Fast Track Approvals Act

Remarkables Ski Area Upgrade and Doolans Expansion

Invitation to Comment: Reference FTAA-2605-1236

QTN Farm Limited being the registered owner of land identified in Minute 1 of the Expert Panel was by letter dated 28 September 2026 invited to comment on the application. "QTN Farm Limited" is a previous name of the company now known as Queenstown Park Limited (QPL) and these comments are therefore given under the name Queenstown Park Limited (QPL).

QPL owns an 1,800-hectare high country station on the northern face of The Remarkables (Queenstown Park Station). The station land lies between the Kawarau River, to the north, and the Kawarau/Remarkables Conservation Area, to the south.[1] The lower Rastus Burn valley sits downstream from the existing ski field area and the whole of the valley below QPL's southern boundary (1,000 metres ASL) is within Queenstown Park Station. The entire length of the station's 9.8-kilometre-long southern boundary adjoins the Department of Conservation (DOC) estate.

Remarkables Park Stud Farm Limited (RPSFL) is the owner of a 200-hectare block of land on the western face of The Remarkables, which adjoins the south-western end of QPL's land.[2] This land shares a 2.7 km boundary with the Kawarau/Remarkables Conservation Area and, in addition, a 2.1 km stretch of the Remarkables Ski field access Road (owned by DOC) passes through this block. The land owned by RPSFL is identified in Minute 1 as land affected by the application and RPSFL is therefore also invited to comment.

QPL and RPSFL are related entities in ultimate common ownership. For efficiency, this letter provides comments from both QPL and RPSFL together.

Full Support

QPL and RPSFL strongly support the proposal by NZ Ski Limited to upgrade its Remarkables ski field operations and expand them into the adjoining Doolans area in particular because:

- It expands ski field capacity in the Queenstown area,
- The south-facing new Doolans ski-field in terms of orientation and further future proofing against climate changes,
- The Doolans field offers excellent variety of terrain,
- It creates an alpine sports destination, with potential gondola access, and scale to be a world-class destination, and
- It supports Queenstown's and the New Zealand economy.

We appreciate the opportunity to provide comments to the Expert Panel.

QPL and RPSFL have identified that there will be effects from the proposed expansion including traffic access that will affect their land but that there are also ways in which the QPL and RPSFL land could be used to assist with managing the potential effects of the proposed development and even enhance the ski area expansion.

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[1] Lot 3-4 Deposited Plan 349682 and Section 2, 4 Survey Office Plan 24739 (Identifier 203506)

[2] Lot 1-2 Deposited Plan 349682 (Identifier 203505)

Energy

The Aurora transformer that supplies electrical power to the Remarkables ski field is sited on QPL land near the Kawarau River and 4.1km of the electrical supply line that feeds the existing ski field is located on QPL land. If the electrical supply needs to be upgraded to accommodate the expansion, QPL would be willing to consider providing an easement, on terms to be mutually agreed, through its land and, noting that in recent years, the section of the line that passes through the DOC estate has been undergrounded, QPL would be happy to see the ski-field electrical supply lines through its Station undergrounded and, where mutually beneficial, realigned on an easier and more direct route.

Wastewater

QPL notes that wastewater from the expanded facilities is proposed to be treated and discharged into the Rastus Burn (as currently occurs with wastewater from the existing NZ Ski facilities). The section of the Rastus Burn where the discharge would occur is in the DOC estate. QPL's land is downstream from the discharge location and a 1.4 kilometre stretch of the Rastus Burn passes through QPL's station before discharging into the Kawarau River.

QPL uses water from the Rastus Burn for farming purposes. Currently this is just for stock water but QPL has an intention to use water from the Rastus Burn to irrigate the lower terraces adjacent to the Rastus Burn, in the same way that it currently uses water from Owen Creek to the east to irrigate the terraces and lower paddocks at the eastern end of the Station. Longer term, QPL would also like to take water from the Rastus Burn for domestic use.

With these existing and proposed future uses in mind, and noting the expected 71% increase in average daily usage of the ski field, QPL requests that suitable conditions are applied to the approval to ensure appropriate on-going quality of the water discharged from the wastewater facility to the Rastus Burn so that water within QPL's property is suitable for QPL's uses and intended uses.

QPL appreciates that it is difficult (or at least more expensive) to achieve appropriate levels of wastewater treatment in an alpine environment because of lower water temperatures. With this in mind, QPL makes the suggestion, that if it was considered useful or desirable to pipe wastewater from the ski field to connect to QLDC's wastewater infrastructure at Lake Hayes Estate that connects to the Shotover waste treatment facility, QPL would be willing to provide an easement, on terms mutually agreed, to allow the wastewater to be piped through its land to enable such a connection to be made.

Transport

Together with its associated company, Remarkables Park Limited (RPL)[3], the developers of the originally 150 ha zone, (whose land extends from opposite the western end of QPL's land on the northern side of the Kawarau River further to the west – see attached map), QPL has worked for some years on a project that would connect the Queenstown urban area at Remarkables Park to the Remarkables ski field by way of an aerial cableway. A passenger

[3] The original 150 ha. Remarkables Park Zone (RPZ) is the District's most intensive high-density mixed-use zone. It includes the Remarkables Park Town Centre, the district's largest zoned area for visitor accommodation (currently containing 5 hotels and serviced apartments, 2 more under construction and a further 20 identified locations all to enable in excess of 4,000 visitor accommodation rooms); plus, extensive high-density residential areas, recreation and education facilities, including Queenstown's only High School (capacity 1800). As such, gondolas from this hub would divert significant vehicle traffic from the state highways, including SH6 south, and, given they are powered by electricity, do so with environmentally sustainable transportation.

gondola could carry passengers to the ski field from a base station on RPL's land across the Kawarau River to QPL's land before heading east through Queenstown Park Station to a base gondola station on QPL's land at the bottom of the Rastus Burn valley (the River Line). A conventional gondola line could then connect passengers between the lower Rastus Burn base station and a gondola station within The Remarkables Ski Field (the Mountain Line). These lines (the Mountain Line and the River Line) have been designed and tendered for by both Leitner and Doppelmayr (experienced gondola companies) and are known to be feasible in terms of both construction and operation. As a "Passenger Lift System" that links to a "Ski Area Sub Zone", the activity status for these lines in the QLDC District Plan would be a Restricted Discretionary Activity and their consenting is expected to be relatively straight forward through a standard planning process.

More recently RPL has been working with the developers of the Whoosh passenger cableway system to devise an aerial passenger transport network that would extend through Remarkables Park to the Queenstown airport and beyond to the Frankton Bus Hub and potentially the wider Queenstown area. RPL now anticipates that, rather than construct the River Line using conventional gondola technology, it would be more cost effective and transport efficient, in terms of providing multiple connection locations, to instead connect the Rastus Burn base station for the Mountain Line directly to the Whoosh network. This would enable people to travel to the expanded Remarkables ski field area from many locations around Remarkables Park, Lake Hayes Estate and Shotover Country residences north of Queenstown Park Station and urban Queenstown to the west and south. without the need to use road transport.

QPL and RPSFL are bringing this information to the attention of the Expert Panel because we are conscious that relevant issues have been raised about the capacity of, and impacts on, road transport. We want the Expert Panel to be aware that alternative Gondola transport options that would lessen those impacts are viable and being actively progressed.

Gondolas would significantly mitigate existing road congestion and could also address the identified transport challenges and investments facing the application, including:

- the construction of new carparks,
- extension of NZ Ski's bus fleet and associated marketing and staffing to shift customers out of private vehicles to buses,
- the challenges of existing congestion and increasing traffic on SH6 South, and
- upgrades to and maintenance of the Remarkables access road, all of which are outlined in the Integrated Transport Assessment.

The Gondola project, which can deliver customers to the Remarkables ski field could, given our understanding of the likely consenting and construction timetable, be available in time to avoid the transport challenges identified in the application and supporting reports.

Thank you for considering these comments. QPL are prepared to appear in person and / or provide supplementary information or expert reports if required.

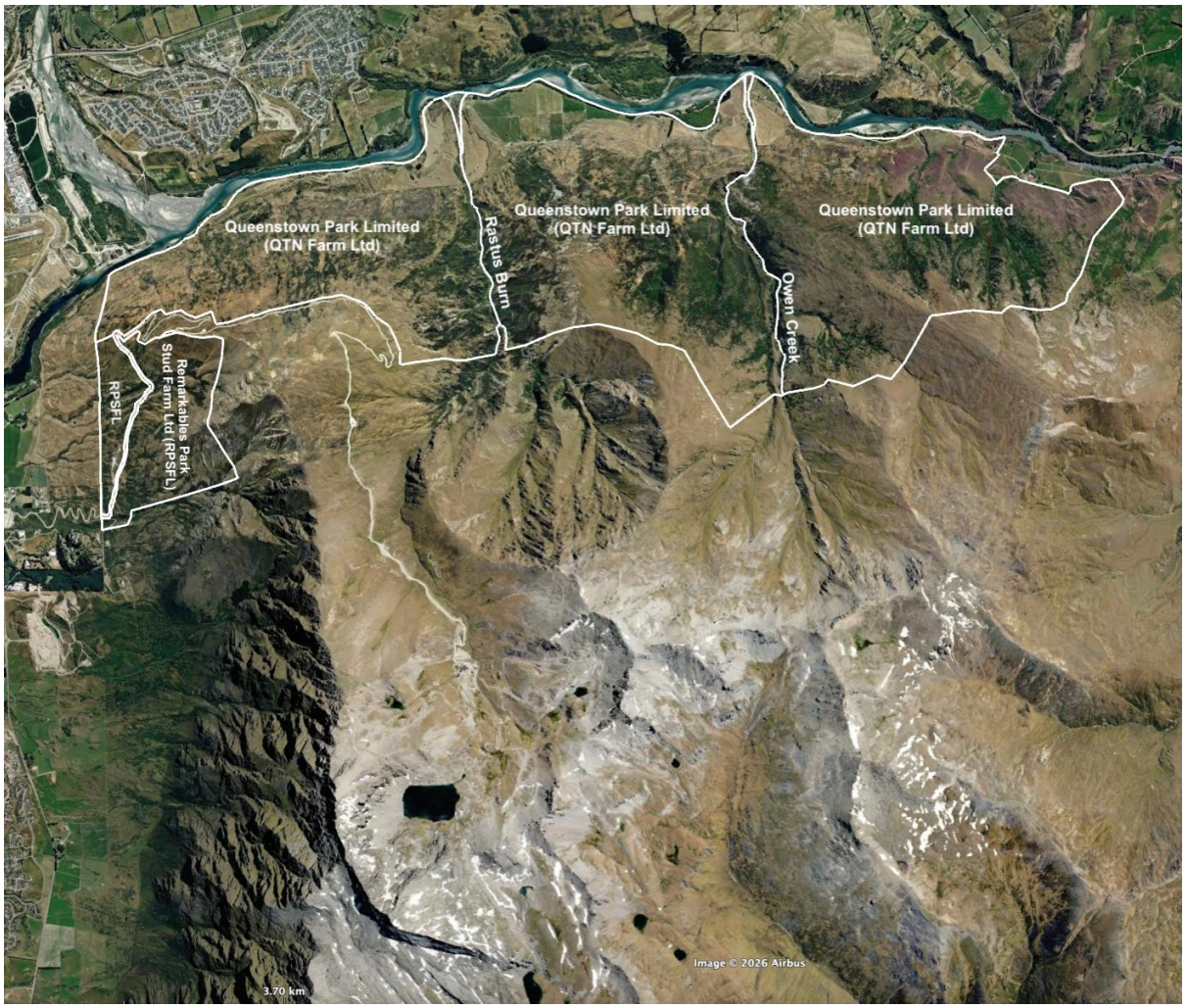
Queenstown Park Limited and Remarkables Park Stud Farm Limited.

27 October 2026

Attachments:

1. Land owned by QPL (QTN Farm Ltd) and RPSFL
2. Gondola Mountain Line and Whoosh network

1. Land Ownership: Queenstown Park Limited (QTN Farm Ltd) and Remarkables Park Stud Farm Limited



2. Gondola Mountain Line and Whoosh Network

