10m of the Remarkables Ski Field Access Road.



Activity	Relevant Rule	Activity Status	Comment
	<p>or noise nuisance, to avoid water ponding on the surface, and to avoid run-off onto adjoining roads.</p> <p>b. The first 10m of such areas, as measured from the edge of the traffic lane, shall be formed and surfaced to ensure that material such as mud, stone chips or gravel is not carried onto any footpath, road or service lane.</p> <p>These standards do not apply to parking, loading and associated access areas for Ski Area Activities in the Ski Area Subzone.</p>		
Lighting	<p>29.5.11</p> <p>Lighting of parking areas</p> <p>a) Excluding parking areas accessory to residential activity, where a parking area provides for 10 or more parking spaces, which are likely to be used during the hours of darkness, the parking and manoeuvring areas and associated pedestrian routes shall be adequately lit.</p> <p>...</p> <p>This rule shall not apply to parking areas associated with Ski Area Activities located within Ski Area Sub Zones.</p>	N/A – proposal complies with standard	Typical car parking use of Carpark A, Carpark B and the Boneyard carpark will be during daytime hours only.
Chapter 30 – Energy and Utilities			
30.5.6 Telecommunications, radio communication, navigation or meteorological communication activities			
Underground lines	30.5.6.3	Permitted	New infield telecommunication cables will be established under the access road surfaces.

Activity	Relevant Rule	Activity Status	Comment
	The construction, alteration, or addition to underground lines providing the ground surface is reinstated to the state it was prior to works commencing.		
Radio communications system	30.5.6.9 Antennas and ancillary equipment Subject to Rule 30.5.6.10 provided that for panel antennas the maximum width is between 0.7m and 1.0m, and for all other antenna types the surface area is between 1.5m ² and 4m ² and for whip antennas, more than 4m in length. Control is reserved to all of the following: a. location; b. appearance, colour and visual effects	Controlled	Upgrades to the Rastus Burn Base Building Wireless Bridge Antenna may exceed these dimensions.
Chapter 33 – Indigenous Vegetation Biodiversity			
33.4 Rules – Clearance of Indigenous Vegetation			
Indigenous vegetation clearance	33.4.1 Any activity other than those listed below that does not breach any of the Standards in Tables 2 to 4	Permitted	TBC
Indigenous vegetation clearance	33.4.4 Clearance of indigenous vegetation associated with Ski Area Activities within a Ski Area Sub-Zone, located within the Alpine Environment above 1070 masl.	Restricted discretionary	Indigenous vegetation clearance will be required for the development within the Ski Area Sub Zone.

Activity	Relevant Rule	Activity Status	Comment
Indigenous vegetation clearance	33.4.7 Any clearance of vegetation within 20m of the bed of a water body, riverbed or wetland (including ephemeral or seepage wetland).	Discretionary	Vegetation clearance will be required for construction of the temporary access roads and towers within 20m of water bodies.
Table 2 - Clearance of indigenous vegetation not located within a Significant Natural Area identified within Schedule 33.9 or within Alpine Environments.			
Indigenous vegetation clearance	33.5.2 The clearance of indigenous vegetation must not exceed 500m ² in any continuous period of five years in Land environments with less than 20% remaining indigenous vegetation cover as defined by Threatened Environment Classification (TEC) version 2012 (refer to section 33.11).	Restricted discretionary	Over 500m ² of indigenous vegetation clearance will occur for the construction of Carpark B.
Indigenous vegetation clearance	33.5.3 The clearance of indigenous vegetation (including cultivation or irrigation) in the following locations must not exceed a total of 50m ² in any continuous period of 5 years in the following locations: <ol style="list-style-type: none"> On land that has not been cultivated or irrigated in the previous 20 years on plains, terraces and valley floors, including short tussock grassland, cushionfields or shrublands; or Indigenous forest or regenerating forest greater than 3 metres high; or Shrubland containing emergent indigenous trees greater than 3 metres high; or 	Restricted discretionary	Indigenous vegetation clearance for the construction of Carpark B will occur within areas containing: <ul style="list-style-type: none"> > Shrubland containing emergent indigenous trees greater than 3 metres high; > Matagouri (Discaria toumatou) shrubland that has a canopy of at least 1.5 metres high; and > Diverse indigenous shrubland, where 'diverse' means three or more species of indigenous shrub or vine.



Activity	Relevant Rule	Activity Status	Comment
	<ul style="list-style-type: none"> d. Matagouri (<i>Discaria toumatou</i>) shrubland that has a canopy of at least 1.5 metres high; or e. Diverse indigenous shrubland, where 'diverse' means three or more species of indigenous shrub or vine; or f. Indigenous vegetation containing any one of: matai (<i>Prumnopitys taxifolia</i>), kahikatea (<i>Dacrycarpus dacrydioides</i>), weeping mapou (<i>Myrsine divaricata</i>), <i>Melicope simplex</i>, <i>Hebe rakiaensis</i>, <i>Corokia cotoneaster</i>, mountain ribbonwood (<i>Hoheria glabrata</i>), bog pine (<i>Halocarpus bidwillii</i>), celery pine (<i>Phyllocladus alpinus</i>), Hall's tōtara (<i>Podocarpus laetus</i>), kōwhai (<i>Sophora microphylla</i>), kānuka (<i>Kunzea</i> spp.), <i>Hebe cupressoides</i>, native brooms (<i>Carmichaelia</i> spp.), fierce lancewood (<i>Pseudopanax ferox</i>), <i>Coprosma virescens</i>, <i>Coprosma crassifolia</i>, <i>Pimelea aridula</i>, snow totara (<i>Podocarpus nivalis</i>), southern rata (<i>Metrosideros umbellata</i>), <i>Coprosma intertexta</i>, or any species of <i>Olearia</i>; or g. Copper tussock (<i>Chionochloa rubra</i> subsp. <i>cuprea</i>) grasslands; or h. Subalpine shrubland or mixed shrub and tussock above 750m metres asl; or i. Rocky habitats including rock outcrops and associated talus and boulderfield habitats. 		

Activity	Relevant Rule	Activity Status	Comment
Chapter 35 – Temporary Activities and Relocated Buildings			
35.4 Rules – Temporary Activities and Relocated Buildings			
Construction activities	35.4.9 Temporary Construction-Related Activities Any temporary building (including a Relocated Building), scaffolding, crane, safety fences, and other similar structures and activities that are: <ul style="list-style-type: none"> a. ancillary to a building, construction or maintenance project and located on the same site; b. are limited to the duration of an active construction project; c. are removed from the site upon completion of the active construction project. 	Permitted	Temporary construction activities are permitted.
Chapter 36 – Noise			
36.5 Rules – Standards			
Operational noise	36.5.1 Rural Zone Any point within the notional boundary of a residential unit the following noise limits apply: <ul style="list-style-type: none"> > 0800h to 2000h: 50 dB L_{Aeq} (15 min) > 2000h to 0800h: 40 dB L_{Aeq} (15 min) and 75 dB L_{AFmax} 	n/a – proposal complies with standard	Noise from operation of the ski field including ski field activities and transport are predicted to comply with the relevant noise limits at all times.
Helicopters	36.5.11 Helicopters At any point within the notional boundary of any residential unit, other than residential units on the same	n/a – proposal complies with standard	Noise levels from helicopter use during construction are predicted to comply with the relevant noise limit at all times.



Activity	Relevant Rule	Activity Status	Comment
	site as the activity, and at any time the maximum noise limit is 50 dB L _{dn} .		
Construction activities	36.5.13 Construction Noise Construction sound must be measured and assessed in accordance with NZS 6803:1999 Acoustics - Construction Noise. Construction sound must comply with the recommended upper limits in Tables 2 and 3 of NZS 6803. Construction sound must be managed in accordance with NZS 6803.	n/a – proposal complies with standard	Noise from construction activities within the ski area are predicted to comply with the relevant noise limits at all times. Construction hours for Carpark A, Carpark B and the Boneyard will be limited to 7.30am to 8pm Monday to Friday and 7.30am to 6pm Saturdays. Noise from construction activities for the carparks is predicted to comply with the relevant noise limits at these times.
Chapter 39 – Wāhi Tūpuna			
39.4 Rules – Activities			
Buildings	39.4.3 Buildings within an identified wāhi tūpuna area	Permitted	Buildings are proposed within the wāhi tūpuna area.
39.5 Rules - Standards			
Buildings	39.5.3 Any building within an identified wāhi tūpuna area: Any building within an identified wāhi tūpuna area is a permitted activity subject to the following standards: 39.5.3.1 The building is not located within 20m of the boundary of any wetland, or the bed of any river or lake within the following zones: a. Rural; ...	Restricted discretionary	Gondola tower 3 will be located within 20m of the bed of a river.

CENTRAL OTAGO DISTRICT PLAN

Under the “bundling” principle, the overall activity status for the approvals required under the CODP is **non-complying**.

A summary of the relevant rules and performance standards under the CODP, and identification of the reason consent is required under the relevant rule or performance standard, is contained in **Table G-2** below.

To reiterate, NZSki seeks all necessary resource consents under the CODP associated within the construction, operation and maintenance of the Project. This includes (but may not be limited to) to those summarised below:

- > A land use consent as a **non-complying activity** for the establishment and use of the land as a retail activity (Doolans Base Building Food and Beverage)¹⁶
- > A land use consent as a **discretionary activity** for the establishment and use of land as a commercial recreational activity (skiing);¹⁷
- > A land use consent as a **discretionary activity** for buildings (Doolans Gondola Towers 18 and 19, and Return Terminal, and the Water Intake Pump Building) located within 20m of the bank of any stream or river;¹⁸
- > A land use consent as a **restricted discretionary activity** for buildings (Doolans Gondola Towers, Midstation and Return Terminal, and Doolans Base Building) over 6m in height;¹⁹
- > A land use consent as a **restricted discretionary activity** for buildings across the Site finished with materials not listed by the standard and visible from over 2km away from a public place;²⁰
- > A land use consent as a **restricted discretionary activity** for storage of construction materials in stockpiles across the Site that may remain in excess of 6 months;²¹

¹⁶ CODC District Plan, Rule 4.7.5iv.

¹⁷ CODC District Plan, Rule 4.7.4vii.

¹⁸ CODC District Plan, Rule 4.7.4i and Rule 4.7.6A.c.

¹⁹ CODC District Plan, Rule 4.7.3i and Rule 4.7.6A.f.

²⁰ CODC District Plan, Rule 4.7.3iii and Rule 4.7.6D.a.

²¹ CODC District Plan, Rule 4.7.3i and Rule 4.7.6F.

- > A land use consent as a **restricted discretionary activity** for earthworks and vegetation clearance across the Site within 10m of a water body;²²
- > A land use consent as a **restricted discretionary activity** for earthworks across the Site exceeding 2,000m² and 3,000m³, and earthworks across the Site for access roads exceeding 2m in height and cut;²³
- > A land use consent as a **discretionary activity** for removal of indigenous vegetation and draining of wetlands over 800m ASL across the Site;²⁴
- > A land use consent as a **restricted discretionary activity** for indigenous vegetation clearance across the Site above 1080m ASL;²⁵
- > A land use consent as a **discretionary activity** for erection of structures (Doolans Gondola Towers, Midstation and Return Terminal, Doolans Base Building, Learner Conveyor Belt, Snow Machines and Pump Buildings), and earthworks exceeding 20m³ and 50m² in an Outstanding Natural Landscape;²⁶
- > A land use consent as a **non-complying activity** for erection of buildings within areas of potential solifluction, debris flow, seismic risk, wind risk and land instability likely to be subject to material damage from natural hazards;²⁷
- > A land use consent as a **discretionary activity** for erection a weir within the bed of Doolans Creek;²⁸ and
- > A land use consent as a **discretionary activity** for radiocommunications and telecommunications structures within an Outstanding Natural Landscape.²⁹

²² CODC District Plan, Rule 4.7.3vi and Rule 4.7.6I.

²³ CODC District Plan, Rule 4.7.3vi and Rule 4.7.6J.

²⁴ CODC District Plan, Rule 4.7.4i and Rule 4.7.6K.

²⁵ CODC District Plan, Rule 4.7.6KA.

²⁶ CODC District Plan, Rule 4.7.4i and Rule 4.7.6L.

²⁷ CODC District Plan, Rule 4.7.5.i.

²⁸ CODC District Plan, Rule 5.7.3 and Rule 5.7.4A.

²⁹ CODC District Plan, Rule 13.7.16.

Table G-2: Consolidated Rules Assessment – Central Otago District Plan

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
Section 04 – Rural Resource Area			
4.7 Rules			
4.7.3 Discretionary (Restricted) Activities			
General activities	i. Breach of Standards Any activity that fails to comply with the following rules: 4.7.2.i.d Separation Distances ... 4.7.6.A Bulk and Location Requirements - a, b, e, f, h, i k and n 4.7.6.C Tree Planting 4.7.6.F Storage 4.7.6.H Signs	Restricted discretionary	Compliance with the relevant rules is assessed below. The Project will not comply with Rules 4.7.6Af and 4.7.6F for the reasons assessed below and therefore is a restricted discretionary activity.
	ii. Any activity that fails to comply with Rule 4.7.6A Bulk and Location g is a discretionary (restricted) activity.	-	Compliance with Rule 4.7.6Ag is assessed below. The Project will with the rule for the reasons assessed below.
	iii. Any activity that does not comply with Rule 4.7.6.D Visual Effects of Buildings is a discretionary (restricted) activity.	Restricted discretionary	Compliance with Rule 4.7.6D is assessed below. The Project will not comply with the rule for the reasons assessed below, and therefore is a restricted discretionary activity.
	iv. Any activity that fails to comply with Rule 4.7.6.E Noise is a discretionary (restricted) activity.	-	Compliance with Rule 4.7.6E is assessed below. The Project will comply with the rule for the reasons assessed below.

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
	v. Any activity that fails to comply with Rule 4.7.6.G Provision of Services is a discretionary (restricted) activity.	-	Compliance with Rule 4.7.6G is assessed below. The Project will comply with the rule for the reasons assessed below.
	vi. Any activity that fails to comply with the following Rules; 4.7.6.I Riparian Margins or Rule 4.7.6.J Earthworks For Access Tracks & Extractive Activity a. Tracks is a discretionary (restricted) activity	Restricted discretionary	Compliance with Rules 4.7.6I and 4.7.6J is assessed below. The Project will not comply with the rules for the reasons assessed below, and therefore is a restricted discretionary activity.
4.7.4 Discretionary Activities			
General activities	i. Breach of Standards Any activity that fails to comply with the following rules: ... 4.7.2.vi Outstanding Natural Landscapes, and Land in the Upper Manorburn/Lake Onslow Landscape Management Area ... 4.7.6.A Bulk and Location Requirements c and d 4.7.6.B Traffic Generation and Characteristics of Activities 4.7.6.J Earthworks for Access Tracks & Extractive Activity b Extraction and Displacement Activities 4.7.6.K Areas of Significant Indigenous Vegetation, Habitats of Indigenous Fauna and Wetlands 4.7.6.L Outstanding Landscapes, Land Over 900 metres and Land in the Upper Manorburn/Lake Onslow Landscape Management Area	Discretionary	Compliance with the relevant rules is assessed below. The Project will not comply with Rules 4.7.6Ac , 4.7.6Jb , 4.7.6K and 4.7.6L for the reasons assessed below and therefore is a discretionary activity.

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
Noxious Effects	<p>ii. Noxious Effects</p> <p>Any activity that:</p> <p>a) uses, stores or generates quantities of hazardous substances that exceeds the limits specified in Schedule 19.14, OR</p> <p><i>Note: This rule shall not apply to hazardous substance use or storage in association with any temporary or emergency service activities.</i></p>	n/a	There are no generators or storage of hazardous substances within the Doolans Basin that will exceed the specified limits in Schedule 19.14. The two 550 kVA-rated standby emergency generators are proposed for installation in the substation at Carpark 3.
Ski field	<p>vii. Commercial Recreational Activity</p> <p>Commercial recreational activity that:</p> <p>a. Involves the use of motorised equipment or vehicles as part of the activity, or</p> <p>b. Uses motorised vehicles and/or aircraft for access to the activity over private land, or</p> <p>c. Generates more than 30 vehicle movement equivalents per day on public roads is a discretionary activity.</p>	Discretionary	The ski field is a commercial recreational activity and will involve the use of motorized vehicles (snow groomers, snowmobiles, etc.) and motorized equipment (gondola, learners belt, etc.).
4.7.5 Non-Complying Activities			
Natural hazards	<p>i. Building on Land Subject to Hazards</p> <p>Any building that fails to comply with Rule 4.7.6.A.j Land Subject to Hazards or any building to be erected upon land that is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source is a non-complying activity.</p>	Non-complying	The proposal complies with Rule 4.7.6.A.j as no Land Subject to Hazards is mapped on the site. However, the Natural Hazards Assessment prepared by Stantec (2026) has confirmed the proposed buildings and structures are subject to low to high natural hazard risk.

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
Retail	iv. Retail Activities Retail activity not provided for by Rule 4.7.2.iii or Rule 4.7.4.iv is a non-complying activity.	Non-complying	The proposed Doolan's base station is a key part of the recreational retail activity, providing amenities for visitors within the Doolan's Basin area, including bathroom and food and beverage facilities and emergency shelter space.
4.7.6 Standards			
4.7.6A. Bulk and Location Requirements			
Yard setbacks	4.7.6A.a Yards ...	N/A – proposal complies with standard	All buildings will comply with the yard setback requirements.
n/a	b. Open Space in Rural Resource Area (2) ...	N/A	N/A – Site not located in Rural Resource Area (2)
Water body setbacks	c. Water bodies No building shall be located within 20 metres of the bank of: <ul style="list-style-type: none"> any stream or river any wetland identified in Schedule 19.6.1 any lake (excluding irrigation dams within a farm property) 0.5 hectares or greater in area 	Discretionary (Rule 4.7.4i)	The proposed water take structures, water take pump shed, reservoir pump shed, Doolans Base station and gondola towers will be located within 20m of streams. The structures will not meet the exclusions listed under 4.7.6Ac as they will exceed 9m ² in area and 2m in height.
n/a	d. Housing or Intensive Confinement of Animals or Plants ...	N/A	N/A – Activity not proposed
n/a	e. Separation Distances from Water Races and Irrigation Pipelines ...	N/A	N/A – No water races or irrigation pipelines near the Site

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
Building height	f. Height The maximum height in the Outstanding Natural Landscape is 6m.	Restricted discretionary (Rule 4.7.3i)	The Doolans Cabin Building, midstation and gondola towers will exceed 6m in height.
n/a	g. Transmission Lines ...	N/A	N/A – No part of the transmission networks is near the Site
n/a	h. Road Intersections ...	N/A	N/A – No roads near the Site
n/a	i. Airport Protection Zone ...	N/A	N/A – Site is not located in the Airport Protection Zone
n/a	j. Land Subject to Hazards ...	N/A	N/A – Site is not identified on planning maps as subject to a hazard.
n/a	k. Oxidation Ponds and Sewage Treatment Facilities ...	N/A	N/A – Activity not proposed
n/a	l. – p. Activities in Rural Resource Area (5) ...	N/A	N/A – Site not located in Rural Resource Area (5)
4.7.6B Traffic Generation and Characteristics of Activities			N/A – No home stay, accommodation facilities or community related services or events are proposed, and the Site is not located in the Rural Residential area.
4.7.6C Tree Planting			
Tree planting	a. No trees shall be planted on a property in such a manner that they obstruct the vision of motorists on the road or cause the root system to have an adverse effect on the road surface. b. No trees shall be planted adjacent to any road... c. No trees shall be planted in those areas of land identified in Rule 4.7.6.A.h Road Intersections and Rule 4.7.6.A.i Airport	N/A – proposal complies with standard	Complies. There are no roads, Airport Protection Zones, scheduled surfaces or Rural Resource Areas located on the Site, therefore, any tree planting will not infringe this standard.

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
	Protection Zone, above, or that on maturity will project into the surfaces described in Schedules 19.8 and 19.8A.		
	d. No evergreen trees with dark green, blue and gold foliage (ie. conifers, in particular species from the Pinus genus) or species with wilding spread and self seeding capabilities shall be planted in the areas identified as Rural Resource Area (1) or Rural Resource Area (2) on the planning maps.		
	e. No tree shall be planted on a property in such a manner that it is likely to have an adverse effect on the existing electricity network.		
	f. Within Rural Resource Area (5)...		

4.7.6D Visual Effect of Buildings and Structures			
Finish of buildings	<p>a. All buildings including new, relocated and repainted buildings and structures (excluding post and wire fences; bird netting and support structures, wind machines, pivot irrigators and sprinklers and other equipment and fixtures incidental to agriculture, horticulture and viticulture), are subject to the following:</p> <p>i. Finish</p> <p>All buildings shall be finished in any of the following materials:</p> <ul style="list-style-type: none"> • Timber/Composite Weatherboard (vertical and horizontal). • Plaster/Adobe/Rammed Earth/Masonry Products/Concrete. • Stone. 	Restricted discretionary (Rule 4.7.3iii)	<p>The cladding of the Doolans Base Building will be primarily coloured steel but will include polycarbonate which is not included in the list of permissible materials.</p> <p>All painted surfaces of the midstation and Doolans Base building will be finished in greys/greens/dark reds that will all have an LRV of less than 38%.</p> <p>The roofs of the midstation and Doolans Base building will be finished in dark grey with an LRV of less than 32%.</p>



Activity	Relevant Rule / Performance Standard	Activity Status	Comment
	<ul style="list-style-type: none"> Coloured steel excluding unpainted zincalume and unpainted corrugated iron. Weathered corrugated iron Brick <p>ii. Colour: Exterior Walls, Accents and Trim</p> <p>The exterior walls, accents and trim for all buildings and structures shall be in a colour or colours selected from the following colour palette, provided that the colours of exterior walls shall be in a low sheen:</p> <ul style="list-style-type: none"> Browns, greens, grey blue, greys, terracotta, tussock and dark reds provided that such colours shall have a Reflectivity Value (RV) of less than 38%. <p>iii. Colour: Roofs</p> <p>The roofs of all buildings shall be in a low sheen in any colour that has a RV of less than 32% or shall be unpainted natural products such as timber shingles or slate.</p>		
Visibility of buildings	b. All buildings and structures (excluding post and wire fences, bird netting and support structures, wind machines, pivot irrigators and sprinklers and other equipment and fixtures incidental to agriculture, horticulture and viticulture) shall not protrude onto a skyline or above a terrace edge when viewed from a public road or other public place at a distance not exceeding 2 kilometres from the building or structure.	Restricted discretionary (Rule 4.7.3iii)	The midstation will be viewable from Conservation land at distances of 2km.
4.7.6E Noise			

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
Noise	<ul style="list-style-type: none"> a. All activities shall be conducted so as to ensure the following noise limits are not exceeded at any point within the notional boundary of any dwelling, resthome or hospital, or at any point within any Residential Zone or any Rural Settlements Resource Area... b. Audible Bird Deterrent Devices... c. Wind machines for Frost Control... d. Where any new activity locates within any part of the Rural Resource Area and that activity includes any noise sensitive activity... e. Acoustic Insulation in Rural Resource Area (5)... 	N/A – proposal complies with standard	<p>Complies.</p> <p>No dwellings, resthomes, hospitals, Residential Zones or Rural Settlements Resource Areas are located in the vicinity of the Site.</p> <p>No bird deterrent devices, wind machines for frosts control, noise sensitive activities or activities in the Rural Resource Area (5) is proposed.</p>

4.7.6F Storage			
Storage of materials	<p>Any area used for or proposed to be used for storage purposes (including contractors yards and the stockpiling of material for a period that exceeds 6 months but excluding stock feed, stock yards and grain silos) that is not enclosed or partly enclosed by a covered building shall be screened from the view of any public road, reserve, other public land or any other adjacent site boundary or resource area boundary.</p> <p>Such screening shall be erected or planted to a suitable height and density so as to mitigate adverse visual effects and dust effects that have the potential to occur and shall not impede visibility on adjacent roads provided that no material (including waste) shall be stored, stockpiled or disposed of in a manner that attracts or significantly increases habitats for flies, rodents, vermin or insects</p>	Restricted discretionary (Rule 4.7.3i)	No storage of materials will occur during operation of the ski field expansion, however storage of construction materials in excess of 6 months may occur if stockpiles need to be maintained across the construction seasons.

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
	and birds to a level that causes a nuisance to or adversely effects the adjoining property, and/or the general public.		
4.7.6G Provision of Services			
Wastewater	a. Effluent Disposal Any site intended to accommodate a household unit or any activity that generates human effluent shall be either connected to an existing sewerage scheme at the owners cost (provided that the scheme has the capacity to accommodate the waste generated) or if such a scheme is not available the site shall be capable of effective disposal of effluent safely within the site.	N/A – proposal complies with standard	Complies. Wastewater generated by the Doolans Base Building will be disposed of via the existing sewerage scheme in the Rastus Burn.
Residential water supply	b. Water Supply At the time of subdivision or prior to the issue of building consent to erect a residential building...	N/A	N/A – No residential buildings proposed.
Access, loading and maneuvering	c. Access, Loading and Manoeuvring Access, loading and manoeuvring requirements shall be provided in accordance with Rule 12.7.1 and Rule 12.7.3.	N/A	N/A
Parking	d. Parking Parking shall be provided in accordance with Rule 12.7.2 and Table 12.3.	N/A	N/A
4.7.6H Signs			
Signs	Signs on any site shall comply with the following standards...	N/A	N/A- no advertising signage is proposed.
4.7.6I Riparian Margins			

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
Activities near riparian margins	<p>Within 10 metres of any water body, no:</p> <ul style="list-style-type: none"> a. dumping of fill, spoil or any substance to waste (except cleanfill), b. earthworks exceeding 20m³, or c. the removal of vegetation <p>shall occur...</p> <p>For the purposes of this Rule, water body is defined as being any stream or river or any wetland identified in Schedule 19.6.1 or any lake (excluding irrigation dams within a farm property) 0.5 hectares or greater in area.</p>	Restricted discretionary (Rule 4.7.3vi)	Earthworks and vegetation clearance within 10m of Doolans Creek and ephemeral streams across the basin will occur as part of the Project.
4.7.6J Earthworks for Access Tracks and Extraction Activities			
Access roads	<p>a. Tracks</p> <p>Where any earthworks are required for or in connection with the formation or construction of any road, track, landing, firebreak, fenceline, or utility service line, the following design standards shall be met:</p> <ul style="list-style-type: none"> i. All formation surfaces with an inwards crossfall shall be drained by a watertable; and ii. Cutoffs or culverts shall be constructed or installed so as to prevent scour, gullyng or other erosion of the formed or constructed surface and to adequately provide for fish passage when such fish passage is appropriate and practicable; and 	Restricted discretionary (Rule 4.7.3vi)	Earthworks batters for formation of the access roads will likely exceed 2m in height and depth.

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
	<ul style="list-style-type: none"> iii. All areas of fill including any formation surface overlying fill shall be compacted; and iv. Fill batters shall be constructed and vegetated to a standard that is adequate to mitigate any adverse visual effects when viewed from any State highway and to avoid batter erosion or failure; and v. Adverse effects on any stream, river or lake or permanently wet wetland are avoided, remedied or mitigated; and vi. Any cut or fill batter is no more than 2 metres in height or depth (provided that this may be exceeded for 10% or less of the total track length to a maximum 3 metres). 		
Earthworks	<p>b. Extraction and Displacement Activities</p> <p>Except as provided for in 4.7.6.J.a above the extraction (including excavation and/or displacement) of material (excluding any cleanfill landfill, and farming activities such as irrigation dams and associated works, ploughing and land contouring for border dyke irrigation) shall not exceed an area of 2000m² or a quantity of 3000m³ from any one site provided that:</p> <ul style="list-style-type: none"> i. Where the material extracted is not to be reinstated, then the permanent visual impacts of the activity shall be avoided, remedied or mitigated by the replacing of topsoil and suitable subsoil, resowing, fertilising and planting or other appropriate landscaping, or ii. When material is extracted or displaced for mining, investigative or exploitative work, all areas disturbed shall be 	<p>Discretionary (Rule 4.7.4i)</p>	Earthworks will exceed 2,000m ² and 3,000m ³ .

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
	<p>progressively restored or rehabilitated to a standard not less than that which previously existed, and</p> <p>iii. Adverse effects on water bodies and land stability are avoided, remedied or mitigated; and</p> <p>iv. Extraction, other than that required for land cultivation, drilling, bore construction, the erection of fences, overhead lines or foundations for buildings is no more than 1m deep or 10m³ in volume within the groundwater protection zones for Roxburgh and Ettrick.</p>		
4.7.6K Areas of Significant Indigenous Vegetation, Habitats of Indigenous Fauna and Wetlands			
General works	<p>No activity shall have the effect of:</p> <p>a. Removing or adversely affecting indigenous vegetation, or</p> <p>b. Adversely affecting significant habitat of indigenous fauna or statutorily managed sports fish and game, or</p> <p>c. Draining or adversely affecting any wetland or its associated values, or</p> <p>d. Erecting any structure (excluding fences and signs that conform with Rule 12.7.5.i.e), or</p> <p>e. Carrying out any earthworks or cultivation of land, or</p> <p>f. Establishing woodlots, production forestry or shelterbelts, or</p> <p>g. Subdivision of land (except for the creation of reserves or conservation areas),</p>	Discretionary (Rule 4.7.4i)	Removal of indigenous vegetation, draining of wetlands, erection of structures within wetlands and earthworks within wetlands will occur within wetlands over 800m ASL.

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
	within those areas identified in Schedules 19.6.1 and 19.6A and on the planning maps and any wetlands over 800 metres, unless the work or activity is consistent with the particular Act under which the land is held, or any management strategy or plan developed under that Act.		
4.7.6KA Clearance of Indigenous Vegetation			
Vegetation clearance	<p>Clearance of indigenous vegetation on land not listed for protection under Schedule 19.6.1 and subject to Rule 4.7.6.K, where the vegetation-</p> <ul style="list-style-type: none"> a. comprises more than 10 hectares of snow tussock grassland (<i>Chionochloa rigida</i>), or half a hectare or more of other indigenous vegetation on one site; or b. involves any species listed as threatened in Schedule 19.6B, and the clearance affects a site containing any such species as identified on the planning maps; or c. is more than 1080m above sea level; <p>is a discretionary (restricted) activity.</p>	Restricted discretionary	All proposed clearance of indigenous vegetation will occur above 1080m ASL.
4.7.6L Outstanding Natural Landscapes, Outstanding Natural Features and Land in the Upper Manorburn/Lake Onslow Landscape Management Area			
General works	<p>1. No activity shall have the effect of:</p> <ul style="list-style-type: none"> a. Erecting any structure (excluding post and wire fences) or building, or b. Cutting new roads, new tracks, new landings, or new utility service lines, or c. Excavating material in excess of 20m³ (volume) and/or disturbing any land 50m² in area or greater in any one 	Discretionary (Rule 4.7.4i)	The Site is located within an Outstanding Natural Landscape and the Project includes new structures, access tracks and earthworks exceeding 20m ³ in volume and 50m ² in area.

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
	<p>hectare in any continuous period of 5 years but excluding cultivation of areas previously cultivated (for the avoidance of doubt this does not apply to the maintenance of roads, tracks, landings, fire breaks and other works), or</p> <p>d. Establishing woodlots, production forestry or shelter belts, or</p> <p>e. Subdivision of land (except for the purpose of creating reserves or conservation areas),</p> <p>within any area identified as an outstanding natural landscape, outstanding natural feature or land in the Upper Manorburn/Lake Onslow Landscape Management Area as shown on the planning maps except as provided for by Rules 4.7.5.vi, 13.7.6 and 13.7.8.</p>		
Section 05 – Water Surface and Margin Resource Area			
5.7.3 Discretionary Activities			
Breach of standards	a. Any activity that fails to comply with the standards set out in Rule 5.7.4 is a discretionary activity.	Discretionary	The application fails to comply with standards 5.7.4A
5.7.4 Standards			
Structures	<p>A. Structures</p> <p>No structures shall be erected other than:</p> <p>i. Navigational aids, beacons, buoys and other structures whose sole or primary purpose is to provide for public safety.</p>	<p>Discretionary</p> <p>(See Rule 5.7.3.a)</p>	A Tyrolean Weir will be constructed within the bed of Doolans Creek.

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
	<ul style="list-style-type: none"> ii. River monitoring and recording facilities. Such facilities may include a stilling tower, and/or instrument housing not exceeding 2.5m by 2.5m, a catwalk directly from the adjacent river bank to the housing and associated telemetry and power supply housings. The stilling tower, instrument housing(s) and catwalk are to be not more than 2.5 metres in height above the predicted maximum flood level and are to be finished in a colour or colours that blend with the surrounding landscape. iii. Warning, safety and information signs not exceeding 3m². iv. Bridges and culverts provided fish passage is not restricted and scouring is avoided. v. Maimai provided that: <ul style="list-style-type: none"> a. The structure is a maximum size of 4m². b. The structure is open piled. c. The placement of the structure complies with the regulations controlling maimai promulgated in terms of the Wildlife Act. d. The structure is not located on the surface and/or margin of Lake Dunstan. vi. Picnic tables, barbecues and waste receptacles. vii. Public ablution facilities provided appropriate waste disposal systems are installed and authorised by the relevant authority. viii. Structures necessary for the taking and carrying of water, including intake structures, races, pipelines, and 		

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
	<p>associated irrigation works, pumps and treatment plants no larger than 9m² in area and 2 metres in height and provided their design and colour blends with the environment.</p> <p>ix. Structures associated with any scheduled activity provided for in Schedule 19.3 or Rules 13.7.4.i and ii.</p>		
Section – Light			
Rules			
Outdoor lighting	<p>LIGHT-R1 Outdoor Lighting</p> <p>Permitted where compliance is achieved with LIGHT-S1 to LIGHT-S6.</p>	Permitted	All lighting will comply with standards S1 to S6 or appropriate consent will be sought in the future.
Building lighting	<p>LIGHT-R7 Lighting for any New Building</p> <p>Permitted where compliance is achieved with LIGHT-S1 to LIGHT-S6.</p>	Permitted	All lighting will comply with standards S1 to S6 or appropriate consent will be sought in the future.
Standards			
Direction	<p>LIGHT-S1</p> <p>All fixed exterior lighting shall be directed away from any adjacent roads, residential properties and lakes.</p>	N/A	There are no adjacent roads, residential properties or lakes.
Shielding	<p>LIGHT-S2</p> <p>All outdoor lighting shall be shielded from above the light in such a manner that the edge of the shield is below the light source.</p>	N/A	All lighting will comply with this standard or appropriate consent will be sought in the future.

Activity	Relevant Rule / Performance Standard	Activity Status	Comment
Lamp Types	LIGHT-S4 Only light-emitting diode, low pressure sodium and high-pressure sodium lamps shall be used.	N/A	All lighting will comply with this standard or appropriate consent will be sought in the future.
Lumen Levels	LIGHT-S6 Lighting shall be limited to a maximum of 12 lumens per m2	N/A	All lighting will comply with this standard or appropriate consent will be sought in the future.

Section 12 – District Wide Rules and Performance Standards

12.7.4 Noise

Construction Noise	12.7.4.ii Construction Noise Construction noise within the district which is ancillary to the principal use of the site shall not exceed the recommended limits in and shall be measured and assessed in accordance with the provisions of NZS 6803P:1984 The Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work. Discretionary adjustments provided in Clause 6.1 shall be mandatory within the district.	n/a – proposal complies with standard	Noise from construction activities within the Doolans Basin are predicted to comply with the relevant noise limits at all times.
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Section 13 – Infrastructure, Energy and Utilities

13.7 Rules

Buildings ancillary or associated to network utility activities.	13.7.6 Buildings Ancillary to or Associated with Utilities Except as provided for in Rule 13.7.14, buildings used for or in association with network utility activities, including the	Complies	There are five new transformers proposed within the Doolans Basin area; the primary cable would follow the same route as the backup cable and utilise the trenching established for other services. Locations of the transformers have been selected primarily based on the
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Activity	Relevant Rule / Performance Standard	Activity Status	Comment
	<p>transmission network, are permitted activities throughout the District, provided that:</p> <ol style="list-style-type: none"> The building does not exceed 20m² in gross floor area and/or 4m in height. The finish of the building shall be consistent with the surrounding environment. This rule does not apply to heritage precincts, outstanding natural landscapes, outstanding natural features and land in the Upper Manorburn/Lake Onslow Landscape Management Area or areas of significant indigenous vegetation and habitats of indigenous fauna as identified in Schedule 19.6.1 and on the planning maps. 		<p>power required at gondola drive station locations and to provide distributed snowmaking system power from the snow-making transformer locations as shown in Figure 9 of Part B-22. The building area does not exceed 20m² or 4m in height, as shown in Photo 2 of Part B-22.</p>
Radiocommunication and telecommunication structures	<p>13.7.16 Breach of Standards and Rules and Utilities not Referred to</p> <p>Unless otherwise stated, any activity that fails to comply with the standards set out in Rule 13.7.15, and any utility activity not specifically referred to in Section 13 of this Plan shall be a discretionary activity.</p>	Discretionary	<p>The radiocommunication and telecommunication structures on the midstation and Doolans base building are located within an Outstanding Natural Landscape and are not provided for by any other rule in section 13.</p>

OTAGO REGIONAL PLAN: WATER FOR OTAGO

The overall status of the application under the Regional Plan: Water for Otago is **non-complying**. A summary of the relevant rules and performance standards under the Water Plan and identification of reason consent is required under the relevant rule or performance standard, is contained in **Table G-3** below.

To reiterate, NZSki seeks all necessary resource consents under the CODC DP associated within the construction, operation and maintenance of the Project. This includes (but may not be limited to) to those summarised in below:

- > A water permit (water take) as a **restricted discretionary activity** to take water from the Doolans Creek Right Branch;³⁰
- > A water permit (diversion) as a **non-complying activity** to divert water within Regionally Significant Wetlands across the Site;³¹
- > A water permit (diversion) as a **discretionary activity** to divert water within ephemeral streams across the Site and temporarily divert the Rastus Burn Stream;³²
- > A water permit (damming) as a discretionary activity to construct a weir within a catchment upstream of more than 50 ha;³³
- > A water permit (damming) as a **discretionary activity** to dam the tarn;³⁴
- > A discharge permit as a **discretionary activity** to discharge 204 m³/day treated wastewater to the dispersal fields;³⁵
- > Land use consents as **discretionary activities** to erect structures within the beds of water bodies across the site including a weir within the bed of Doolans Creek Right Branch, culverts within the bed of ephemeral streams, structures within Regionally Significant Wetlands and conversion of the tarn to a water reservoir;³⁶

³⁰ Regional Plan: Water for Otago, Rule 12.1.4.6.

³¹ Regional Plan: Water for Otago, Rule 12.3.1A.

³² Regional Plan: Water for Otago, Rule 12.3.4.1.

³³ Regional Plan: Water for Otago, Rule 12.3.4.1.

³⁴ Regional Plan: Water for Otago, Rule 12.3.4.1.

³⁵ Regional Plan: Water for Otago, Rule 12.A.2.1.

³⁶ Regional Plan: Water for Otago, Rule 13.2.3.1.

- > Land use consents as **discretionary activities** to alter the bed of water bodies across the Site including within the Doolans Creek Right Branch, Rastus Burn Stream, the tarn and ephemeral streams;³⁷
- > A land use consent as a **discretionary activity** to alter the bed of Regionally Significant Wetlands across the Site;³⁸
- > A land use consent as a **discretionary activity** to remove native vegetation from Regionally Significant Wetlands across the Site;³⁹ and
- > A land use consent as a **discretionary activity** to erect defences against water around the proposed water reservoir.⁴⁰

³⁷ Regional Plan: Water for Otago, Rule 13.5.3.1.

³⁸ Regional Plan: Water for Otago, Rule 13.5.3.2.

³⁹ Regional Plan: Water for Otago, Rule 13.7.3.

⁴⁰ Regional Plan: Water for Otago, Rule 14.3.2.1.

Table G-3: Consolidated Rules Assessment – Otago Regional Plan for Water

Activity	Relevant Rule	Activity Status	Comment
Water Take, Use and Management			
The taking and use of surface water	12.1	-	A new water take is proposed in the Doolans Basin as part of the application. No new water takes are proposed in the Rastus Burn.
Water take from Doolans Creek	<p>12.1.4.6</p> <p>Taking and use of surface water as a new primary allocation take in catchment areas not listed in Schedule 2A:</p> <ul style="list-style-type: none"> (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. (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. (iii) Unless covered by Rule 12.1.1A.1, the taking and use of surface water in the Waitaki catchment... (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. 	Restricted discretionary	<p>The proposed take is less than the maximum permitted 50% of the 7-day mean annual low flow in the Doolans Creek, and the cumulative take in the wider catchment will be less than 50% of the 7 day mean annual flow, and therefore can be allocated as primary allocation.</p> <p>The Doolans Creek take is not located within a catchment area listed in Schedule 2A, and the take is not subject to Rule 12.1.4.5.</p> <p>No minimum flows for the catchment are set out in the regional plan. A condition of consent is proposed that would require a minimum residual flow of 20L/s to be maintained at all times to ensure the effects on aquatic ecosystems and natural character of the catchment water bodies is managed.</p>

Remarkables Ski Area Upgrade and Doolans Expansion

Part G – Rules Assessment

Activity	Relevant Rule	Activity Status	Comment
	(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.		
The taking and use of ground water	12.2	-	No ground water take is proposed as part of the application.
The damming and diversion or water	12.3	-	Diversion of water is proposed
Diversion of water for the purposes of constructing and operating the road culverts along the Doolans access road and water take access road.	12.3.1A The damming or diversion of water within any Regionally Significant Wetland is a non-complying activity unless: (i) It is prohibited by Rules 12.3.1.1 to 12.3.1.4; or (ii) It is permitted by Rules 12.3.2.1 to 12.3.2.3; or (iii) It is provided for by Rule 12.3.3.1. 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	Non-complying	Temporary diversion and damming of water within Regionally Significant Wetlands for the construction of the access roads will occur. Upstream and downstream hydrological conditions are aimed to be maintained by the culverts and low-flow crossings. All works associated with construction of the road culverts would be undertaken in accordance with best practice sediment and erosion controls.
Diversion of water for the purposes of constructing the Doolans Creek water take Tyrolean weir.	12.3.2.3 Unless prohibited by Rules 12.3.1.1 to 12.3.1.4, the diversion of water carried out for the purposes of allowing	Permitted	Construction of the weir in the bed of Doolans Creek will occur during low flows avoiding the need for diversion of the creek.

Activity	Relevant Rule	Activity Status	Comment
	<p>the erection, placement, repair or maintenance of a lawful structure, is a permitted activity, providing:</p> <p>(a) The course of the water always remains within the bed of the lake or river; and</p> <p>(b) The course of the water is returned to its normal course following the completion of the repair or maintenance, and no more than one month after the diversion occurs; and</p> <p>(c) No lawful take of water is adversely affected as a result of the diversion; and</p> <p>(d) Any structure within a Regionally Significant Wetland was lawfully established prior to 2 July 2011; and</p> <p>(e) There is no change to the water level range or hydrological function of any Regionally Significant Wetland; and</p> <p>(f) There is no damage to fauna, or New Zealand native flora, in or on any Regionally Significant Wetland; and</p> <p>(g) The diversion does not cause any erosion, land instability, sedimentation or property damage.</p>		<p>No take of water would be affected as all water would remain within Doolans Creek catchment.</p> <p>All works associated with construction of the weir would be undertaken in accordance with best practice stream works and sediment and erosion controls.</p>
Diversion of water for the purposes of constructing and operating the road culverts along the Doolans access road and water take access road. The construction of a weir and damming of the tarn.	<p>12.3.4.1</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>	Discretionary	<p>Construction of the road culverts will require diversion of ephemeral streams while the culverts are constructed.</p> <p>Permanent diversion of surface water via the culverts under the new access roads will</p>

Activity	Relevant Rule	Activity Status	Comment
			<p>occur however upstream and downstream hydrological conditions are aimed to be maintained by the culverts.</p> <p>All works associated with construction of the road culverts would be undertaken in accordance with best practice sediment and erosion controls.</p> <p>Construction of the weir will require resource consent due to the upstream catchment area and the total annual volume. The catchment above the intake site is 568 ha, and the surface water take is proposed at a maximum rate of 30 litres per second (L/s) and a maximum annual volume of 41,240 cubic metres per year (m³/yr).</p> <p>Damming of the tarn will require resource consent.</p>
Discharge of human sewage	12.A	-	No discharge of human sewage is proposed.
Onsite wastewater treatment and disposal	12.A.2.1 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.	Discretionary	New discharge permit for wastewater up to 204m ³ /day is sought to replace the existing ORC discharge permit RM14.336.01 that permits a maximum daily discharge of 127.44m ³ /day.

Activity	Relevant Rule	Activity Status	Comment
Discharge of hazardous substances, hazardous wastes, specified contaminants, and stormwater; and discharges from industrial or trade premises and consented dams	12.B	-	Discharge of stormwater is proposed
Discharge of stormwater from existing reticulated stormwater system in Rastus Burn Discharge of stormwater from new Doolans Base Building into Trib A.	12.B.1.8 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: (a) Where the system is lawfully installed, or extended, after 28 February 1998: (i) The discharge is not to any Regionally Significant Wetland; and (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 (b) The discharge does not contain any human sewage; and (c) The discharge does not cause flooding of any other person's property, erosion, land instability, sedimentation or property damage; and (d) The stormwater discharged, after reasonable mixing, does not give rise to all or any of the following effects in the receiving water:	Permitted	The existing Rastus Burn Base Building extension and the Gondola Base Station will be connected to the existing piped stormwater system which discharges to the existing watercourses. That runoff from the main base building extensions will be directed to existing stormwater infrastructure. Water and snow tracked into the Rastus Burn maintenance building may become contaminated with hydrocarbons from vehicle and plant maintenance activities in the building. The design of this building includes sumps within the building to collect water from within the building, and this is drained to a sealed manhole where it is contained for pumping out and appropriate disposal off-site. The roof water from the new Doolans Base building will generally be collected in recessed guttering, directed to ground-level catch pits, and piped to Trib A.

Activity	Relevant Rule	Activity Status	Comment
	<ul style="list-style-type: none"> (i) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or (ii) Any conspicuous change in the colour or visual clarity; or (iii) Any emission of objectionable odour; or (iv) The rendering of fresh water unsuitable for consumption by farm animals; or (v) Any significant adverse effects on aquatic life. 		<p>New building roof water will be collected.</p> <p>There is low potential for zinc and copper to be contributed to nearby receiving waterbodies at elevated levels. However, to support a precautionary approach, we propose monitoring zinc, copper, and dissolved carbon during spring snowmelt and the two first-flush rainfall events in summer and autumn for the first two years post-building establishment.</p> <p>Firstly, stormwater discharge should be sampled to determine whether roof runoff has elevated zinc or copper levels similar to the modelled data. If stormwater discharged from the roof stormwater system is elevated to near or above the DGV for 99% species protection then instream sampling upstream and downstream of the Trib A stormwater outlet is recommended. This is reflected in proposed conditions and management plan as appropriate.</p>
Discharge of stormwater from access roads	<p>12.B.1.9</p> <p>The discharge of stormwater from any road not connected to a reticulated stormwater system to water, or onto or into land, is a permitted activity, providing:</p>	Permitted	<p>Stormwater from the proposed access roads will be discharged onto land.</p> <p>When the roads are subject to works, provision will be made for sediment and erosion controls to intercept contaminants.</p>

Activity	Relevant Rule	Activity Status	Comment
	<p>(a) The discharge does not cause flooding of any other person's property, erosion, land instability, sedimentation or property damage; and</p> <p>(b) Where the road is subject to works, provision is made for the interception of any contaminant to avoid, after reasonable mixing, the following effects in the receiving water:</p> <p>(i) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or</p> <p>(ii) Any conspicuous change in the colour or visual clarity; or</p> <p>(iii) Any emission of objectionable odour; or</p> <p>(iv) The rendering of fresh water unsuitable for consumption by farm animals; or</p> <p>(v) Any significant adverse effects on aquatic life</p>		No flooding, erosion, land instability, sedimentation or property damage will occur on another person's property.
Other discharges	12.C	-	
Discharge of stormwater during earthworks	<p>12.C.1.1</p> <p>The discharge of water or any contaminant to water, or onto or into land in circumstances which may result in a contaminant entering water, is a permitted activity, providing:</p>	Permitted	Stormwater during construction and earthworks will be managed using best practice Erosion and Sediment Controls to avoid a conspicuous change in colour or visual clarity, a noticeable increase in local sedimentation, discharge of floatable or

Activity	Relevant Rule	Activity Status	Comment
	<p>(a) The discharge does not result in flooding, erosion, land instability or property damage; and</p> <p>(b) There is no discharge of water from one catchment to water in another catchment; and</p> <p>(c) The discharge does not change the water level range or hydrological function of any Regionally Significant Wetland; and</p> <p>(d) When the discharge, including any discharge from a drain or water race, enters water in any lake, river, wetland or the coastal marine area; the discharge:</p> <p>(i) Does not result in:</p> <p>(1) A conspicuous change in colour or visual clarity; or</p> <p>(2) A noticeable increase in local sedimentation, in the receiving water (refer to Figure 5); and</p> <p>(ii) Does not have floatable or suspended organic materials; and</p> <p>(iii) Does not have an odour, oil or grease film, scum or foam; and</p> <p>(e) When the discharge enters water in any drain...</p> <p>(f) When the discharge enters water in any water race...</p>		suspended organic materials, or odour, oil or grease film, scum or foam.
Discharge of water from the storage reservoir (tarn).	<p>12.C.1.2</p> <p>Notwithstanding Rule 12.C.1.1, the discharge of water or any contaminant from the source water body through:</p>	Permitted	A new water storage reservoir for snowmaking will be established at the site of an existing tarn. The reservoir will not be classified as a



Activity	Relevant Rule	Activity Status	Comment
	<p>(i) A water race; or</p> <p>(ii) A dam:</p> <p style="padding-left: 40px;">(1) Permitted under Rule 13.2.1.3; and</p> <p style="padding-left: 40px;">(2) Not for the purpose of the storage of contaminants,</p> <p>to any lake, river, wetland, or any water race or drain that flows to a lake, river or wetland is a permitted activity, providing:</p> <p>(a) The race or dam operator has not caused any contaminant to be discharged into the race or dam from which it is discharged; and</p> <p>(b) There is no discharge of water from one catchment to water in another catchment; and</p> <p>(c) There is no change to the water level range or hydrological function of any Regionally Significant Wetland; and</p> <p>(d) The discharge does not:</p> <p style="padding-left: 40px;">(1) Result in flooding, erosion, land instability or property damage; or</p> <p style="padding-left: 40px;">(2) Result in a conspicuous change in colour or visual clarity; or</p> <p style="padding-left: 40px;">(3) Have floatable or suspended materials.</p>		<p>Large or Classifiable Dam as confirmed by Stantec (2026f).</p> <p>An inlet structure will be constructed on the northern side of the reservoir to capture runoff from the upstream catchment and will also serve as a sediment control feature. Two stormwater discharge outlets will be established on the southern side of the reservoir. Both the inlet and outlet structures will be rock-lined and fitted with scour protection to ensure stable flow conveyance.</p>
Land Use on Lake or Riverbeds or Regionally Significant Wetlands			

Activity	Relevant Rule	Activity Status	Comment
The use of a structure	13.1	-	
The use of any structure fixed in, on, under or over the bed of any lake, river or regionally significant wetland.	13.1.1.1 The use of any structure that is fixed in, on, under, or over the bed of any lake or river, or any Regionally Significant Wetland, is a permitted activity, providing: <ul style="list-style-type: none"> (a) The structure is lawfully established; and (b) In the case of a change in use, the effects of the new use of the structure are the same or similar in character, intensity and scale as the preceding use; and (c) Measures are taken to avoid animal waste entering the lake, river or Regionally Significant Wetland; and (d) The structure is maintained in good repair 	Permitted	The buildings, gondola towers, roads, weir and snow making reservoir will both be lawfully established within the extent via approval of this application.
The erection or placement of a structure	13.2	-	
Placement of road crossings within the ephemeral streams	13.2.1.7B Unless covered by Rule 13.2.1.7 or 13.2.1.7A, the erection or placement of any crossing in or on the bed of a lake or river, or any Regionally Significant Wetland, is a permitted activity, providing: <ul style="list-style-type: none"> (a) The crossing, or its erection or placement, does not cause any flooding, nor cause erosion of the bed or banks of the lake, river or Regionally Significant Wetland, or property damage; and 	Permitted	The placement of road crossings within the ephemeral streams and Regionally Significant Wetlands will be designed to maintain the hydrological connectivity of the upstream and downstream environments, and will not impact flood capacity or fish passage.

Activity	Relevant Rule	Activity Status	Comment
	<p>(b) The top of the crossing is no higher than:</p> <p>(i) 2 metres above the lowest part of the bed where it is located; or</p> <p>(ii) 3.5 metres above the lowest part of the bed where it is located, if the catchment upstream of the crossing is 50 hectares or less in area and there is a culvert with a minimum diameter of 1.2 metres (or equivalent crosssectional area); and</p> <p>(c) No more than 24 metres of crossing occurs on any 250 metre stretch of any lake or river, with a minimum separation distance between any two crossings in or on the same lake or river of 12 metres; and</p> <p>(d) There is no reduction in the flood conveyance of the lake, river or Regionally Significant Wetland; and</p> <p>(e) The crossing and any ancillary structures are stable under flood conditions, and secured against bed erosion and debris loading; and</p> <p>(f) Fish passage is retained; and</p> <p>(g) Movement of bed material is not impeded; and</p> <p>(h) Where the crossing is intended for use by stock, measures are taken to avoid animal waste entering the lake, river or Regionally Significant Wetland; and</p> <p>(i) If the crossing is situated over or on public land, then public access over the public land is maintained.</p>		



Activity	Relevant Rule	Activity Status	Comment
Erection of any structure fixed, in under, over the bed of a river and lake	13.2.3.1 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.	Discretionary	<p>The installation of the weir in the bed of Doolans Creek will exceed 2m² within the extent of Doolans Creek and therefore does not comply with the permitted or restricted discretionary activities.</p> <p>The conversion of the tarn to a water reservoir will involve the erection and placement of structures within the extent of the tarn.</p> <p>The proposal will involve the placement of culverts and buildings within Regionally Significant Wetlands.</p>
The repair, maintenance, extension, alteration, replacement or reconstruction of a structure	13.3	-	N/A
Demolition or removal of a structure	13.4	-	N/A
Alteration of the bed of a lake or river, or of a Regionally Significant Wetland	13.5	-	
The alteration of the bed of any lake or river	13.5.3.1 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.	Discretionary	<p>Alteration/disturbance of the bed of Doolans Creek will be required for construction of the weir, alteration/disturbance of the bed of the tarn will be required for construction of the snow making reservoir, and</p>

Activity	Relevant Rule	Activity Status	Comment
			<p>alteration/disturbance of the bed of ephemeral streams will be required for construction of the access roads and proposed structures.</p> <p>All disturbance will be undertaken in accordance with best practice, including sediment and erosion controls, but works will likely exceed 10 hours in duration.</p>
The alteration of the bed of regionally significant wetland.	13.5.3.2 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.	Discretionary	<p>Alteration/disturbance of the bed of regionally significant wetlands will be required for construction of the access roads and proposed structures.</p> <p>All disturbance will be undertaken in accordance with best practice, including sediment and erosion controls, but works will likely exceed 10 hours in duration.</p>
The introduction or planting of vegetation	13.6	-	No introduction or planting to the bed of any lake or river is proposed.
The removal of vegetation	13.7	-	
Removal of vegetation	13.7.3 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.	Discretionary	Native vegetation will be removed from Regionally Significant Wetlands due to their disturbance

Activity	Relevant Rule	Activity Status	Comment
Land Use other than in Lake or River Beds			
Bore construction	14.1	-	N/A
Drilling	14.2	-	N/A
The erection, placement, extension, alteration, replacement, reconstruction, demolition or removal of a defence against water other than on the bed of any lake or river	14.3	-	
Defences against water	14.3.2.1. 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.	Discretionary	Erection of defences against water will occur around the proposed water reservoir to divert water around the reservoir.
Structures other than defences against water on the margins of lakes and rivers	14.4		Structures within 7m of the bank of Doolans Creek and Rastus Burn Creek, and the tarn are proposed.
Structures other than defences against water on the margins of rivers	14.4.1.1 The erection or placement of any structure, other than a defence against water, within 7 metres of the margin of any lake, or within 7 metres of the top of the bank of any river, is a permitted activity, providing:	Permitted	The proposal involves construction of structures associated with the Doolans Creek weir within 7m of the top bank of Doolans Creek, within 7m of the top bank of the Rastus Burn Creek, and construction of structures

Activity	Relevant Rule	Activity Status	Comment
	<p>(a) It does not result in the physical prevention or obstruction of access for works to avoid or mitigate any natural hazard; and</p> <p>(b) The Otago Regional Council is notified in writing, of the location and nature of the structure, at least seven working days prior to commencing the erection or placement.</p>		<p>associated with the snow making reservoir within 7m of the top bank of the tarn.</p> <p>These structures will not result in the physical prevention or obstruction of access for works to avoid or mitigate any natural hazard.</p>
Earthworks for residential developments	14.5	-	N/A
Rural land uses	14.6	-	N/A
Animal waste systems	14.7	-	N/A



OTAGO REGIONAL PLAN: WASTE FOR OTAGO

No rules in the Otago Regional Plan: Waste for Otago are considered to be infringed by the Application.

The following rules and performance standards have been considered for this substantive application.

Table G-4: Consolidated Rules Assessment – Otago Regional Plan – Waste for Otago

Activity	Relevant Rule	Activity Status	Comment
Contaminated site rules	5.6	-	No disturbance of contaminated sites is proposed.
Hazardous substances and hazardous waste rules	6.6	-	No treatment, disposal or discharge of hazardous wastes is proposed.
Landfill rules	7.6	-	No landfills are proposed.

OTAGO REGIONAL PLAN: AIR FOR OTAGO

The Otago Regional Plan: Air for Otago provides a framework for managing potential air quality issues within the Otago Region.

The necessity or otherwise a future air discharge permit for the proposed substation emergency generators on site will be confirmed following detailed design of the system and the requisite consents obtained (if necessary) via a separate resource consent process.

No other discharges to air requiring an air discharge permit are proposed as part of the application.

Table G-5: Consolidated Rules Assessment – Otago Regional Air Plan

Activity	Relevant Rule	Activity Status	Comment
Discharges from domestic heating appliances	16.3.1	-	N/A
Outdoor burning	16.3.2	-	N/A
Burning or incineration of specified materials	16.3.3	-	N/A
Products of combustion from fuel burning equipment	16.3.4	-	
Emergency diesel generators for the proposed substation	<p>16.3.4.3 Other discharges of the products of combustion from fuel burning equipment – discretionary activity</p> <p>Except as provided for by Rule 16.3.4.1 or 16.3.4.2, the discharge into air of products of combustion from fuel burning equipment is a discretionary activity.</p>	n/a – necessity for a discharge air permit will be confirmed following detailed design	The necessity or otherwise a future air discharge permit for the proposed substation emergency generators on site will be confirmed following detailed design of the system and the requisite consents obtained (if necessary) via a separate resource consent process.
Discharges from industrial or trade processes	16.3.5	-	N/A
Abrasive blasting	16.3.6	-	N/A
Waste management	16.3.7	-	N/A
Intensive farming	16.3.8	-	N/A
Agrichemical application	16.3.9	-	N/A

Activity	Relevant Rule	Activity Status	Comment
Water vapour, heat and energy	16.3.10	-	
Discharges of energy, including heat - permitted activity	<p>16.3.10.2</p> <p>Except as provided for by the Rules in section 16.3.1 to 16.3.9, the discharge into air of:</p> <p>(1) Air heated above ambient temperature, including but not limited to heated air from heat exchangers, and air used for the purpose of cooling plant and equipment; or</p> <p>(2) Energy from sources of electromagnetic radiation, including radio and television transmitters and other telecommunications facilities, cell phones, and generators;</p> <p>(3) Heat generated by transmission lines and ancillary equipment;</p> <p>is a permitted activity.</p>	Permitted	Discharge of heat and energy from transmission lines and operation of building heating will be a permitted activity.
Ventilation or vapour displacement	16.3.11	-	No discharge of contaminants into air from ventilation or vapour displacement is proposed.
Nuclear power generation or nuclear weapon manufacturing	16.3.12	-	No nuclear activities are proposed as part of the application.
General permitted activities	16.3.13		

Activity	Relevant Rule	Activity Status	Comment
Discharges from miscellaneous activities - permitted activity	16.3.13.1 The discharge of contaminants into air from: <ul style="list-style-type: none"> (1) Vehicle engine maintenance and servicing; or (2) Building and construction activities, including road construction and maintenance, but excluding the remediation of asphalt surfaces (seal burning); or (3) Any outdoor general engineering activity; or (4) Using a smoke tracer to test underground drains or sewers; or (5) Fertiliser application; or (6) The engine exhaust of any motor vehicle, train or aircraft on an industrial or trade premises; or (7) Any smokeless heater frost-fighting device not using waste oil; is a permitted activity, providing any discharge of smoke, odour, particulate matter or gas is not noxious, dangerous, offensive or objectionable at or beyond the boundary of the property.	Permitted	<p>The discharges to air from building and construction activities will avoid discharge of noxious, dangerous, offensive or objectionable material beyond the Site boundaries.</p> <p>Standard operation and maintenance of motor vehicles and ski field machinery on the Site will not result in discharge of noxious, dangerous, offensive or objectionable material beyond the Site boundaries.</p>
Other discretionary activities	16.3.14	-	No other discharge activities are proposed as part of the application.
Discharges of PM₁₀	16.3.15	-	
Discharges of PM ₁₀ after 31 August 2013	16.3.15.5	n/a – necessity for a discharge air permit will be	The necessity or otherwise a future air discharge permit for the proposed substation emergency generators on site will be confirmed following

Activity	Relevant Rule	Activity Status	Comment
	<p>Except as provided for by the permitted activity rules in this Plan or prohibited by Rules 16.3.1.1, 16.3.3.1, 16.3.12.1 and 16.3.15.1, the discharge of PM₁₀ to air in an airshed after 31 August 2013;</p> <p>is a discretionary activity, providing:</p> <p>(a) The concentration of PM₁₀ in the airshed does not breach its ambient air quality standard; or</p> <p>(b) The granting of the resource consent is not likely, at any time, to cause the concentration of PM₁₀ in an airshed to breach its ambient air quality standard.</p>	<p>confirmed</p> <p>following</p> <p>detailed design</p>	<p>detailed design of the system and the requisite consents obtained (if necessary) via a separate resource consent process.</p>

NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER 2020

The overall status of the application under the NES Freshwater is **discretionary**. A summary of the relevant rules and performance standards under the NES Freshwater and identification of reason consent is required under the relevant rule or performance standard, is contained in the **Table G-6** below.

To reiterate, NZSki seeks all necessary resource consents under the CODC DP associated within the construction, operation and maintenance of the Project. This includes (but may not be limited to) to those summarised in below:

- > Land use consent as a **discretionary activity** is required for the clearance of vegetation across the Site within 10m of natural inland wetlands;⁴¹
- > Land use consents as **discretionary activities** are required for earthworks across the Site within 10m and 100m of natural inland wetlands;⁴²
- > Water permits (diversion) as **discretionary activities** are required for earthworks, construction of infrastructure and construction of roads across the Site within 100m of natural inland wetlands;⁴³
- > A water permit (damming) as a **discretionary activity** is required for damming of the tarn within 100m of natural inland wetlands;⁴⁴
- > Discharge permits as **discretionary activities** are required for discharge of stormwater from earthworks and from the proposed buildings across the Site within 100m of natural inland wetlands;⁴⁵
- > A discharge permit as a **discretionary activity** is required for discharge of wastewater into the wastewater dispersal fields within 100m of natural inland wetlands;⁴⁶
- > Land use consents as **discretionary activities** are required for construction of the temporary diversion in the Rastus Burn Stream and permanent stormwater culverts in the Doolans Basin access roads;⁴⁷ and

⁴¹ NES-Freshwater, Regulation 45(1).

⁴² NES-Freshwater, Regulation 45(2) and Regulation 45(3).

⁴³ NES-Freshwater, Regulation 45(4).

⁴⁴ NES-Freshwater, Regulation 45(4).

⁴⁵ NES-Freshwater, Regulation 45(5).

⁴⁶ NES-Freshwater, Regulation 45(5).

⁴⁷ NES-Freshwater, Regulation 71(1).

- > A land use consent as a **discretionary activity** is required for construction of the Tyrolean weir in the bed of Doolans Creek Right Branch.⁴⁸

⁴⁸ NES-Freshwater, Regulation 73(1).

Table G-6: Activity Status Summary – NES Freshwater

Activity	Regulation	Activity Status	Compliance / Non-Compliance
Farming activities	Part 2	-	No farming activities are proposed as part of the application.
Other activities that relate to freshwater – Natural inland wetlands	Part 3 – Subpart 1	-	There are multiple natural inland wetlands across the Site.
Construction of specified infrastructure			The National Policy Statement for Freshwater Management 2020 (Amended December 2025) identifies that ski area infrastructure is ‘specified infrastructure’ for the purposes of interpreting the NES Freshwater
Vegetation clearance	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	Approximately 0.218ha of wetland will be directly disturbed by the Project with another .068ha of indirect/edge disturbance.
Earthworks	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	Approximately 0.218ha of wetland will be directly disturbed by the Project with another .068ha of indirect/edge disturbance.
Earthworks	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	Discretionary	Earthworks will occur across the Site and approximately 0.218ha of wetland will be directly disturbed by the Project with another .068ha of indirect/edge disturbance.

Activity	Regulation	Activity Status	Compliance / Non-Compliance
	(b) results, or is likely to result, in the complete or partial drainage of all or part of the natural inland wetland.		
Reservoir construction	<p>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—</p> <p>(a) the activity is for the purpose of constructing or upgrading specified infrastructure; and</p> <p>(b) there is a hydrological connection between the taking, use, damming, or diversion and the wetland; and</p> <p>(c) the taking, use, damming, or diversion will change, or is likely to change, the water level range or hydrological function of the wetland.</p>	Discretionary	Earthworks, construction of infrastructure and conversion of the tarn to a water reservoir will result in the damming and diversion of water.
Stormwater discharge, erosion and sediment control discharge and wastewater fields discharge.	<p>45(5) The discharge of water into water within, or within a 100m setback from, a natural inland wetland is a discretionary activity if—</p> <p>(a) the discharge is for the purpose of constructing or upgrading specified infrastructure; and</p> <p>(b) there is a hydrological connection between the discharge and the wetland; and</p> <p>(c) the discharge will enter the wetland; and</p>	Discretionary	Earthworks, and associated discharge from sediment and erosion controls, stormwater discharge from buildings, and wastewater discharge to the wastewater dispersal fields will occur within 100m of natural inland wetlands.

Activity	Regulation	Activity Status	Compliance / Non-Compliance
	(d) the discharge will change, or is likely to change, the water level range or hydrological function of the wetland.		
Other activities that relate to freshwater – Reclamation of rivers	Part 3 – Subpart 2	-	No reclamation is proposed as part of the application. The existing flow of water in Doolans Creek will be maintained following installation of the weir.
Other activities that relate to freshwater – Passage of fish affected by structures	Part 3 – Subpart 3	-	
Culverts			Construction of access road culverts within ephemeral streams is proposed.
Construction of culverts in the access roads	(71)(1) Discretionary Activities The placement, use, alteration, extension, or reconstruction of a culvert 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 70(2).	Discretionary	e3Scientific (2026 XYZ) have confirmed no fish are present in the alpine environment and the ephemeral streams therefore no passage of fish will be disturbed/alterd by the construction of the culverts. However, as detailed design of the culverts is yet to be confirmed, compliance with conditions (70(2)(b)-(g) cannot be confirmed.
Weirs			A construction of a Tyrolean weir for water take in Doolans Creek is proposed.
Construction of the Tyrolean weir	(73)(1) Discretionary Activities	Discretionary	e3Scientific (2026) have confirmed no fish are present in Doolans Creek at the proposed water take therefore no

Activity	Regulation	Activity Status	Compliance / Non-Compliance
	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).		<p>passage of fish will be disturbed/altered by the construction of the weir.</p> <p>However, as detailed design of the weir is yet to be confirmed, compliance with conditions (72)(2)(b)-(e) cannot be confirmed.</p>

NATIONAL ENVIRONMENTAL STANDARDS FOR SOURCES OF HUMAN DRINKING WATER 2007

The NES Drinking Water regulations do not contain specific rules or performance standards against which the activity must be assessed. However, the regulations of the NES Drinking Water sets out specific regulatory requirements for regional councils with regards to the granting of water permits or discharge permits, activity status under the council's regional plans for certain activities and certain circumstances in which consent conditions must be applied to a granted application.

An assessment of the application against the regulations of the NES Drinking Water is contained in **Table G-7** below.

Table G-7: Regulations Alignment Summary – NES Drinking Water

	Regulation	Alignment
Water permit for temporary diversion	<p>(7) Granting of water permit or discharge permit upstream of abstraction point where drinking water meets health quality criteria</p> <p>A regional council must not grant a water permit or discharge permit for an activity that will occur upstream of an abstraction point where the drinking water concerned meets the health quality criteria if the activity is likely to—</p> <p>(a) introduce or increase the concentration of any determinands in the drinking water, so that, after existing treatment, it no longer meets the health quality criteria; or</p> <p>(b) introduce or increase the concentration of any aesthetic determinands in the drinking water so that, after existing treatment, it contains aesthetic determinands at values exceeding the guideline values.</p>	<p>All earthworks and streamworks in the Rastus Burn will be undertaken in accordance with the Construction Management Framework, Construction Environmental Management Plan and Erosion and Sediment Control Plan. This will ensure the proposed activities will not be likely to introduce or increase the concentration of any determinands or aesthetic determinands at the abstraction point.</p>
Earthworks and construction activities	<p>(10) Limitations on permitted activity rules for activities upstream of abstraction points</p> <p>(1) A regional council must not include a rule or amend a rule in its regional plan to allow a permitted activity, under section 9, 13, 14, or 15 of the Act, upstream of an abstraction point where the drinking water concerned meets the health quality criteria unless satisfied that the activity is not likely to—</p> <p>(a) introduce or increase the concentration of any determinands in the drinking water so that, after existing treatment, it no longer meets the health quality criteria; or</p>	<p>All earthworks and streamworks in the Rastus Burn will be undertaken in accordance with the Construction Management Framework, Construction Environmental Management Plan and Erosion and Sediment Control Plan. This will ensure the proposed activities will not be likely to introduce or increase the concentration of any determinands or aesthetic determinands at the abstraction point.</p>

	Regulation	Alignment
	(b) introduce or increase the concentration of any aesthetic determinands in the drinking water so that, after existing treatment, it contains aesthetic determinands at values exceeding the guideline values.	
All activities	<p>(12) Condition on resource consent if activity may significantly adversely affect registered drinking-water supply</p> <p>When considering a resource consent application, a consent authority must consider whether the activity to which the application relates may—</p> <p>(a) itself lead to an event occurring (for example, the spillage of chemicals) that may have a significant adverse effect on the quality of the water at any abstraction point; or</p> <p>(b) as a consequence of an event (for example, an unusually heavy rainfall) have a significant adverse effect on the quality of the water at any abstraction point.</p> <p>(2) If the consent authority considers that the circumstances in subclause (1) apply, and it grants the application, it must impose a condition on the consent.</p> <p>(3) The condition must require the consent holder to notify, as soon as reasonably practicable, the registered drinking-water supply operators concerned and the consent authority, if an event of the type described in subclause (1) occurs that may have a significant adverse effect on the quality of the water at the abstraction point.</p>	The Project will not significantly adversely affect a registered drinking water supply, with robust erosion and sediment control measures in place to ensure any potential sedimentation, particularly after a period of heavy rainfall, will minimised.