QLDC COMMENTS ON DRAFT RESOURCE CONSENT CONDITIONS – 3 SEPTEMBER 2026 VERSION

The following sets out QLDC's comments on conditions, with recommended deletions indicated with a ~~strikethrough~~ and recommended additions <u>underlined.</u>

1. INTERPRETATION

	QLDC Comment
INTERPRETATION	
Alpine project area The area of the Project contained within the Rastus Burn and Doolans Basin. Excludes the Lower Remarkables Transit Hub.	No comment.
Earthwork development stage Where earthworks proposed to be staged, between construction seasons and within construction season, each stage may be separately defined. *Note: This term has been defined for the purposes of allowing erosion sediment control plans to be certified separately for each stage, rather than requiring all stages to be certified at the start of each construction season.*	No comment.
<u>LDSCoP</u> <u>Means Queenstown Lakes District Council Land Development and Subdivision Code of Practice (2025)</u>	Additional definition required for proposed conditions and additional definitions.
Project disturbance area A subset of the wider Alpine Project Area, where physical disturbance (vegetation clearance / earthworks) will be undertaken, as shown in **Attachment A**.	No comment.
Relevant Consent Authority Otago Regional Council and /or Queenstown Lakes District Council and /or Central Otago District Council	No comment.

	QLDC Comment
Ski Season / Winter Ski Field Operations The period between 1 May and 30 October where fee paying customers may use the ski area.	No comment.
SQEP Means a Suitably Qualified and Experienced Person as defined in the LDSCoP.	Definition required for amendments to existing or additional conditions.
Terrestrial Ecology Management Plan Management plan relating to the management of the activities which ~~effect~~ affect indigenous vegetation, avifauna, wetlands and invertebrates. The management of activities which ~~effect~~ affect indigenous lizards are managed separately through a lizard management plan.	Grammar correction.
Acronyms and Abbreviations	
FTAA Fast-track Approvals Act 2024	No comment.

2. GENERAL CONDITIONS

Condition	QLDC Comment
GENERAL	
GC. 1 The activities authorised by this resource consent must be undertaken in general accordance with the information contained in the Substantive Application and supporting technical documents (and any subsequent updates to these documents made during the processing of the application) submitted by NZSki Limited ("the Consent Holder") to the Environmental Protection Authority ("EPA") in support of its application for authorisation of the	A full list of dated plans and reports is required to enable efficient monitoring and to determine what has been approved by the consent. In addition, QLDC recommends that the conditions are sequentially numbered with no prefix to assist with navigability. QLDC also

Condition	QLDC Comment
Remarkables Ski Area Upgrades and Doolans Expansion Project under the Fast-track Approvals Act 2024	recommends that the conditions set is split into conditions relating to regional council functions and territorial authority functions so that it is clear which local authority is responsible for compliance, and to assist with compliance and enforcement.
GC.2 In the event of any conflict or discrepancy between the documents noted above and the conditions of this resource consent, the conditions will prevail.	No comment.
ADMINISTRATION	
GC.3 The Consent Holder must pay to the relevant Consent Authority all actual and reasonable charges arising from the monitoring of the conditions of the resource consents and any other administrative charges fixed in accordance with Section 36 of the RMA, or any charge prescribed in accordance with regulations made under Section 360 of the RMA.	No comment.
GC.3X The Consent Holder must pay the relevant Consent Authority all actual and reasonable charges arising from the certification of any management plans or review of monitoring reports, including any advice required from a SQEP to review the management plan or monitoring report.	QLDC needs to ensure that all costs associated with the certification of management plans or review of monitoring reports are recoverable.
COMMENCEMENT AND LAPSING OF CONSENT	
GC.4 These resource consents commence on [insert date of issue of decision document].	No comment.
GC.5 Pursuant to section 87(2)(b) of the Fast Track Approvals Act 2024, these resource consents will lapse if not given	No comment.

Condition	QLDC Comment
effect to within 10 years of its date of commencement (see section 97 of the Act).	
REVIEW CONDITIONS	
GC.6 The relevant Consent Authority may review any or all conditions of the resource consents within their applicable jurisdictions by giving notice of their intention to do so pursuant to section 128 of the Resource Management Act 1991, within one (1) month of each anniversary of the commencement of the resource consents, for any of the following reasons: (a) Determining whether the conditions of the resource consents are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of the commencement of the resource consent; or (b) To address any adverse effects on the environment which have arisen as a result of the exercise of the resource consents that were not anticipated at the time of commencement of the resource consent; or (c) To review the adequacy of, necessity for, and frequency of any of the monitoring programmes or management plans that are part of the conditions of the resource consents; or (d) To require a holder of a discharge permit to do something that would otherwise contravene section 15 of the Resource Management Act 1991 to adopt the Best Practicable Option to remove or reduce any adverse effect on the environment. (e) Any review under this condition must, in addition to the matters set out in the Resource Management Act 1991, also recognise and provide for the purpose of the Fast-Track Approvals Act 2024.	No comment.
MANAGEMENT PLANS ~~AND MONITORING PLAN~~	
GC.7 Where any condition requires the Consent Holder to submit a ~~monitoring plan,~~ management plan or any other document to the relevant Consent Authority for 'certification' or 'recertification', the process set out in clauses (a)	The conditions variously refer to monitoring plans and monitoring reports.

Condition	QLDC Comment
and (b) must be followed: (a) The Consent Holder must supply a ~~monitoring plan,~~ management plan or any other document to the relevant Consent Authority. *NOTES:* *(i) The certification (or withholding certification) of a ~~monitoring plan,~~ management plan or any other document by the relevant Consent Authority must be based on the relevant Consent Authority's assessment as to whether the document adequately addresses its objectives or requirements as set out in the relevant condition requiring the document's certification.* *(ii) Should the ~~monitoring plan,~~ management plan or any other document supplied in accordance with clause a of this condition, in the opinion of the relevant Consent Authority, achieve the requirements of the relevant condition(s) requiring the document's certification, the relevant Consent Authority will issue a written confirmation (which will constitute 'the certificate') to the Consent Holder that the requirements of the relevant condition(s) have been satisfied;* *(iii) Where the ~~monitoring plan,~~ management plan or other document supplied in accordance with clause (a) of this condition, in the opinion of the relevant Consent Authority does not achieve the requirements of the relevant condition(s) requiring the document's certification, the relevant Consent Authority will advise the Consent Holder in writing of the shortcomings, including additional information or measures, it considers necessary to meet the requirements of the relevant condition(s) and ask that the management plan(s) or document(s) be modified to address the concerns, and then be resubmitted;* *(iv) Certification will not be unreasonably withheld or delayed and certification or a response is expected to take no longer than 30 working days.* (b) The Consent Holder must address any written response provided by the relevant Consent Authority and resubmit an amended ~~monitoring plan,~~ management plan or any other document to the relevant Consent Authority for certification.	None of the monitoring reports appear to require certification, as such, it is recommended that the references are removed from this section.

Condition	QLDC Comment
GC.8 No later than the submission date referred to for the relevant document, the following documents must be submitted to the relevant Consent Authority for certification: **To be certified by the Queenstown Lakes District Council** **To be certified by the Central Otago District Council**	This list requires an update to include: • Traffic management plan (proposed by QLDC in new TRANS.1A), as it requires certification • Chemical treatment plan (refer condition ESC.8) as it requires certification

Document	Submission date / timeframe
Terrestrial Ecology Management Plan	40 working days before works commence in the Alpine Project Area
Lizard Management Plan	40 working days before works commence in the Alpine Project Area (excluding Car Park 3)
Car Park 3 Lizard Management Plan	40 working days prior to the commencement of vegetation clearance or earthworks within Car Park 3 of the Alpine Project Area.
Construction Environmental Management Plan	40 working days prior to the commencement of earthworks in the Alpine Project Area
Erosion and Sediment Control Plan	20 working days prior to the commencement of earthworks within each earthwork development stage
Lower Remarkables Transit Hub Lizard Management Plan	40 works days prior to the commencement of vegetation clearance or earthworks at Car Park B.
Lower Remarkables Transit Hub Rehabilitation Plan	20 works days prior to the commencement of vegetation clearance or earthworks at Car Park B.
Lower Remarkables Transit Hub Landscaping Plan	20 works days prior to the commencement of vegetation clearance or earthworks at Car Park B.

Condition	QLDC Comment

Document	Submission date / timeframe
Terrestrial Ecology Management Plan	40 working days before works commence in the Alpine Project Area
Lizard Management Plan	40 working days before works commence in the Alpine Project Area (excluding Car Park 3)
Construction Environmental Management Plan	40 working days prior to the commencement of earthworks in the Alpine Project Area
Erosion and Sediment Control Plan	20 working days prior to the commencement of earthworks within each earthwork development stage

To be certified by the Otago Regional Council

Document	Submission date / timeframe
Terrestrial Ecology Management Plan (insofar as it relates to wetlands)	40 working days before works commence in the Alpine Project Area
Construction Environmental Management Plan	40 working days prior to the commencement of earthworks in the Alpine Project Area
Erosion and Sediment Control Plan	20 working days prior to the commencement of earthworks within each earthwork development stage
Wastewater Operations and Management Manual	20 working days following the commencement of this consent
Spill Response Plan	20 working days prior to construction

Advice note: The Concession authorising the construction and ski related activities in the Doolans Expansion includes separate requirements for management plans.

Condition	QLDC Comment
GC.8X All management plans referred to in Condition GC.8 shall be prepared by a suitably qualified and experienced person. In relation to management plans and monitoring reports submitted to Queenstown Lakes District Council, the person preparing the report shall be a SQEP.	A range of requirements for plans currently provide for variously defined qualified persons (noting that sometimes they are referred to as independent, while in other incidences they are not). Not all plans are required to be prepared by a suitably qualified and experienced person. For QLDC, it has a definition for 'SQEP' which is defined in the LDSCoP (and referred to above in the recommended amendments to definitions for this consent). QLDC recommends that throughout the conditions, consistent terminology is used.
GC.9 The management plans submitted to the relevant Consent Authority for certification must be in general accordance with the draft management plans that formed part of the Consent Holder's FTAA Substantive Application, except as amended to: (a) To provide a more stringent management approach; (b) To better align the management plans with consent and / or other approval conditions; (c) To incorporate comments made by the relevant Consent Authority, the Department of Conservation or the Mana Whenua Advisory Group on the draft management plans; or (d) To reflect changes arising through detailed design.	No comment.
GC.10 The Consent Holder must implement the certified ~~monitoring plans and~~ management plans and other certified documents, and all activities authorised by this resource consent must be carried out in accordance with the certified ~~monitoring plans,~~ management plans or other certified documents.	Amendment made to remove reference to monitoring plans as there is no reference to monitoring plans in the conditions, and monitoring reports do not require certification.

Condition	QLDC Comment
GC.11 In the event of any conflict or inconsistency between the conditions of this resource consent and the provisions of a certified version of a management plan~~, monitoring plan~~ or other document submitted to the relevant Consent Authority for certification, the conditions of this resource consent must prevail.	Amendment made to remove reference to monitoring plans as there is no reference to monitoring plans in the conditions, and monitoring reports do not require certification.
GC.12 The Consent Holder must ensure that a copy of each management plan ~~or monitoring plan,~~ including any certified amendments, is available onsite at all times and that each copy is updated within five working days of any amendments being certified.	Amendment made to remove reference to monitoring plans as there is no reference to monitoring plans in the conditions, and monitoring reports do not require certification.
Amendments to Plans	
GC.13 The Consent Holder may make amendments to any of the plans referred to in Condition GC.8 at any time. Any amendment to any plan must be submitted for recertification by the Consent Authority and any works associated with the amendment must not commence until recertification has occurred in accordance with Condition GC.7.	No comment.
Department of Conservation Role in Amendments to Management Plans	
GC.14 In addition to the requirements of Condition GC.7, if certification of new or amendments to existing management plans listed in Condition GC.8 are proposed, the Consent Holder must invite the Department of Conservation to participate in a collaborative workshop with the Consent Holder to discuss the conservation land related matters and have input into any associated revisions in accordance with Condition GC.7.	No comment.
GC.15 If the Department of Conservation agrees to participate in a workshop in accordance with Condition GC.14: (a) The Consent Holder must provide a copy of the amended management plan(s) to the Department of Conservation at least 15 days before the workshop; (b) The Consent Holder must circulate a record of the workshop discussions to the Department of Conservation	No comment.

Condition	QLDC Comment
within five working days of the completion of the workshop; and (c) The Department of Conservation may provide written feedback to the Consent Holder on the management plan(s) amendments within 15 working days of the completion of the workshop.	
GC.16 If the Department of Conservation does not participate in a collaborative workshop, the Consent Holder must provide a copy of the amended management plan(s) to the Department and give the Department of Conservation 15 working days to provide written feedback to the Consent Holder on its content.	No comment.
GC.17 The Consent Holder must provide any written feedback received from the Department of Conservation on the amended management plan(s) to the relevant Consent Authority when the management plan(s) is submitted for recertification, along with an explanation of where any comment made by the Department of Conservation has not been incorporated into the management plan(s) and the reasons why.	This condition does not resolve what action the consent authority will take if DOC and the consent authority disagree with amendment sought by the applicant. There do not appear to be any "Hold Point" mechanisms which restrict commencement of work until certification has been obtained from the consent authority.
COMPLAINTS PROCEDURE	
GC.18 The Consent Holder must maintain and keep complaints register for any complaints received in relation to activities authorised by this consent. As a minimum, the register must record the following: (a) The date, time, and details of the complaint; (b) <u>The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;</u> (c) The incident that resulted in the complaint, if known, including its location; (d) Any corrective action taken by the Consent Holder in response to the complaint, including timing of that corrective action; and	The amendment proposed enables the consent authority to contact the complainant where they elect to supply that information.

Condition	QLDC Comment
(e) Communication with the complainant in response to the complaint. *Advice note: The Consent Holder shall provide a copy of the complaints register to the [consent authority] on request.*	
ACCIDENTAL DISCOVERY PROTOCOL	
GC.19 If archaeological material is discovered when exercising this consent, the following procedures must be undertaken by the Consent Holder: (a) All work must cease, and where practicable machinery within 20 m of the discovery shut down; (b) The Consent Holder must notify the Heritage New Zealand Pouhere Taonga Regional Archaeologist; (c) If the site appears to be of Māori origin, the Consent Holder must also notify the Papatipu Rūnaka listed in (d) of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken (as long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 have been met); (d) The Papatipu Rūnaka entities referred to in (c) are: (i) Te Rūnaka o Moeraki, based in Moeraki; (ii) Kāti Huirapa ki Puketeraki, based in Karitane; (iii) Te Rūnaka o Ōtākou, based on the Otago Peninsula; (iv) Waihōpai Rūnaka, based in Invercargill; (v) Te Rūnaka o Awarua, based in Bluff; (vi) Te Rūnaka o Ōraka-Aparima, based in Riverton; (vii) Hokonui Rūnaka, based in Gore; and (viii) Any other group invited by the iwi listed above.	Addition to identify full name of Heritage New Zealand Pouhere Taonga.

Condition	QLDC Comment
(e) If human remains (koiwi tangata) are discovered, the Consent Holder must also advise the New Zealand Police; and (f) Works affecting the discovery must not recommence until Heritage New Zealand provides written approval or an archaeological authority has been obtained. Such authorisations must be provided to the relevant Consent Authority(s) *Advice Note: The Heritage New Zealand Pouhere Taonga Act 2014 provides for the recording, protection, and preservation of archaeological sites whether registered or not. As such, any land use activity likely to damage, modify or destroy any pre-1900 archaeological site (whether recorded or unrecorded) will require an archaeological authority from Heritage New Zealand for the work to lawfully proceed. This applies to all sites, regardless of whether a building or resource consent has been granted or not.*	

3. MANA WHENUA

Condition	QLDC Comment
MANA WHENUA	
MW.1 At least three (3) months prior to the commencement of activities authorised by this consent, the Consent Holder must invite the following parties to request the establishment of the mana whenua advisory group. The invitation must seek direction on the make-up of group, frequency of hui and group composition. The following parties must be invited to include representatives on the mana whenua advisory group: (a) Te Rūnaka o Moeraki; (b) Kāti Huirapa ki Puketeraki; (c) Te Rūnaka o Ōtākou; (d) Waihōpai Rūnaka;	No comment.

Condition	QLDC Comment
(e) Te Rūnaka o Awarua; (f) Te Rūnaka o Ōraka-Aparima; and (g) Hokonui Rūnaka. (h) Any other group invited by the Consent Holder. If the invitation to establish the mana whenua advisory group is declined, or an individually listed Papatipu Rūnaka declines the information, the invitation must remain open for a period of two years from the commencement of works authorised by the consent. *Advice Note*: The Consent Holder will not be in breach of this Condition if any one or more of the parties specified above does not wish to be a member of the mana whenua advisory group or to attend any particular meetings of the mana whenua advisory group.	
MW.2 The purpose of the mana whenua advisory group is to: (a) Facilitate ongoing engagement between the Consent Holder and Papatipu Rūnaka with shared interests in the project area in respect of the activities authorised by the resource consent and the wider NZ Ski operations on the maunga. (b) Facilitate feedback to the Consent Holder on the implementation of the management plans required by Condition GC.8; (c) Provide for mana whenua involvement in Project delivery, including in particular in respect of management plans and the Biodiversity Compensation Project; (d) Enable mana whenua advisory group members to share information with the seven Papatipu Rūnaka with shared interests in the project area relevant to the Remarkables Ski Area Upgrade and Doolans Basin Expansion; (e) Ensure the appropriate tikaka and kawa (customary practices and protocols) are being applied throughout the development and implementation of the Remarkables Ski Area Upgrade and Doolans Basin Expansion; (f) Oversee and direct the implementation of the accidental discovery protocol procedures consistent with	No comment.

Condition	QLDC Comment
Condition GC.19 and any archaeological authority granted for the Project; and (g) Identify and direct cultural monitoring requirements and measures to be implemented during construction activities.	
MW.3 The Consent Holder must invite the mana whenua advisory group to six monthly (or an alternative frequency as agreed to by mana whenua advisory group) meetings throughout construction activities, and once annually for the balance of the duration of the resource consents.	No comment.
MW.4 After establishing the mana whenua advisory group as required by Condition MW.1, the Consent Holder must facilitate the preparation by the mana whenua advisory group of an agreed programme of works and budget to reflect and give effect to the purpose of the mana whenua advisory group as set out in Condition MW.2. The programme of works should be kept under active review and updated as deemed appropriate by the mana whenua advisory group. *Advice note: It is anticipated that the mana whenua advisory group programme of works will set out the components of the project that mana whenua would like involvement in, including the following project activities and any others (as agreed to with the Consent Holder):* • *Reviewing and preparing feedback on management plans ~~and monitoring plans~~;* • *Advice on the development and implementation of ecological and pest control projects;* • *Representation of Kāi Tahu identity in the built environment;* • *Interpretation and signage;* • *Advice on the development and implementation of the Biodiversity Compensation Project Plan;* • *Other activities as agreed between the Consent Holder and Papatipu Rūnaka.*	Amendment made to remove reference to monitoring plans as there is no reference to monitoring plans in the conditions.

4. BIODIVERSITY COMPENSATION

Condition	QLDC Comment
BIODIVERSITY COMPENSATION	
Biodiversity Compensation Project Overview	
BIO.1 No later than six (6) months after the Consent Holder commences construction activities within the Doolans Basin, the Consent Holder must establish and subsequently implement a Biodiversity Enhancement / Compensation Programme (the "Biodiversity Compensation Project"). The Biodiversity Compensation Project must: (a) Be located within public conservation land, land managed by the Consent Holder within the authorised concession area or land subject to QEII covenants; or (b) Be located within an alternative location developed in consultation with the parties listed in Condition BIO.8.	No comment.
BIO.2 The objectives of the Biodiversity Compensation Project are to: (a) Provide, long term ecological benefits to the wider area and address the Project's residual ecological effects; and (b) If agreeable to tangata whenua, enable exercise of their kaitiakitanga.	No comment.
Biodiversity Compensation Project Fund	
BIO.3 Prior to commencing winter ski field operations within the Doolans Basin, the Consent Holder must make available sufficient funds to finance the design of the Biodiversity Compensation Project.	No comment.
BIO.4 Prior to the commencement of winter ski field operations within the Doolans Basin, Consent Holder must establish a fund account to implement the Biodiversity Compensation Project as follows:	No comment.

Condition	QLDC Comment
(a) Initial payment of $75,000; and (b) Thereafter, payments of $75,000 annually, paid by 31 March each year. The Consent Holder must continue the funding set out within (b) above until [the Doolans Concession expiry date] .	
BIO.5 The rates in Condition BIO.4(a) and (b) must be adjusted at the start of each calendar year by the annual Consumer Price Index (CPI) published by Statistics New Zealand. The adjusted rates must thereafter be used to implement Condition BIO.1.	No comment.
BIO.6 The money paid into the fund account in accordance with Condition BIO.4 must be allocated to finance: (a) The implementation of the Biodiversity Compensation Project Plan in accordance with Conditions BIO.7 to BIO.13; and (b) The ongoing review and updating of the Biodiversity Compensation Project Plan.	No comment.
Biodiversity Compensation Project Plan	
BIO.7 The Consent Holder must prepare a Biodiversity Compensation Project Plan no later than 18 months after the Consent Holder commences construction activities within the Doolans Basin.	No comment.
BIO.8 The Consent Holder must give the following parties the opportunity to participate in the development (and any subsequent review) of the Biodiversity Compensation Project Plan: (a) The Department of Conservation; (b) A representative of the Mana Whenua Advisory Group; (c) Central Otago District Council;	No comment.

Condition	QLDC Comment
(d) [TBC];	
BIO.9 Any feedback provided by the parties listed in Condition BIO.8 on the Biodiversity Compensation Project Plan must be provided to the Central Otago District Council along with information detailing where these recommendations have been addressed in the Biodiversity Compensation Project Plan, or details of why these recommendations have not been included in the Biodiversity Compensation Project Plan.	No comment.
BIO.10 The Biodiversity Compensation Project Plan must specify: (a) The delivery mechanism for the Biodiversity Compensation Project (e.g. charitable company or trust, NZ National Parks and Conservation Foundation or other appropriate entity); (b) The specific management and enhancement objectives for the Biodiversity Compensation Project; (c) The detailed programme of activity for the first 5 years following the Consent Holder commencing construction activities within the Doolans Basin, including how the money referred in Condition BIO.4 is to be spent, with preference given to predator control and indigenous revegetation planting; (d) Any land access arrangements with the Department of Conservation (or other parties) which are required to implement the Biodiversity Compensation Project Plan; (e) Measurable and time bound performance indicators which demonstrate how the management and enhancement objectives identified in Condition BIO.10(b) are achieved; (f) Methods of outcome monitoring for pest and native animal and plant species to determine programme effectiveness; and (g) The reporting and review process for the Biodiversity Compensation Project Plan.	No comment.
BIO.11 A copy of the Biodiversity Compensation Project Plan, and any subsequent updated plans, must be provided to the parties listed in Condition BIO.8 for their records.	No comment.

Condition	QLDC Comment
BIO.12 The Consent Holder must implement the Biodiversity Compensation Project Plan.	No comment.
BIO.13 The Biodiversity Compensation Project Plan may be reviewed and updated by the Consent Holder at any time, in consultation with the parties listed in Condition BIO.8. The Consent Holder must provide the Department of Conservation with the most current version of the Biodiversity Compensation Project Plan within four (4) weeks of any update being completed. Any such review must adopt the matters addressed in Condition BIO.14.	No comment.
Biodiversity Compensation Project Reporting	
BIO.14 The Consent Holder must provide an annual report to the Department of Conservation, by 30 June each year which includes: (a) Progress on the development and/or implementation of the Biodiversity Compensation Project Plan. Where aspects of the Biodiversity Compensation Project Plan have not been implemented within the timeframes set out in the Biodiversity Compensation Project Plan, the Report must include the reasons why, and the measures that have been taken by the Consent Holder, or are intended to be taken by the Consent Holder to expedite the implementation of the Biodiversity Compensation Project Plan; (b) An assessment of the effectiveness of the Biodiversity Compensation Project Plan in achieving its objectives and performance indicators. Where the report identifies that the performance indicators have not been achieved or maintained the Report must include: (i) The reasons why the performance indicators have not yet been achieved; (ii) Details of any specific measures that have already been implemented, or are intended to be implemented, to achieve the performance indicators; and (iii) Any amendments to the Biodiversity Compensation Project Plan which would assist the Consent Holder to	No comment.

Condition	QLDC Comment
meet the objectives of the Biodiversity Compensation Project Plan, and a description of how these amendments have been provided for as part of the Biodiversity Compensation Project going forward. (c) Feedback from the parties listed in Condition Bio.8 in respect of their views on the development and / or implementation of the Biodiversity Compensation Project Plan.	
FRESHWATER	
Lake Alta Wetland Boardwalk	
BIO.15 In addition to the requirements of Conditions BIO.1 to BIO.14 of this resource consent, upon completion of the construction of the water storage reservoir (Tarn 3), the Consent Holder must provide the Department of Conservation with a single, one off payment of $20,000 to be utilised for the construction of a boardwalk over the wetland leading to Lake Alta. This boardwalk is provided to address the residual freshwater ecology effect relating to the loss of a tarn for water storage purposes within the Doolans Basin.	No comment.
LIZARDS	
BIO.20 The Consent Holder must implement the Lizard Management Plans referred to Condition GC.8, subject to any amendments that may be made under Condition GC.7.	No comment. However QLDC highlights that the Lower Remarkables Transit Hub also has a requirement for a Lizard Management Plan, so should be plural.
BIO.21 1. Within three months of the commencement of this consent, the Consent Holder must provide: (a) a research institution or environmental organisation with a one off payment ~~of~~ for research of alpine lizards (such as orange spotted gecko) as compensation for the effects of the Project (within the alpine	Correction of typo to improve interpretation.

Condition	QLDC Comment
project area) on lizards; and (b) An environmental organisation with a one off payment for the translocation of Lakes skink to the Whakatipu Lizard Sanctuary. 2. For the purposes of this condition, the cumulative total of the combined one off payments is $80,000 and represents the sum total to be paid for all lizard research under the authorisations granted under the FTAA.	
BIO.22 The Consent Holder must provide written confirmation to the Central Otago District Council and Queenstown Lakes District Council of the grant being provided to the research institution or environmental organisation within 10 working days of the grant being given.	This notification should also be provided to QLDC, noting that lizard management applies in both the QLDC and CODC territorial authority boundaries.
BIO.23 The Consent Holder must make the grant provided under BIO.21 contingent on the research institution or environmental organisation agreeing to publish its research findings.	No comment.

5. GENERAL CONSTRUCTION MANAGEMENT

Condition	QLDC Comment
Construction Management	
CON.1 The Consent Holder must ensure that all operations on the site are carried out in such a manner as to minimise dust emission and to not cause objectionable or offensive effects beyond the boundary of the site. *Advice Note: For the purposes of this consent condition, an objectionable or offensive effect is considered to have occurred if any appropriately experienced officer at the Consent Authority determines it so after having regard to:* *(a) The frequency, intensity, duration, location and effect of the dust emissions; and/ or* *(b) Where relevant written advice from an experienced officer of the Consent Authority has been issued.*	No comment.

Condition	QLDC Comment
Pre Construction Meeting	
CON.2 At least 10 working days prior to the commencement of construction activities, a pre-construction site meeting must be arranged with appropriate representation from the Consent Holder, the Otago Regional Council, Queenstown Lakes District Council and Central Otago District Council monitoring teams and the primary contractor. *Advice Note: The purpose of the pre-construction site meeting is to share information in respect of the works methods, management plan requirements and how the conditions of the resource consent will be complied with so that all relevant parties are aware of those matters.*	No comment.
Construction Hours	
CON.3 Construction activities must only occur between the following hours: 1. **Within the Rastus Burn or Doolans Basin:** between 7.00 am and 9.00 pm, Monday to Sunday (subject to the construction lighting requirements of Conditions CON.9 to CON.10). 2. **Within the Lower Remarkables Transit Hub:** between 7:30am and 6:00 pm on weekdays and Saturdays. No work will occur on Sundays or public holidays.	No comment.
General Construction Conditions	
CON.4 While carrying out any construction activities authorised by this resource consent, the Consent Holder must ensure that: (a) All machinery only enters and exits work sites from existing roads or ski trails, whichever is closer; and (b) Machinery does not disturb terrain or vegetation, other than as authorised by this resource consent.	No comment.

Condition	QLDC Comment
CON.5 All earthmoving machinery, pumps, generators and ancillary equipment must be operated so that spillage of fuel, oil and similar contaminants are prevented, and spillage and contaminant measures must be employed, particularly during refuelling and machinery services and maintenance.	No comment.
CON.6 All site entrance and exit points must be stabilised and appropriate measures employed to minimise off-site tracking of mud and other materials from the construction site onto adjacent public roads. Such measures shall be specified in the Erosion and Sediment Control Plan specified in GC.8.	QLDC considers that these measures are required to be specified in the ESCP.
CON.6A Any visible tracking of mud or loose material on public roads shall be removed by the consent holder at its expense within 24 hours.	This condition is required to ensure safe and clean roading.
Construction Environmental Management Plan - Alpine Project Area	
CON.7 The Consent Holder must implement the Construction Environmental Management Plan referred to Condition GC.8, subject to any amendments that may be made under Condition GC.7.	No comment.
CON.8 The objective of the Construction Environmental Management Plan is to identify and document how the potential adverse effects of the Project's construction activities on the environment and sensitive receptors are to be managed. To achieve this objective, the Construction Environmental Management Plan for the Alpine Project Area must be in general accordance with the draft Construction Environmental Management Plan lodged [with the application for resource consent] and must include: (a) Details of the activities and intended construction timetable (including staging) and hours of operation for the construction season;	No comment.

Condition	QLDC Comment
(b) Set out how the Construction Environmental Management Plan is to be implemented, including roles and responsibilities in respect of the implementation of the plan; (c) Contact details for the contractor, including a process for complaints and remedying concerns; (d) Identify the site-specific erosion and sediment controls to be implemented; (e) Identify earthworks management and disposal of spoil; (f) Identify the waterbodies within the Project Area, set how water quality is to be protected (including performance indicators) and monitored; (g) Detailed content and performance indicators of methods to control dust, debris on roads, and silt laden runoff throughout construction; (h) Detailed content and performance indicators of construction noise and vibration management provisions; (i) Detailed content and performance indicators of lighting management methods to be implemented in instances where nighttime and low natural light level construction activities are required; (j) Construction traffic management procedures for the intersection of the Remarkables Ski Area Access Road and Stage Highway 6 intersection; (k) Security provisions during construction; (l) Document how archaeological and cultural heritage is to managed; (m) Identify how construction effects on flora and fauna are to be managed; (n) Detailed content and performance indicators of construction stormwater management measures to be implemented during construction activities; (o) Detailed content and performance indicators in respect of contaminated land, should any areas of contamination be identified as part of construction activities; and (p) Monitoring procedures and responsibilities.	
CON.8A	QLDC considers that responsibility for environmental roles requires clarification in

Condition	QLDC Comment
The Construction Environmental Management Plan shall identify an Environmental Representative for the site and outline their role. This role should actively support the project leadership (Project Manager and/or Supervisor) with the day-to-day implementation of environmental controls and administrative activities. In particular, the role involves: 1) Implementation of environmental management a) Ensure installation of environmental controls as per the EMP b) Undertake environmental site inspections of the project c) Oversee the maintenance and improvement of defective environmental controls d) Undertake Environmental Incident reporting e) Undertake environmental monitoring where appropriately trained (High Risk projects) 2) Communication a) Keep project leadership informed of environmental performance of the project b) Inform staff of procedures and constraints applicable to managing specific environmental issues c) May be responsible for providing environmental inductions to all staff and sub-contractors 3) Complaints and Incidents a) Assist the project leadership in attending to Environmental Incidents and Complaints 4) Familiarity a) The Environmental Representative should be familiar with: i) Environmental aspects of the project ii) Environmental Management Plan iii) Best practice erosion and sediment control from: • Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05); and/or, • Erosion and Sediment Control Toolbox for Canterbury on Environment Canterbury website; and/or, • Best Practice Erosion and Sediment Control, International Erosion Control Association Best Practice Guidelines	conditions, as set out in QLDC Guidelines for Environmental Management Plans (June 2019), pages 9 and 10. This condition works alongside recommended condition ESC.14B and CON.8D.
CON.8B For development of the Lower Remarkables Transit Hub, construction noise must comply with the recommended upper	Rural properties and dwellings are located adjacent to the Transit Hub area. No noise

Condition	QLDC Comment
limits in Tables 2 and 3 of NZS6803:1999 Acoustics – Construction Noise. The long-term noise limits in that standard apply. Construction noise is to be measured and assessed in accordance with NZS6803.	conditions are currently proposed for the development. The condition aligns with the Noise Standards in Chapter 36 of the PDP for construction noise.
CON.8C The consent holder shall, at least 10 working days prior to the commencement of construction of the Lower Remarkables Transit Hub, undertake a letter drop to the owners/occupiers of neighbouring adjoining properties outlining expected work times, duration, and construction period as well as the contact details for the site management.	
CON.8D Prior to commencing ground disturbing activities, the consent holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements detailed on page 8 of the QLDC's Guidelines for Environmental Management Plans (June 2019). A record of inductions must be provided in the monthly reports required under ESC.14B.	This condition is required to ensure that staff are adequately informed of responsibilities throughout construction.
Spill Prevention and Incident Response Plan	
CON.9 1. A Spill Response Plan must be provided to the Otago Regional Council for certification at least 20 working days prior to the commencement of any construction works. 2. The Spill Response Plan must specify the management measures required to avoid, remedy, mitigate the adverse effects of, and minimise risks from, contaminant spills to: (a) The onsite environment; and (b) The offsite environment (including the health of neighbouring site users). The Spill Response Plan must be prepared by a suitably qualified and experienced professional.	No comment.
CON.10 1. The Spill Response Plan must include:	No comment.

Condition	QLDC Comment
(a) Identification of rapid containment measures that can be implemented onsite (including but not limited to deploying spill kits, temporary bunding, isolating the affected area); and (b) Identification of the training measures that are to occur to ensure all operators are appropriately trained to implement the measures identified in Condition CON.10(a). 2. Identification of the parties to be notified of any spill event (including but not necessarily limited to the site manager, the persons responsible for individual activities or areas of activities within the site, and relevant authorities).	
Construction Lighting	
CON.11 The Consent Holder must ensure that no construction related (external) lighting is utilised during the summer period of 1 November to 28 February (inclusive).	No comment.
CON.12 If summer construction activities have been delayed and are required to occur in the autumn period of 1 March to 31 May (inclusive), the following applies (in order of priority): (a) Construction related (external) lighting will not be used before sunrise or after sunset; then, (b) Construction related external lighting will only be used one (1) hour before sunrise and one (1) hour before sunset; then (c) The Consent Holder may request (in writing), the approval of the Consent Authority to use construction lighting between 7.00 am and 9.00 pm on up to (3) three days per week. The written request shall be accompanied by any written approval provided by the Department of Conservation to undertake lighting within the same timeframe under the Consent Holders concession.	No comment.
CON.13	No comment.

Condition	QLDC Comment
There must be no upward light spill during construction.	
Biosecurity	
CON.14 The Consent Holder must implement didymo decontamination procedures for vehicles, machinery and equipment at the following locations to prevent the spread of didymo: (a) After the last Rastus Burn stream crossing, before vehicles, machinery or equipment moves from the Rastus Burn into the Doolans Basin; and, (b) After use within the Doolans Creek Right Branch, before the vehicle, machinery or equipment moves through the Doolans Basin tributary streams. The procedures must be detailed in the Construction Environment Management Plan for the Alpine Project Area and a record of each decontamination event must be kept and made available to the Otago Regional Council upon request.	No comment.

6. EROSION AND SEDIMENT CONTROL

Condition	QLDC Comment
EROSION AND SEDIMENT CONTROL	
General	
ESC.1 The Consent Holder must establish and maintain erosion and sediment control measures during construction that are: (a) In general accordance with: (i) Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016	No comment.

Condition	QLDC Comment
(Auckland Council Guideline Document GD2016/005); (ii) Queenstown Lakes District Council Guidelines for Environmental Management Plans, June 2019; and, (iii) Department of Conservation and NZSKI Ltd. Protocol for the Rehabilitation of Natural Alpine Environments Following Ski Area Development.	
ESC.2 To minimise erosion, the Consent Holder must ensure, to the greatest extent practicable, that all clean water run-off from stabilised surfaces including catchment areas up gradient of the site is diverted away from the exposed areas via a stabilised system.	No comment.
ESC.3 All disturbed or cut vegetation, soil or debris must be placed in a position where it will not enter, nor cause erosion of, any water body.	No comment.
ESC.4 All erosion and sediment controls must be maintained in working order at all times.	No comment.
ESC.5 Vehicles, machinery and plant associated with construction activities must only use stabilised access points, and must be confined to the consented earthworks footprint shown in **Attachment A** or existing formed access tracks within the Remarkables Ski Area**.**	Attachment A needs a more specific reference.
ESC.6 Stockpiles of construction materials (for example, topsoil or rocks) must not exceed a height of 2 metres and must be temporarily stabilised using the methods identified in the certified Construction Environmental Management Plan.	No comment.
ESC.7 Soil-binding polymers must not be used anywhere within the alpine project area.	No comment.

Condition	QLDC Comment
Chemical Treatment	
ESC.8 Where chemical treatment forms part of the proposed erosion and sediment control measures, the Consent Holder must submit to the Consent Authority a Chemical Treatment Plan for certification to [Consent Authority] no later than 30 working days prior to commencement of the works requiring chemical treatment. Certification is required to verify that the Chemical Treatment Plan: (a) Includes actions, methods, monitoring programmes and trigger levels as appropriate to meet the objectives in Condition ESC.9; and (b) Satisfies the requirements set out in Condition ESC.10.	This requirement is not listed in Condition GC.8 and it is not clear whether this is certified by the regional council or territorial authorities.
ESC.9 The Chemical Treatment Plan must: (a) Identify the circumstances where chemical treatment is necessary to enhance the efficacy of sediment retention ponds and decanting earth bunds; and (b) Confirm details of the chemical treatment system.	No comment.
ESC.10 The Chemical Treatment Plan must, as a minimum, include: (a) An analysis of site soil reactivity to flocculants; (b) Design details of the flocculation system, including within which sediment retention ponds and decanting earth bunds flocculants will be used; (c) Monitoring (including pH and any other testing procedures) and maintenance (including post-storm) requirements, including a record keeping system; (d) Details of optimum flocculant dosage (including assumptions); and (e) Contact details of the person responsible for the operation and maintenance of the flocculation treatment	No comment.

Condition	QLDC Comment
system and the organisational structure to which this person will report.	
Erosion and Sediment Control Plan	
ESC.11 The Consent Holder must implement the Erosion and Sediment Control Plan referred to Condition GC.8, subject to any amendments that may be made under Condition GC.7.	No comment.
ESC.12 The objective of the Erosion and Sediment Control Plan is to set out erosion and sediment control measures for earthworks, including staging, temporary and permanent stabilisation, inspection, and maintenance. To achieve this objective, the Erosion and Sediment Control Plan must include: (a) A description of the construction activities to be undertaken, including staging; (b) The specific erosion and sediment control measures to be implemented to achieve the conditions of this consent, including their location, dimensions and capacity; (c) Supporting calculations and design drawings; (d) Catchment boundaries and contour information; (e) Location(s) of stabilised entranceway(s); (f) Details of temporary and permanent stabilisation, including (where relevant) how temporary structures will transition to permanent measures on site; and (g) The construction methodology for any stream works within the relevant works area. For the alpine project area, the Erosion and Sediment Control Plan must be in general accordance with the draft Erosion and Sediment Control Plan lodged [with the application for resource consent], except where amended to address the conditions of this consent or to address detailed design.	No comment.

Condition	QLDC Comment
Erosion and Sediment Control Monitoring	
ESC.13 The Consent Holder must ensure that all erosion and sediment control structures are inspected to identify any maintenance requirements, as follows: (a) Daily visual checks during active earthworks; (b) On a weekly basis; (c) During the period commencing 24 hours before any forecast rainfall event of 25 mm over the subsequent 24 hours; and (d) As soon as practicable following any rainfall event exceeding 25 mm over 24 hours.	No comment.
ESC.13A The Consent Holder (or nominated Contractor) shall undertake corrective actions to rectify issues identified by the site inspections. Each weekly inspection shall be recorded including date, observations and any corrective actions.	QLDC recommends a condition requiring corrective action where any issues arise.
ESC.14 The Consent Holder must maintain records detailing: (a) The date, time and results of the inspection undertaken in accordance with Condition ESC.13; (b) The erosion and sediment controls that required maintenance; and (c) The date and time when the maintenance was completed. ~~These records must be provided to the Consent Authority within 72 hours of a written request to do so.~~	QLDC recommends additional conditions to ensure that the territorial authorities are informed of any issues arising from site works monitoring.
ESC.14A A SQEP shall monitor the site monthly to ensure that the site is complying with the certified ESCP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the certified ESCP. The outcome of these inspections shall be included in the Monthly Environmental Report referenced in	

Condition	QLDC Comment
Condition ESC.14B.	
ESC.14B The consent holder shall complete and submit exception reporting to QLDC's Monitoring and Enforcement Team [and relevant contact at CODC] in the form of a Monthly Environmental Report. The Monthly Environmental Report shall be submitted to Council's Monitoring and Enforcement Team within five (5) working days of the end of each month.	
ESC.14C In accordance with page 9 of the QLDC's Guidelines for Environmental Management Plans (June 2019), where any Environmental Incident where the measure(s) in the certified ESCP have failed leading to any adverse environmental effects offsite occurrences the consent holder shall: (a) report to rcmonitoring@qldc.govt.nz [or where relevant contact at CODC] details of any Environmental Incident within 12 hours of becoming aware of the incident; (b) provide an Environmental Incident Report to QLDC [or where relevant contact at CODC] within 10 working days of the incident occurring as per the requirements outlined in QLDC's Guidelines for Environmental Management Plans (June 2019)	
ESC.15 Erosion and sediment control measures must only be removed: (a) Once the corresponding catchment area has been permanently stabilised; or (b) When in accordance with the certified Erosion and Sediment Control Plan.	No comment.

7. EARTHWORKS

Condition	QLDC Comment
EARTHWORKS	
EW.1 Detailed design plans and drawings for earthworks necessary to establish the Remarkables Ski Area Upgrades and Doolan Expansion Project must be provided to the Consent Authority at least 20 working days prior to any earthworks commencing on the site.	No comment.
EW.2 The design must be in general accordance with that shown on the following plans: (a) Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Access and Transportation Proposed Car Park B and Boneyard, Sheet E153, Drawing Reference A30043_E7 Revision K, dated 6 May 2026. (b) Southern Land Remarkables Area Upgrades & Doolans Basin Expansion Rastus Burn Wastewater Treatment Facility Proposed Infrastructure, Sheet E202, Drawing Reference A30043_7, Revision K, dated 6 May 2026. (c) Southern Land Remarkables Area Upgrades & Doolans Basin Expansion Rastus Burn Base Area Extension Cut and Fill, Sheet E352, Drawing Reference A30043_7, Revision K, dated 6 May 2026. (d) Southern Land Remarkables Area Upgrades & Doolans Basin Expansion Rastus Burn Access Roads and Utilities Cut and Fill, Sheet E402, Drawing Reference A30043_7, Revision K, dated 6 May 2026. (e) Southern Land Remarkables Area Upgrades & Doolans Basin Expansion Gondola Mid Station Cut and Fill, Sheet E456, Drawing Reference A30043_7, Revision K, dated 6 May 2026. (f) Southern Land Remarkables Area Upgrades & Doolans Basin Expansion Gondola Mid Station Cut and Fill, Sheet E502, Drawing Reference A30043_7, Revision K, dated 6 May 2026. (g) Southern Land Remarkables Area Upgrades & Doolans Basin Expansion Doolans Gondola, Cabin Building and Learners Area Cut and Fill, Sheet E552, Drawing Reference A30043_7, Revision K, dated 6 May 2026. (h) Southern Land Remarkables Area Upgrades & Doolans Basin Expansion Doolans Water Intake and Access Cut and Fill, Sheet E552, Drawing Reference A30043_7, Revision K, dated 6 May 2026.	This condition may need to be reviewed for currency.

Condition	QLDC Comment
along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design.	
EW.3 1. The detailed design plans and drawings must include but not be limited to: (a) Confirmation of the earthworks cut / fill balance; (b) Confirmation of the location and staging of earthworks; (c) Cut and fill batters and height details; (d) Slope stability design considerations; (e) Retaining wall design; (f) Stockpile requirements; (g) Identification of onsite reuse of excavated material; (h) Identification of offsite disposal of excavated material; (i) Drainage requirements; and (j) Testing requirements.	No comment.
EW.3A Where retaining structures are required, retaining wall design specified in EW.3 shall ensure that retaining walls are finished with gabion baskets or stone-facing of any concrete structures.	Additional condition reflects QLDC's landscape advice.
EW.4 All earthworks must be carried out in accordance with best practice operations and in accordance with the Construction Environmental Management Plan and Erosion and Sediment Control Plans requires by Condition GC.9.	No comment.
EW.5 If during earthworks any significant water (resulting in pooling or runoff) is found within cuts that are not already designated for water crossings (culverts, fords or splash crossings), works must cease until a suitably qualified and	No comment.

Condition	QLDC Comment
experienced hydrologist or wetland specialist has inspected the cut and confirmed whether further actions (including mitigation measures or the use of additional crossings) is required to maintain the hydrological connectivity of the water with the surrounding waterbodies and/or wetlands.	
EW.6 Trenching for the installation of servicing and utilities will be limited to a length of 150m per working construction face.	No comment.
EW.7 Trenching for the installation of services and utilities within the Curvey Basin access track must be contained within the existing access track.	No comment.

8. TERRESTRIAL ECOLOGY

Condition	QLDC Comment
TERRESTRIAL ECOLOGY – ALPINE PROJECT AREA	
Terrestrial Ecology Management Plan	
ECO.1 The Consent Holder must implement the Terrestrial Ecology Management Plan referred to Condition GC.8, subject to any amendments that may be made under Condition GC.7.	No comment.
ECO.2 The objective of the Terrestrial Ecology Management Plan is to identify how the potential adverse effects of the Remarkables Ski Area Upgrades and Doolan Expansion Project on the terrestrial ecology and biodiversity values (excluding lizards) within the alpine project area and its surrounds will be appropriately managed. To achieve this objective, the Terrestrial Ecology Management Plan must be in general accordance with the draft Terrestrial Ecology Management Plan lodged [with the application for resource consent] and must include:	No comment.

Condition	QLDC Comment
(a) Details of the location, extent, and type of mitigation works, including lead-in times, implementation timeframes, and duration of maintenance; (b) Details of what components of the Terrestrial Ecology Management Plan apply to construction related activities only, and those which are required to continue when construction has been completed; (c) Staff training requirements and procedures; (d) Signage requirements; (e) Monitoring, reporting, and review procedures, including triggers for remedial action if performance standards are not met; and (f) Detailed contents and performance indicators in relation to the following: (i) Vegetation management – to provide the approach for managing and monitoring flora values associated with vegetation clearance and / or earthworks, and guides impact management for vegetation clearance and or / earthworks, including methodology (and training) for translocating plant species (including the requirements set out in Condition ECO.10 of this resource consent); (ii) Species identification – to document a methodology for the identification of the plant species set out in Condition ECO.10 of this resource consent; (iii) Wetland management – to ensure the hydrological functioning of natural inland wetlands are maintained by providing the approach for managing and monitoring natural inland wetland values (including the requirements set out in Condition ECO.31 to ECO.41 of this resource consent); (iv) Stream management – to set out how the connectivity of streams will be maintained, and to describe how disturbed stream banks will be remediated following the completion of construction work, as required by Condition FEW.4 of this resource consent; (v) Weed management– to ensure that no new exotic species are introduced to the wider landscape and existing exotic species are controlled to ensure no increase in current population / distribution by outlining the methods and protocols to be implemented to monitor and minimise the risk of weeds (including the requirements set out in Condition ECO.20 of this resource consent). The weed management component of the management plan must also detail actions for undertaking weed	

Condition	QLDC Comment
incursion response and monitoring; (vi) Invertebrate management - which outlines the methods that will be used to minimise the effects of the project on invertebrates through provision of appropriate habitat; and (vii) Avifauna management – which outlines how avifauna are to be managed, including in respect of the requirements of Conditions ECO.21 to ECO.25. *Advice Note: The management of lizards is subject to a separate management plan and suite of resource consent conditions.*	
Amendments to the Terrestrial Ecology Management Plan	
ECO.3 Any amended version of the Terrestrial Ecology Management Plan must as a minimum: (a) Remain consistent with the objectives of the Terrestrial Ecology Management Plan as set out in Condition ECO.2; and (b) Where the activities are to occur on land that is not owned by the Consent Holder, include details of the access rights necessary to carry out all terrestrial ecology management and mitigation measures; (c) Include maps or visual tools at a scale which clearly identify the location and extent of any proposed management and mitigation measures; (d) Include details of monitoring and reporting to the relevant Consent Authority prior to, during and post-construction and operation to determine if the Terrestrial Ecology Management Plan objectives and the performance measures are being met; and (e) Include details of the roles and responsibilities of key staff responsible for implementing the Terrestrial Ecology Management Plan and procedures for training of contractors and other project staff regarding the Terrestrial Ecology Management Plan.	No comment.
Terrestrial Ecology Management Plan Reporting	

Condition	QLDC Comment
ECO.4 By 30 June each year the Consent Holder must engage a suitably qualified and experienced ecologist to prepare an annual Terrestrial Ecology Monitoring Report that covers activities addressed in the Terrestrial Ecology Management Plan for the previous year. The Terrestrial Ecology Monitoring Report must be submitted to the Otago Regional Council (in respect of wetlands), Queenstown Lakes District Council and Central Otago District Council by 30 August each year until all of the objectives of the Terrestrial Ecology Management Plan have been met. -	No comment.
ECO.5 The Terrestrial Ecology Monitoring Report must include: (a) A description of the works and other actions completed by the Consent Holder in the previous twelve months; (b) The methods for monitoring for, and recording, any increase in bird strike of Threatened or At Risk bird species, with any increase resulting in further deterrent measure being implemented; (c) Where aspects of the Terrestrial Ecology Management Plan have not been implemented in accordance with expected timeframes, the reasons why, and the measures that have been taken by the Consent Holder to address the shortcomings; (d) An assessment of the effectiveness of the Terrestrial Ecology Management Plan in achieving their objectives and performance indicators. Where the Terrestrial Ecology Monitoring Report identifies that the performance indicators have not been achieved or maintained the Report must include: (i) The reasons why the performance indicators have not yet been achieved; (ii) Specific measures that have already been implemented, or are required to be implemented to address the failure to achieve performance indicators; and (e) Details of any amendments needed to the Terrestrial Ecology Management Plan or any other related management plan.	No comment.
Vegetation Clearance / Earthworks	

Condition	QLDC Comment
ECO.6 No earthworks can occur outside of the earthworks / disturbance extent shown on **in Attachment A** unless this would result in a reduced footprint and a reduction in terrestrial ecology effects. Any changes to the disturbance footprint must be surveyed in accordance with Condition ECO.8, and the rationale for these changes must be included in a written report in accordance with Condition ECO.9.	No comment.
ECO.7 At least 10 working days prior to undertaking vegetation clearance or earthworks within the project disturbance area **(Attachment A)**, the Consent Holder must: (a) Engage a suitably qualified and experienced ecologist to delineate and mark the proposed disturbance footprint; and (b) Undertake an ecology survey (or surveys) in accordance with Condition ECO.8, including the identification of any weed species. (c) Identify and delineate comparable habitat outside of the disturbance footprint suitable for the translocation of indigenous flora species that are to be moved from the disturbance area in accordance with Condition ECO.8(b).	No comment.
ECO.8 Prior to undertaking vegetation clearance / earthworks the Consent Holder must ensure that an ecology survey is undertaken by one or more suitably qualified and experienced ecologist(s). The purpose of the ecology survey is to: (a) Record and delineate the location of all indigenous flora species to be translocated in accordance with Condition ECO.10 of this resource consent; (b) Document and record where the plant species should be translocated to; and (c) To provide advice and recommendations in respect of any alteration to the disturbance footprint that may occur during construction, and document how the altered disturbance footprint will reduce terrestrial ecology effects; (d) Physically mark out the wetland edge and setbacks (10 m) utilising the delineated boundaries and indicators of onsite vegetation, soils and hydrology.	No comment.

Condition	QLDC Comment
ECO.9 Within 20 working days of any ecology survey being undertaken, the Consent Holder must provide the Queenstown Lakes District Council (in respect of activities in the Rastus Burn) and the Central Otago District Council (in respect of activities in the Doolans Basin) with written report(s) that include: (a) The findings of the ecology survey(s) required by Condition ECO.8, including the GPS information or NZTM coordinates of the surveyed area; (b) The details and rationale of any changes to the disturbance footprint resulting from the ecology survey; (c) The details of the species found within the disturbance footprint; and (d) The details of the comparable habitat selected (including GPS information or NZTM coordinates) for the translocation of the species required to be translocated in accordance with Condition ECO.10.	No comment.
ECO.10 Prior to undertaking vegetation clearance / earthworks within the disturbance footprint delineated in accordance with Condition ECO.9, a suitably qualified ecologist must: (a) Translocate all "Threatened", "At-Risk – Declining" and "Taonga" plant species [TBC following discussions with Kā Rūnaka] listed in **Attachment B** into suitable and comparable habitat; (b) Translocate up to 500 clusters of each 'At Risk – Naturally Uncommon' and 'Data Deficient' plant species listed in **Attachment C** into suitable and comparable habitat; and (c) Translocate all invertebrate host specific "Not Threatened" plant species (not addressed by (a) and (b) above) in accordance with the same methodology for 'At Risk – Declining' and 'Threatened' plant species. This applies to all species within the *Cardamine* genus, *Aciphylla aurea*, and *Aciphylla latipinna*. These host specific plant species must be identified in the Terrestrial Ecology Management Plan.	No comment.
ECO.11 The habitats where translocated plant species are to be planted must be located as close as practicable to the donor site.	No comment.

Condition	QLDC Comment
ECO.12 During vegetation clearance / earthworks, rehabilitation resources including topsoil, subsoil, vegetation, and rocks must be identified and salvaged where possible to be re-used during rehabilitation, subject to the exceptions set out in Condition ECO.20(e).	No comment.
ECO.13 All stockpiled material must be contained within the disturbance footprint and not to be deposited atop any indigenous vegetation.	No comment.
ECO.14 All batter slopes / exposed surfaces must be revegetated as contiguous mats using vegetation (not already subject to the requirements of ECO.10 (a) and (b)) removed within the disturbance footprint in accordance with the "*Protocol for the Rehabilitation of Natural Alpine Environments Following Ski Area Development*" (**Attachment D** to this resource consent). In addition to adhering to the "*Protocol for the Rehabilitation of Natural Alpine Environments Following Ski Area Development* ", the following must also be adhered to: (a) Where practicable, removed vegetation is to be placed within one movement onto a suitable revegetation surface; (b) Where a single movement is not practicable, vegetation should only be stored upright and for no longer that one day before being placed onto a suitable revegetation surface; (c) Revegetation sites must be delineated and approved by a suitably qualified ecologist prior to receiving any excavated material; and (d) All works are to be carried out by contractors trained by a suitably qualified ecologist experienced in vegetation translocation and revegetation. Translocation and re-vegetation works must be overseen by a suitably qualified ecologist .	No comment.
ECO.15 Vegetation must be translocated in tracts of vegetation material as large as possible, to ensure as much of the habitat and ground dwelling terrestrial invertebrates are preserved.	No comment.

Condition	QLDC Comment
ECO.16 All species - specific plant translocations (those required by Condition ECO.10 (a) of this resource consent) must achieve a minimum 60 % survival rate after seven years.	No comment.
ECO.17 Community vegetation translocation / remediation (those required by Condition ECO.10 (b) of this resource consent) must achieve a 60 % indigenous cover rate after seven years.	No comment.
ECO.18 All plant translocations undertaken in accordance with Condition ECO.10 must be monitored on an annual basis for three years, and biennially for a further four years. The monitoring must be undertaken in accordance with the methodology set out in the Terrestrial Ecology Management Plan (Condition ECO.2 of this resource consent) and reported in accordance with the requirements of the Terrestrial Ecology Monitoring Report (Condition ECO.5 of this resource consent).	No comment.
ECO.19 Where the monitoring required by Condition ECO.18 identifies that the survival rates do not achieve the requirements of Conditions ECO.16 and ECO.17, direct sowing or dispersal of indigenous locally sourced seed into disturbed substrate will be trailed on an experimental basis and continued where survival is observed for another seven year period. If survival of the seeds / plants is observed, then monitoring required by ECO.18 is required to continue until the survival rates required by ECO.17 are achieved.	No comment.
Weed Management	
ECO.20 In addition to the weed management requirements of the Terrestrial Ecology Management Plan (Condition ECO.2(e)(v) of this consent), the Consent Holder must adhere to the following requirements: (a) Identify all weed incursions (with the methods identified in the Terrestrial Ecology Management Plan) within the disturbance footprint and adjacent areas and remove these weeds;	No comment.

Condition	QLDC Comment
(b) Soil from outside of the project area must not be brought onto the site to be used in construction activities; (c) Prior to any machinery or equipment entering the project area, it must be checked for soil that could contain seeds or exotic plants, and all such soil must be removed; (d) Establish a quarantine area near the Remarkables Ski Field Base to enable checks and cleaning of machinery and equipment prior to entering the project area; and (e) Soil excavated from the Rastus Burn Base Building earthworks site must not be moved upslope, or between catchments. (f) For any other areas, soil must not be moved more than 100 vertical metres upslope, or between catchments. Cleaning must be undertaken and documented in accordance with the document titled '*KEEP IT CLEAN - best practice guide #A16'* produced by National Pest Control Agencies, ISBN 978-1-877474-54-5, June 2013 or any subsequent version of the guide (in which case the latter version prevails).	
Avifauna Management	
ECO.21 Where works take place within the breeding season for karearea (August-May) or pihoihoi (August-February), nesting habitat within the disturbance footprint for both species are to be surveyed ahead of time (no longer than 8-days prior to disturbance) and any nests identified.	No comment.
ECO.22A 1. Where disturbance works occur within period 1 August to 31 May (inclusive), the disturbance footprint must be surveyed prior to disturbance activities occurring to identify any kārearea / New Zealand falcon (*Falco novaeseelandiae*)nests or unfledged chicks. This survey must be undertaken by a suitably qualified ecologist / ornithologist and occur no longer than five days (including non-working days) prior to disturbance activities commencing. Where disturbance activities could result in a direct disturbance to a nest or individual kārearea unless otherwise specified by a suitably qualified and experienced ecologist, a 200m exclusion zone must be established around the nest site and no works shall occur within this exclusion zone until the chicks have	No comment.

Condition	QLDC Comment
fledged; 2. All works required under Condition ECO.22A(1) must be undertaken and managed by a suitably qualified and experienced ecologist / ornithologist and in accordance the best practice capture, handling and release measures set out in the Department of Conservation's New Zealand National Bird Banding Scheme bird bander's manual.	
ECO.22B 1. Where disturbance works occur within period 1 August to 28 February (inclusive) (the pihoihoi / New Zealand pipit (*Anthus novaeseelandiae*) breeding season) the following actions must be undertaken: (c) Prior to vegetation clearance / disturbance works a suitably qualified and experienced ecologist / ornithologist must undertake a survey to identify any pihoihoi nests within the disturbance footprint and an area of 50m around the disturbance footprint. This survey must be undertaken within five days (including non-working days) of vegetation clearance / disturbance works commencing. (d) If no nests are identified during the survey required by Condition ECO.22B(1)(a), vegetation clearance / disturbance works may proceed, provided the vegetation clearance / disturbance works occur within five days of the survey. (e) If the survey required by Condition ECO.22B(1)(a) identifies suitable pihoihoi habitat below 1,700m above sea level but no nests are present and vegetation clearance / disturbance works are scheduled to occur more than five days following the nest survey, the following actions must be undertaken to remove suitable nesting habitats within the disturbance footprint: (i) Vegetation must be reduced within the disturbance footprint to a height of 20 cm in locations, identified by a suitably qualified and experienced ecologist / ornithologist, where there is suitable pihoihoi nesting habitat; (ii) The vegetation reduction required by Condition ECO.22B(1)(c)(i) must be undertaken within five days of the survey required by Condition ECO.22B.1(a) occurring; (iii) The area where the vegetation reduction is required (Condition ECO.22B(1)(c)(i)) must be clearly marked;	No comment.

Condition	QLDC Comment
(iv) Following the completion of the vegetation reduction required by Conditions ECO.22B(c)(i) to (iii), disturbance works may occur within the footprint where vegetation reduction has occurred for the remainder of the construction season unless pihoihoi nests are identified within the area after the vegetation reduction has occurred (where the requirements of Condition 22B(1)(d) will apply). If, during the construction season, there is extensive regrowth of tussock that would result in the re-establishment of viable pihoihoi nesting habitat (characterised as natural tussock form and density, greater than 40 cm in height), the requirements of Conditions ECO.22B(1)(c)(i) to (iii) apply. (f) If the survey required by Condition ECO.22B(1)(a) identifies a pihoihoi nest or nests within the disturbance footprint, the following actions must be undertaken: (i) Where practicable, disturbance of the nests should be avoided; (ii) Where avoidance in accordance with Condition ECO.22B(a)(d)(i) is not practicable, the nest must be removed and eggs destroyed to encourage renesting outside of the disturbance footprint. If nests / eggs are to be destroyed, then the following methodology must be followed: • The eggs must be collected, recorded (including date, time, location and number of eggs), transported in a protective and insulated casing and candled to ascertain each of the eggs relative development; • If the embryo is considered, by a suitably qualified and experienced ecologist / ornithologist, to be less than 80% developed, the egg must be placed in a standard freezer (-180°C) for 24 hours; • If the embryo is observed to be more than 80% developed, the egg will be destroyed via controlled and instantaneous crushing; and • All destroyed eggs must be provided to the Department of Conservation. (g) If the survey required by Condition ECO.22B(1)(a) identifies a pihoihoi nest or nests outside of the disturbance footprint but within the 50m buffer: (i) Monitoring of the identified nest(s) must be undertaken by a suitably qualified and experienced ecologist / ornithologist;	

Condition	QLDC Comment
(ii) If the nest(s) is observed to be abandoned (more than six hours of inactivity), the a suitably qualified and experienced ecologist / ornithologist must record the date, time, location, number of eggs and distance from the nest to the nearest point of disturbance. The eggs must be destroyed in accordance with the methodology set out in Condition ECO.22B(1)(d)(ii); (iii) If works within the disturbance footprint do not cease for more than five days (including working days) and works have not increased in extent and a pihoihoi then establishes a nest within 50m of the disturbance footprint, no further action is required to be undertaken. (iv) All losses of eggs must be recorded and be compensated for. The Terrestrial Ecology Management Plan must set out the process for determining the quantum of compensation for any loss of eggs. 2. All works required under Condition ECO.22B(1) must be undertaken and managed by a suitably qualified and experienced ecologist / ornithologist and in accordance the best practice capture, handling and release measures set out in the Department of Conservation's New Zealand National Bird Banding Scheme bird bander's manual.	
ECO.23 The following measures must be undertaken, under the supervision of a suitably qualified and experienced ecologist / ornithologist, to minimise the potential for kea (*Nestor notabilis*) interaction: (a) All tools, consumable items, and loose or soft constructions material must be secured to make them inaccessible to kea; (b) Interactions with kea must be avoided to the extent practicable, and otherwise minimised to reduce potential habituation; and (c) If kea become a nuisance kea safe 'playgrounds' must be installed to distract kea during work hours. All measures must remain in place until construction in the affected area has been completed.	No comment.
ECO.24 To reduce plant community degradation, species smothering and harmful ingestion of rubbish by kea (*Nestor notabilis*), the following measures must be implemented:	No comment.

Condition	QLDC Comment
(a) Rubbish bins associated with the activities authorised by this resource consent must not be stored externally; and (b) Annual rubbish collections must be undertaken within, and adjacent to, all tracks and ski area infrastructure.	
ECO.25 The Consent Holder must: (a) Ensure that external window finishes of the Doolans Base Building are designed to break up the line of sight to reduce the potential for bird strike; (b) Ensure that the design of the windows on the Doolans Base Building are reviewed by a suitably qualified and experienced ecologist / ornithologist to confirm that that the windows have been designed to break up the line of sight in a manner that reduces the potential for bird strike; (c) Monitor for bird strike on the Doolans Base Building. This monitoring must occur for the first five years following construction of the Doolans Base Building; and (d) Should the monitoring required by Condition ECO.25(c) identify bird strike of "Threatened" or "At Risk" bird species, deterrent measures must be implemented. The potential additional deterrent measures must be identified in the Terrestrial Ecology Management Plan.	No comment.
Lizard Management	
ECO.26 Prior to the commencement of any vegetation clearance within the areas identified as McCann's Skink habitat in **Attachment E**, the consent holder shall ensure that the area authorised for vegetation clearance is clearly identified and marked on site (plus a 1 metre buffer).	No comment.
ECO.27 1. The consent holder must ensure that vegetation within the marked clearance area identified in Condition ECO.26 is progressively trimmed to a height of approximately 40 centimetres using a scrub cutter fitted with a	No comment.

Condition	QLDC Comment
line trimmer attachment, prior to the vegetation clearance occurring. 2. Vegetation Trimming required by ECO.27(1) must not occur in increments exceeding 20cm. A period of seven days must pass between trimming increments (or a shorter period as approved by a suitably qualify and experienced ecologist). 3. Once the initially trimmed vegetation has dried, being approximately seven days after the initial trim, the Consent Holder must ensure that the area is trimmed again using a scrub cutter fitted with a circular metal blade to reduce the vegetation height to approximately 20 centimetres. 4. Alternative scrub-cutting methodologies may be used where a suitably qualified and experienced ecologist determines that such methodologies will achieve the same or a better ecological outcome. For the avoidance of doubt, mulching or mowing must not be used to achieve vegetation reduction within the clearance area.	
ECO.28 Any earthworks or vegetation clearance within the area of McCann's Skink habitat (shown in **Attachment E)** must not commence until the temperature at the earthworks or vegetation clearance site has reached a minimum of 14 degrees C.	No comment.
Lizard Management Plan	
ECO.29 The Consent Holder must implement the Lizard Management Plan and Car Park 3 Lizard Management Plan referred to in Condition GC.9, subject to any amendments that may be made under Condition GC.8. *Advice note: For the purposes of conditions ECO.29 – ECO.30, references to "lizards" only applies to native lizards that are protected under the Wildlife Act 1953 and "lizard habitat" has a corresponding meaning.*	No comment.
ECO.30 1. The objectives of the Lizard Management Plan and the Car Park 3 Lizard Management Plan are to ensure effects on lizards are managed and/or compensated in an ecologically appropriate manner. 2. To achieve the objectives, the Lizard Management Plan must be in general accordance with the Lizard	No comment.

Condition	QLDC Comment
Management plan lodged [with the application for resource consent] and must include: (a) A description of the lizard values of the site; (b) Identification of the actual and potential effects of the Remarkables Expansion Project; and (c) A description of the effects management and compensation proposed to ensure the objective of the Lizard Management Plan is being met. 3. To achieve the objectives, the Car Park Lizard Management Plan must include details of: (a) The lizard values of the site, informed by gee minnow trapping and manual habitat searching; (b) Identification of the actual and potential effects of the proposed earthworks within Car Park 3; and, (c) A description of the effects management proposed to ensure the objective of the Lizard Management Plan is being met. 4. The Lizard Management Plan and the Car Park Lizard Management Plan must be prepared in accordance with the Department of Conservations guidelines and model for producing management plans for New Zealand lizards (2018).	
Natural Inland Wetland Management	
ECO.31 At least 40 working days prior to the construction of any natural inland wetland crossing (including utilities trenching), the Consent Holder must provide to the Otago Regional Council: (a) Location of the crossing; (b) Detailed engineering designs of the structures; (c) An assessment confirming that the crossing / trenching will maintain the hydrological functioning of the wetland; (d) Construction methodology (including rehabilitation);	No comment.

Condition	QLDC Comment
(e) A statement of when construction will start and when it is expected to end; and (f) Contact details for site representative. The information provided to the Otago Regional Council must include a review of the wetland crossing information by a suitably qualified and experienced hydrologist and wetland ecologist that confirms the crossing or utilities trenching will maintain the hydrological functioning and connectivity of the wetland.	
ECO.32 All natural inland wetland crossings must be constructed in general accordance with the detailed design plans and drawings.	No comment.
ECO.33 Within 10 working days of the completion of construction of each natural inland wetland crossing, each crossing must be inspected by a suitably qualified hydrologist and / or ecologist and confirmation that the design has been implemented correctly and is functioning as anticipated must be provided to the Otago Regional Council.	No comment.
ECO.34 If the works to construct a wetland crossing require the temporary taking, use, damming or diversion of water around the work site, or discharges of water into the water around a work site: (a) The activity must be undertaken during a period when there is a low risk of flooding; and (b) The activity must be undertaken only for as long as necessary to achieve its purpose.	No comment.
ECO.35 Photographic and quadrat monitoring points must be established for all natural inland wetlands located within 10 m of the works footprint, as delineated in Condition ECO.8. Photographs must be taken: (a) Before earthworks or vegetation clearance within 10m of the wetland commence; and (b) Within 7 days of the earthworks or vegetation clearance works within 10m of the wetland being completed In addition to (a) and (b), photographic monitoring points and quadrats (including a full walkover, recording species	No comment.

Condition	QLDC Comment
cover) must be established at locations both upstream and downstream of each wetland crossing to monitor ecological change in wetland vegetative composition. Monitoring must be undertaken on an annual basis for 3 years and then biennially for a further 4 years. The monitoring must be undertaken by a suitably qualified and experienced ecologist. If the photographs or quadrat walkover shows natural inland wetland loss or altered hydrological condition attributable to the works authorised by this resource consent, the Consent Holder must, within 20 working days, implement remedial measures to address the loss or altered hydrological condition of the natural inland wetland. Once the remedial measures have been established, the photographic and quadrat monitoring must be further undertaken on an annual basis for 3 years and then biennially for a further 4 years.	
ECO.36 Any activity authorised by this consent: (a) Must not result in the discharge of any contaminant (aside from water) to any natural inland wetland in circumstances; (b) Must not increase the level of flood waters that would, in any flood event (regardless of probability), inundate all or any part of the 1% AEP floodplain; and (c) Debris and sediment must not be placed— (i) Within a setback of 10 m from any natural inland wetland; or (ii) In a position where it may enter any natural inland wetland.	No comment.
ECO.37 1. During and after any works within, or within 10 metres of, a natural inland wetland, erosion and sediment control measures must be applied and maintained at the site of the activity to minimise adverse effects of sediment on natural inland wetlands; 2. The measures must include stabilising or containing soil that is exposed or disturbed by the activity as soon as practicable after the activity ends; 3. The measures referred to in (b) must remain in place until vegetation covers more than 80% of the site; and	No comment.

Condition	QLDC Comment
4. If the activity is vegetation clearance, revegetation must commence within three (3) months.	
ECO.38 1. All machinery, vehicles, and equipment used for undertaking any activity authorised by this consent, must be cleaned before entering any natural inland wetland (to avoid introducing pests, unwanted organisms, or exotic plants); 2. Machinery that is used for the activity must sit outside a natural inland wetland; and 3. The mixing of construction materials, and the refuelling, maintenance and parking of vehicles, machinery, and equipment, must be done outside a 10 m setback from any natural inland wetland.	No comment.
ECO.39 1. Any activity authorised by this consent must not prevent the public from continuing to access the natural inland wetland (unless that is required to protect the health and safety of the public or the persons undertaking the activity); 2. No later than 5 days after any activity within 10 metres of the any wetland is completed; (a) All debris, materials, and equipment relating to the activity must be removed from the site; and 3. The site must be free from litter.	No comment.
ECO.40 Prior to works occurring within 10m of a natural inland wetland, appropriate erosion and sediment control must be implemented on the downgradient side of permeable access roads to prevent discharges into wetlands. These erosion and sediment control measures must be documented in the erosion and sediment control plan required by condition GC.8.	No comment.
ECO.41 All works within natural inland wetlands must be undertaken in stages such that each disturbed section is	No comment.

Condition	QLDC Comment
completed and reinstated within the same working day unless otherwise certified by a suitably qualified hydrologist.	
Structural Integrity	
ECO.42 All natural wetland crossings must be designed, constructed and maintained to conform to standard engineering practices and at all times be maintained to a safe and serviceable standard.	No comment.
Terrestrial Ecology General	
ECO.43 The Consent Holder must ensure that lead based materials and finishes are not used in construction or maintenance of any infrastructure.	No comment.
TERRESTRIAL ECOLOGY – LOWER REMARKABLES TRANSIT HUB	
Car Park B	
ECO.44 The Consent Holder must prepare and implement the Lower Remarkables Transit Hub Car Park Rehabilitation Plan referred to Condition GC.8, subject to any amendments that may be made under Condition GC.7.	No comment.
ECO.45 The objective of the Car Park Rehabilitation Plan is to actively rehabilitate the area of land identified in **Attachment F** with high diversity grey shrubland. To achieve the objective, the Car Park Rehabilitation Plan must include details of: (a) Plant species, spacing and grade and densities;	No comment.

Condition	QLDC Comment
(b) Growing medium; (c) Site preparation requirements before rehabilitation works commence; (d) Weed management; and, (e) Reporting and monitoring requirements.	
ECO.46 Planting undertaken in accordance with the Lower Remarkables Transit Hub Rehabilitation Plan must be monitored for a period of three years and until an 80% survival rate has been achieved.	No comment.
ECO.47 Where vegetation clearance within Car Park B is proposed to occur between the period 1 August to 28 February (inclusive) a survey must be undertaken by a suitability qualified and experienced ecologist / ornithologist to determine whether nests of any indigenous avifauna species are present. If nests of indigenous avifauna species are detected during the survey, vegetation clearance must not occur between 1 August and 28 February to avoid the breeding season. Where this is not practicable, a wildlife act authority must be obtained.	No comment.
ECO.48 Prior to works commencing in Car Park B, the Consent Holder must obtain a wildlife permit from the Department of Conservation to catch, handle, salvage and relocate absolutely protected wildlife (lizards) from Car Park B. *Advice Note: A copy of this wildlife permit shall be provided to Queenstown Lakes District Council*	No comment.
ECO.49 The objective of the Lower Remarkables Transit Hub Lizard Management Plan is to ensure effects on lizards are managed and/or compensated in an ecologically appropriate manner. To achieve the objective, the Lower Remarkables Lizard Management Plan must include details of:	No comment.

Condition	QLDC Comment
(a) The lizard values of the site; (b) The actual and potential effects of the works on the lizards species present; and, (c) Reporting and monitoring requirements.	

9. FRESHWATER ECOLOGY

Condition	QLDC Comment
FRESHWATER ECOLOGY AND HYDROLOGY	
Freshwater Ecology Management	
FEW. 1 Where works are undertaken within any watercourse, or within 10m of a watercourse, the Consent Holder must implement and maintain erosion and sediment control measures that are: (a) In general accordance with: (i) Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005); (ii) Queenstown Lakes District Council Guidelines for Environmental Management Plans, June 2019; (iii) Department of Conservation and NZSKI Ltd. Protocol for the Rehabilitation of Natural Alpine Environments Following Ski Area Development; (iv) The Ministry for the Environment National works in waterways guideline (2021) (b) In general accordance Construction Environmental Management Plan by Enviroscope (2026) submitted as part of the Fast Track Substantive Application and updated to reflect the conditions of this consent.	No comment.

Condition	QLDC Comment
FEW.2 The consent holder must ensure that the Erosion and Sediment Control Plan (required by Conditions ESC.11 and ESC.12) documents the erosion and sediment control measures to be implemented to ensure compliance with Condition FEW.1	No comment.
FEW.3 1. All machinery, vehicles, and equipment used for undertaking any activity authorised by this consent, must be cleaned before entering any stream (to avoid introducing pests, unwanted organisms, or exotic plants); 2. Machinery that is used for the activity must sit outside the stream, unless it is necessary for the machinery to enter the stream to achieve the purpose of the activity; 3. The mixing of construction materials, and the refuelling, maintenance and parking of vehicles, machinery, and equipment, must be done outside a 10 m setback from any stream.	No comment.
Streambank Remediation	
FEW.4 All disturbed stream banks must be protected with geotextile matting and replanted with locally sourced native tussock grasses at 1 metre spacings.	No comment.

10. HYDROLOGY AND INSTREAM STRUCTURES

Condition	QLDC Comment
HYDROLOGY AND INSTREAM STRUCTURES	

Condition	QLDC Comment
Weir Construction	
WAT.1 1. Detailed design plans and drawings for water intake structure necessary to service the Project must be provided to the Otago Regional Council and Central Otago District Council at least 40 working days prior to any associated construction works commencing. 2. The designs must be in general accordance with those detailed in the Appendix B of the Stantec New Zealand Limited report titled "*Remarkables Ski Area Expansion Project Water Intake Concept Report"* and dated 29 April 2026, along with any changes made to the preliminary / concept level design plans as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: (a) Confirmation of the timing of the construction of the water intake structure within the development stages of the Project; (b) Layouts, dimensions, and operational design details of the intake structure, including (but not limited to): (i) Dimensions for the intake weir structure; (ii) Dimensions and layout of wing wall and scour protection measures; (iii) Details of the overflow/flushing chamber and sediment flushing return pipe to the creek; (iv) Low head pump selection and dimensions which confirm the dimensions of the OF-chamber (v) Diameter, rout and material for the rising main and low head pump chamber to the main pump building (c) Measures and methods that are to be implemented to ensure works within the bed of Doolans Creek are minimised as far as practicable; and (d) Measures and methods that are to be implemented to ensure adverse erosion and sediment control effects are avoided and / or managed appropriately.	No comment.
WAT.2 The water intake structure must be constructed in general accordance with the detailed design plans and drawings.	No comment.

Condition	QLDC Comment
WAT.3 Earthworks associated with the construction of the weir must only be undertaken when the flow in the Nevis River, at the Wentworth Station flow recorder site, is less than 11.7 cubic metres per second.	No comment.
WAT.4 The water intake structure (including wingwalls and scour protection structures) located as shown in Appendix B of the Stantec New Zealand Limited report titled "*Remarkables Ski Area Expansion Project Water Intake Concept Report"* and dated 29 April 2026, and must be designed, installed and maintained so that it does not cause erosion of the bed or banks of Doolans Creek.	No comment.
WAT.5 The Consent Holder must give the Otago Regional Council at least two (2) working days' notice of the intention to commence construction of the water intake structure and associated wingwalls and scour protection and will advise the Otago Regional Council immediately following their completion.	No comment.
WAT.6 During the construction of the water intake structure: (a) The works area within the Doolans Creek Right Branch must be dewatered; and (b) Cement use must be isolated, and any high alkalinity water must be pumped to a tanker and disposed offsite.	No comment.
WAT.7 The Consent Holder will keep a photographic record of the area, stream berm, and bank where works for the installation of the intake structure, wingwall and scour protection works occur. The record must comprise date stamped photographs of the area prior to construction commencing, photographs during construction, and photographs of the area after construction has been completed. The photographic record will be provided to the Otago Regional Council upon request.	No comment.
WAT.8 The Consent Holder must ensure that at the completion of the construction works, any newly established surfaces	No comment.

Condition	QLDC Comment
or slopes, or any vegetated areas that were cleared or damaged as a result of the activity, are stabilised to the satisfaction of the Otago Regional Council in order to prevent sediment associated with the works from entering the Doolans Creek Right Branch.	
WAT.9 Within 20 working days after the completion of the construction of the weir, the following information must be provided to the Otago Regional Council: (a) The weir's asset identification number, if known: (b) Confirmation of the weir's ownership; (c) The type of weir; (d) The weir's crest shape; (e) The weir's height; (f) The weir's width; (g) The material from which the weir is made; (h) The type of bed substrate that is present across most of the weir; (i) Whether there are any remediation features (for example, baffles or spat rope) in the weir; (j) Whether the weir has wetted margins; (k) The slope of the weir; (l) The backwater distance from the weir, meaning the distance furthest upstream where the water level is influenced by the weir; (m) The numbers of each other type of structure to which this subpart applies, or of wingwalls or screens, on the weir; and (n) If there is any apron or ramp on the weir, the information required by regulation 68 for each of them.	No comment.
Structural Integrity	

Condition	QLDC Comment
WAT.10 All the weir structure must be designed, constructed and maintained to conform to standard engineering practices and at all times be maintained to a safe and serviceable standard.	No comment.
Water Take	
Limits	
WAT.11 The water taken from Doolans Creek Right Branch under this resource consent must only occur during the period 1 May to 31 October (inclusive) and the amount taken must not exceed: (a) 41,240 cubic metres in any June to September in any year; (b) 38,872 cubic metres in any one month; and (c) 30 litres per second.	No comment.
WAT.12 A residual flow of no less than 33.5 litres per second must, at all times, be maintained in the Doolans Creek Right Branch immediately downstream of the point of abstraction.	No comment.
WAT.13 Abstraction must not occur when the flow of the Doolans Creek Right Branch, at the point of abstraction, is less than 33.5 litres per second.	No comment.
Monitoring and Recording	
WAT.14 The Consent Holder must maintain: (a) Water meters at the point of take that will measure the rate and the volume of water taken to within an accuracy	No comment.

Condition	QLDC Comment
of +/- 5% over the meter's nominal flow range at the locations specified. The water meter must be capable of output to a datalogger. No mechanical or clamp on water meters may be installed; (b) A datalogger for each location of take that time stamps a pulse from the flow meter at least once every 15 minutes and have the capacity to hold at least twelve months data of water taken; and (c) A data logger which enables all of the data to be sent to the Otago Regional Council.	
WAT.15 The Consent Holder must provide water take data collected in accordance with Condition WAT.14 once yearly to the Otago Regional Council. The Consent Holder must ensure data compatibility with the Otago Regional Council's time-series database and conform with Otago Regional Council's data standards.	No comment.
WAT.16 Within 20 working days of the installation of the water meter / datalogger/ telemetry unit, any subsequent replacement of the water meter / datalogger/ telemetry unit and at five (5) yearly intervals thereafter, and at any time when requested by the Otago Regional Council, the Consent Holder must provide written certification to the Otago Regional Council signed by a suitably qualified person certifying, and demonstrating by means of a clear diagram, that: (a) Each device is installed in accordance with the manufacturer's specifications; (b) Data from the recording device can be readily accessed and/or retrieved in accordance with the conditions above; and (c) That the water meter has been verified as accurate. The water meter / datalogger / telemetry unit must be installed and maintained throughout the duration of the consent in accordance with the manufacturer's specifications.	No comment.
WAT.17 All practicable measures must be taken to ensure that the water meter and recording device(s) are fully functional at all times.	No comment.

Condition	QLDC Comment
WAT.18 The Consent Holder must report any malfunction of the water meter / datalogger/ telemetry unit to the Otago Regional Council within 5 working days of observation of the malfunction. The malfunction must be repaired within 10 working days of observation of the malfunction or within a timeframe agreed with the Otago Regional Council in writing and the Consent Holder must provide proof of the repair, including photographic evidence, to the Otago Regional Council within five (5) working days of the completion of repairs.	No comment.
Stream Crossings – Culverts, Fords, Splash Crossings and Utilities Trenching	
WAT.19 1. At least 40 working days prior to the construction of any stream crossing (culvert, ford, splash crossing or utilities trench), the Consent Holder must provide to the Otago Regional Council: (a) Location of the crossing; (b) Detailed engineering designs of the structures; (c) An assessment of the hydrological effects on the stream; (d) Construction methodology (including rehabilitation); (e) A statement of when construction will start and when it is expected to end; and (f) Contact details for site representative. The information provided to the Otago Regional Council must include a review of the wetland crossing information by a suitably qualified and experienced hydrologist and ecologist that confirms the crossing will maintain the hydrological functioning of the stream and any wetland within 100m of the stream crossing. 2. Excepting utilities, the design must be in general accordance with that shown on the following plans: (a) Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Rastus Burn Access Roads Trails and Utilities Stormwater, Sheet E506, Drawing Reference A30043_E7 Revision K, dated 6 May 2026;	No comment.

Condition	QLDC Comment
(b) Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Rastus Burn Access Roads Trails and Utilities Reservoir, Sheet E507, Drawing Reference A30043_E7 Revision K, dated 6 May 2026;	
WAT.20 Detailed design for Culvert B (**Attachment G**) must include twin culverts, unless an alternative design is certified by a suitably qualified hydrologist as providing equivalent or better maintenance of stream hydrology.	No comment.
WAT.21 Detailed design for Culverts B and Culvert I (**Attachment G**) must confirm the direction of wetland seepage and whether a permeable access road or equivalent hydrological connectivity measure is required. If required by that assessment, the measure must be installed before the relevant crossing is brought into use.	No comment.
WAT.22 Splash Crossing B **(Attachment G)** must be located downgradient of the point where the wetland becomes a defined waterway, unless an appropriate alternative location is identified and approved by a suitably qualified hydrologist and freshwater ecologist.	No comment.
WAT.23 Detailed design for Armoured Swale C and Splash Crossing F (**Attachment G**) must demonstrate how those structures integrate without causing scour, channelisation or loss of wetland hydrology. Any discharge from Armoured Swale C must be dispersed by a permanent energy-dissipating outlet.	No comment.
WAT.24 Detailed design for Armoured Swale D **(Attachment G**) must include a permeable road or equivalent certified measure to maintain wetland hydrology, and any stormwater conveyed by Armoured Swale D must be discharged beyond the wetland boundary in a manner that avoids scour, sediment release and re-entry to the wetland.	No comment.
WAT. 25 Detailed design for Armoured Swale A **(Attachment G)** must intersect the intermittent stream downgradient of the transition from riparian wetland to stream channel to avoid loss of wetland area.	No comment.

Condition	QLDC Comment
WAT.26 All stream crossings must be designed, constructed and maintained to conform to standard engineering practices and at all times be maintained to a safe and serviceable standard.	No comment.
WAT.27 During the construction of culverts, splash crossing, fords or utilities trenching requiring instream works; (a) The works area must be dewatered with a short diversion in place to ensure the works area is isolated and sediment laden water is pumped to a nearby sediment control device; (b) If cement is required to be used, dewatering techniques must be used to ensure the cement is isolated, and any high alkalinity water must be pumped to a tanker and disposed offsite.	No comment.
WAT.28 1. Within 10 working days and on the first anniversary of each stream crossing being installed, each crossing must be inspected by a suitably qualified hydrologist and / or ecologist and confirmation provided to the Otago Regional Council that the design has been implemented correctly and is functioning as anticipated. In addition, the following information must be provided to the Otago Regional Council: (a) The type of structure; (b) The geographical co-ordinates of the structure; (c) The flow of the river or connected area (whether none, low, normal, or high); (d) At the structure's location- (i) The width of the stream or connected area at the water's surface; and (ii) The width of the bed of the stream or connected area; (e) Visual evidence (for example, photographs) that shows both ends of the structure, viewed upstream and downstream.	No comment.
WAT.29 If the stream crossing is a culvert, within 20 working days of the culvert being installed, the following information must	No comment.

Condition	QLDC Comment
be provided to the Otago Regional Council: (a) The culvert's asset identification number, if known; (b) Details of the culvert's ownership; (c) The number of barrels that make up the culvert; (d) The culvert's shape; (e) The culvert's length; (f) The culvert's diameter or its width and height; (g) The height of the drop (if any) from the culvert's outlet; (h) The length of the undercut or erosion (if any) from the culvert's outlet; (i) The material from which the culvert is made; (j) The mean depth of the water through the culvert; (k) The mean water velocity in the culvert; (l) Whether there are low-velocity zones downstream of the culvert; (m) The type of bed substrate that is in most of the culvert; (n) Whether there are any remediation features (for example, baffles or spat rope) in the culvert; (o) Whether the culvert has wetted margins; (p) The slope of the culvert; (q) The alignment of the culvert; (r) The numbers of each other type of structure to which this subpart applies, or of wingwalls or screens, on the culvert; and (s) If there is any apron or ramp on the culvert, the information required by Regulation 68 of the National Environmental Standard for Freshwater for each of them.	

Condition	QLDC Comment
WAT.30 If the stream crossing is a ford, within 20 working days of the ford being installed, the following information must be provided to the Otago Regional Council: (a) The ford's asset identification number, if known; (b) Details of the ford's ownership; (c) The ford's length; (d) The ford's width; (e) The height of the drop (if any) from the ford's downstream end; (f) The material from which the ford is made; (g) The type of bed substrate that is across most of the ford; (h) The numbers of each other type of structure to which this subpart applies, or of wingwalls or screens, on the ford; and (i) If there is any apron or ramp on the ford, the information required by Regulation 68 of the National Environmental Standard for Freshwater for each of them.	No comment.
WAT.31 Maintenance inspections of all culverts, fords or splash crossings authorised by this consent must be undertaken at bi-monthly during the snow-free operating season and within 5 working days after any storm event that causes overtopping, blockage or damage.	No comment.
WAT.32 Any temporary culverts used during construction must be removed at the end of each construction season (31 May).	No comment.
Stormwater Run off and Discharge Monitoring	

Condition	QLDC Comment
WAT.33 1. Prior to instream works commencing within the Doolans Basin, deposited fine sediment cover must be sampled and measured using the SAM 2 method at the following locations (shown in **Attachment F)** to establish baseline conditions: (a) at the downstream site below Culvert B, at Tributary C; and (b) at the Doolans Creek weir site. 2. Within 2 to 12 months of the access road earthworks being completed, the sampling required in Condition WAT.33(1) above must be repeated to determine post construction deposited fine sediment cover. 3. If a change in post construction fine sediment levels exceeds 10% of the pre-construction sediment levels, the Consent Holder must prepare and submit a post construction instream management report to the Otago Regional Council within two months of the sampling being completed. The report must: (a) identify the change in pre and post works deposited fine sediment cover within the two sites identified in Condition WAT.33(1); (b) identify what activities or events may have contributed to the change in deposited fine sediment cover exceeding 10%; and (c) identify whether remediation must be undertaken to reduce the deposited fine sediment cover to below 10% of the pre and post construction levels. 4. The remediation measures identified in Condition WAT.33(3)(c) must be implemented within the first available summer construction season. *Advice note: the monitoring range in WAT.33(1) reflects that winter conditions may preclude monitoring within two months of the works being completed.*	No comment.
WAT.34 1. For the first 2 years after commencement of stormwater discharge from the Gondola Base Building and Return Station to Tributary A, the Consent Holder must monitor the stormwater discharge outflow, and locations in Tributary A upstream and downstream of the discharge point for:	No comment.

Condition	QLDC Comment
(a) copper, zinc and dissolved carbon during: (i) the spring snowmelt period each year; and (ii) two first-flush rainfall events in summer/autumn each year. (b) instream macroinvertebrate communities during the summer months. 2. If elevated zinc and/or copper above DGV 99% threshold is found within the stormwater discharge outflow sample, then the monitoring required by Condition 1a shall be repeated. 3. If monitoring under Condition WAT.34 1.(a) and (b) above identifies elevated levels of copper or zinc concentrations relative to the upstream control sites, or material decline in downstream macroinvertebrate community conditions (using %EPT abundance, %EPT taxa richness and %mayfly abundance as monitoring metrics) relative to upstream controls sites that is attributable to the discharge change, the Consent Holder must implement additional and treatment or diversion measures, such as diverting first flushes to ground soakage or installing universal pollutant treatment.	
WAT.35 The Consent Holder must provide a monitoring report to the consent authority within 40 working days of each monitoring round required by Condition WAT.33 and WAT.34. Each report must include results, interpretation, compliance assessment, and any corrective actions taken or proposed.	No comment.

11. TRANSPORTATION

Condition	QLDC Comment
TRANSPORTATION	
State Highway 6 / Remarkables Ski Field Access Road Intersection Upgrade	
TRANS.1	QLDC does not support a staged approach to

Condition	QLDC Comment
Prior to works commencing on the site to add additional vehicle parking, the Consent Holder shall, at its cost, undertake an assessment to determine the appropriate form of upgrade at the intersection of the Remarkables Skifield Road access from State Highway 6 to cater for anticipated vehicle movements associated with the upgrade of the Remarkables Skifield. ~~At least 12 months prior to the Doolans Base Building being opened, the Consent Holder must, at its cost, initiate and undertake an investigation in collaboration with the New Zealand Transport Agency, that addresses the following:~~ ~~(a) Modelling the State Highway 6 / Remarkables Ski Field Road intersection to determine how it is performing;~~ ~~(b) Were the modelling required by (a) determines that there is a safety issue, the investigation must identify solutions to improve the performance of the intersection, and identify the preferred solution; and~~ ~~(c) Details of who is responsible for funding the preferred solution referred to in (b) which must be proportionate to the contribution this resource consent makes to the identified safety issue compared to the wider network growth.~~ ~~A report detailing the results of the investigation must be provided to the Queenstown Lakes District Council, for their information, upon its completion.~~	development of the intersection following monitoring, as traffic is already causing an issue at the intersection of State Highway 6 and the Remarkables Skifield Road, and congestion at the Coneburn/Parkridge roundabout. QLDC considers any increase to vehicle numbers, which are a consequence of the development and additional carparking sought, is mitigated in the first instance. Abley Limited has already observed that the access road is operating above capacity on busy days. The additional conditions provide for initial and continued monitoring of traffic, and an annual monitoring report. They also provide that no additional parking can be provided until such time as the intersection with State Highway 6 is upgraded.
TRANS.1A The Consent Holder shall, at its cost, implement a Traffic Management Plan which includes the following: (a) monitoring of vehicle movements and available mode-share data in the 2027 winter ski season; (b) methods to cap vehicle movements at the 2027 maximum level monitored until such time as the State Highway 6/Remarkables Skifield Road intersection is upgraded; (c) development of mode-share and vehicle occupancy targets; (d) monitoring of queue lengths and vehicle movements on an on-going basis; and (e) manage inbound queues to avoid queuing on state highway 6 and manage outbound queues to ensure that efficient operation of the transit hub is maintained. The Traffic Management Plan shall be submitted to Queenstown Lakes District Council (rcmonitoring@qldc.govt.nz) by the Consent Holder for certification.	

Condition	QLDC Comment
TRANS.1B The objective of the Traffic Management Plan prescribed by TRANS.1A is to provide a strategic framework designed to determine appropriate intersection upgrades, influence travel behaviour, reduce reliance on single-occupancy vehicles and alleviate traffic congestion (including parking) associated with the operation of the Remarkables Ski Field. To achieve this objective, the Traffic Management Plan must provide detailed contents and performance indicators in relation to the following: (a) Performance of the State Highway 6 and Remarkables Skifield Road intersection; (b) The utilisation of the State Highway 6 base area car park as a 'park and ride' facility; (c) Bus service utilisation and management, including description of pick-up points, routes and drop off sites; (d) Parking area management; and, (e) The promotion of car-pooling and measures to increase private car occupancy.	
TRANS.1C The Consent Holder shall, at its cost, submit an annual Traffic Management Monitoring Report to the Queenstown Lakes District Council (rcmonitoring@qldc.govt.nz) by 30th November each year, outlining performance of the Traffic Management Plan, monitoring information, performance against targets, and any recorded traffic incidents. The annual report shall be prepared by a SQEP and shall be provided on an ongoing basis from the date of grant of consent. The annual Traffic Management Monitoring Report must include: (a) A description of the works and other actions completed by the Consent Holder in the previous twelve months; (b) Where aspects of the Traffic Management Plan have not been implemented in accordance with expected timeframes, the reasons why, and the measures that have been taken by the Consent Holder to address the shortcomings; (c) An assessment of the effectiveness of the Traffic Management Plan in achieving its objectives and performance indicators. Where the Travel Management Monitoring Report identifies that the performance	Condition added to monitor performance of the Traffic Management Plan.

Condition	QLDC Comment
indicators have not been achieved or maintained the Report must include: (i) The reasons why the performance indicators have not yet been achieved; (ii) Specific measures that have already been implemented, or are required to be implemented to address the failure to achieve performance indicators; and (iii) Details of any amendments needed to the Traffic Management Plan or any other related management plan.	
~~**TRANS.2**~~ ~~The Consent Holder must implement the intersection safety improvements identified in the investigation required by Condition TRANS.1 of this resource consent, unless the New Zealand Transport Agency provides written confirmation that the intersection safety improvements are not required.~~ ~~*Advice note: separate approvals will be required for any intersection upgrades or improvements and are not authorised under these consents.*~~	QLDC considers that upgrades are required.
TRANS.2A There shall be no development of additional parking on the site until such time as a permanent intersection upgrade between the Remarkables Skifield Road and State Highway 6 is completed.	This proposed condition ensures that private vehicle capacity at the skifield is not increased until such time as the intersection is upgraded.
~~**Ski Season Temporary Traffic Management (Prior to the Doolans Base Building Opening)**~~	
~~**TRANS.3**~~ ~~No later than 40 working days prior to the first ski season commencing following the commencement of this resource consent, the Consent Holder must submit a Ski Season Temporary Management Plan to the New Zealand Transport Agency.~~	QLDC does not support a temporary traffic management plan.
~~**TRANS.4**~~ ~~The objective of the Ski Season Temporary Traffic Management Plan is to, during the ski season, increase the capacity for vehicle departures from the Remarkables Ski Field Access Road to Stage Highway 6 in the afternoon peak departure~~	

Condition	QLDC Comment
~~period.~~ ~~To achieve this objective, the Ski Season Temporary Traffic Management Plan must include:~~ ~~(a) Site contacts and emergency information;~~ ~~(b) Description of traffic control measures to be implemented (for example left turning only, stop / go controls or temporary signals);~~ ~~(c) Approval process for the Ski Season Temporary Traffic Management Plan;~~ ~~(d) Process for identifying other traffic management approvals that may be required from Queenstown Lakes District Council or the New Zealand Transport Agency;~~ ~~(e) Communications and notification requirements, including community notifications; and~~ ~~(f) Monitoring and compliance requirements.~~	
~~**TRANS.5**~~ ~~The Consent Holder must implement the certified Ski Season Temporary Traffic Management Plan during the period where the ski field is open.~~	
Carparking	
TRANS.6 No later than 20 working days prior to the Doolans Base Building first opening, the Consent Holder must convert and upgrade "Car Park B" and the "Boneyard Car Park" into a dedicated car parking area for use during winter operations, unless otherwise restricted by Condition TRANS.2A.	The proposed amendment ensures that the opening of new carparking does not conflict with the requirement to upgrade the skifield road intersection.
TRANS.7 The provision of car parking in accordance with Condition TRANS.6 may be staged and provided in response to actual travel demand and parking demand as monitored under Condition TRANS.13.	No comment.

Condition	QLDC Comment
TRANS.8 The Consent Holder must submit detailed design plans and drawings for the car parking area required by Condition TRANS.6 of this resource consent to Queenstown Lakes District Council (rcmonitoring@qldc.govt.nz)at least 20 working days prior to works commencing on the construction of the Cark Park B. The design must be in general accordance with that shown on the following Southern Land Plans: (a) Remarkables Ski Area Upgrades & Doolans Expansion Access and Transportation Car Park A Area, Drawing reference A30043_E7, Revision J dated 14 April 2026; and, (b) Remarkables Ski Area Upgrades & Doolans Expansion Access and Transportation Car Park B and Boneyard, Drawing reference A30043_E7, Revision K dated 6 May 2026; along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design.	Reference included to identify who plans are to be submitted to.
~~**Travel Demand and Parking Management**~~	
~~**TRANS.9**~~ ~~No later than 40 working days prior to the first ski season commencing following opening of the Doolans Base Building, the Consent Holder must submit a Travel Demand and Parking Management Plan to the Queenstown Lakes District Council.~~ ~~*Advice note: The Consent Holder may, of its own accord, prepare and implement a Travel Demand and Parking Management Plan sooner that required by this condition to enable a gradual transition towards modal shift and to enable refinement of the plan before the Doolans Basin Ski Area is opened.*~~	Superseded by recommended TRANS.1A.
~~**TRANS.10**~~ ~~The objective of the Travel Demand and Parking Management Plan is to provide a strategic framework designed to influence travel behaviour, reduce reliance on single-occupancy vehicles and alleviate traffic congestion (including parking) associated with the operation of the Remarkables Ski Field.~~ ~~To achieve this objective, the Travel Demand and Parking Management Plan must provide detailed contents and~~	Superseded by recommended TRANS.1B.

Condition	QLDC Comment
~~performance indicators in relation to the following:~~ ~~(f) The utilisation of the State Highway 6 base area car park as a 'park and ride' facility;~~ ~~(g) Bus service utilisation and management, including description of pick-up points, routes and drop off sites;~~ ~~(h) Parking area management; and,~~ ~~(i) The promotion of car-pooling and measures to increase private car occupancy.~~	
TRANS.11 The Consent Holder must implement the Traffic~~vel Demand and Parking~~ Management Plan identified in TRANS.1A during the ski season, unless a conflict or inconsistency between the conditions of this consent and the ~~Travel~~Traffic ~~Demand and Parking~~ Management Plan is identified, in which instance the conditions of this resource consent must prevail.	References updated according to recommended amendments.
TRANS.12 ~~By 30 November each year, the Consent Holder must engage a suitably qualified and experienced traffic engineer to prepare an annual Travel Demand and Parking Monitoring Report that covers activities addressed in the Travel Demand and Parking Management Plan.~~ ~~The annual Travel Demand and Parking Monitoring Report must be submitted to the Queenstown Lakes District Council by 30 January each year.~~	Superseded by recommended TRANS.1C.
~~**TRANS.13**~~ ~~The annual Travel Demand and Parking Monitoring Report must include:~~ ~~(d) A description of the works and other actions completed by the Consent Holder in the previous twelve months;~~ ~~(e) Where aspects of the Travel Demand and Parking Management Plan have not been implemented in accordance with expected timeframes, the reasons why, and the measures that have been taken by the Consent Holder to address the shortcomings;~~ ~~(f) An assessment of the effectiveness of the Travel Demand and Parking Management Plan in achieving their objectives and performance indicators. Where the Travel Demand and Parking Monitoring Report identifies that~~	Superseded by recommended TRANS.1C.

Condition	QLDC Comment
~~the performance indicators have not been achieved or maintained the Report must include:~~ ~~(iv) The reasons why the performance indicators have not yet been achieved;~~ ~~(v) Specific measures that have already been implemented, or are required to be implemented to address the failure to achieve performance indicators; and~~ ~~(vi) Details of any amendments needed to the Travel Demand and Parking Management Plan or any other related management plan.~~	
Construction Traffic	
TRANS.14 Heavy vehicles associated with the construction activities authorised by this consent must exit the Remarkables Ski Field Access Road by a left turn only onto State Highway 6.	No comment.

12. GEOTECHNICAL CONSIDERATIONS

Condition	QLDC Comment
GEOTECHNICAL ASSESSMENT AND REPORTING	
GEO.1 1. The Consent Holder must undertake geotechnical investigations to confirm site specific characterisations for the following project elements: (a) Doolans Base Building (including Doolans Return Station) (b) Gondola Mid Station (c) Rastus Burn Base Area Extension (including the Doolans Base Station); (d) Gondola Towers	No comment.

Condition	QLDC Comment
(e) Water Storage Reservoir (f) Wastewater Treatment Facility (building) (g) Wastewater Infiltration Ponds (h) the retaining structure proposed along the Rastus Burn Mid-Return Road Access;	
GEO.2 1. The geotechnical investigations described in GEO.01 must be undertaken by a suitably qualified and experienced geotechnical engineer and must comprise of the following site specific investigations: (h) **Doolans Base Building (including Doolans Return Station), Gondola Mid Station:** At least two test pits must be dug to identify the bearing capacity of the soils and depth to rock at the sites described in Condition GEO.01(a) and (b). The test pits must inform the detailed design of the structures described in Condition GEO.01(a) and (b). (i) **Rastus Burn Base Area Extension (including the Doolans Base Station):** At least two test pits must be dug to identify the bearing capacity of the soils GEO.01(c) . The test pits must inform the detailed design of the structures described in Condition GEO.01(c). (j) **Gondola Towers:** the foundation excavation of the tower sites must be inspected during excavation to confirm the bearing capacity of underlying soils. If necessary, any unsuitable founding material will be undercut and replaced with an appropriate engineered foundation, as advised by the supervising geotechnical engineer. (k) **Water Storage Reservoir:** At least two test pits must be dug to confirm external ground water pressure, the depth to bedrock and to inform stability modelling. If necessary, additional drilling may be required to confirm depth to bedrock. The test pits must inform the detailed design of the water storage reservoir described in GEO.01(e). (l) **Wastewater Treatment Facility (building):** At least two test pits or bores must be dug to identify the bearing capacity of the soils and depth to rock at the site described in Condition GEO.01(e) . The test pits must inform the detailed design of the building described in Condition GEO.01(e).	No comment.

Condition	QLDC Comment
(m) **Wastewater Infiltration Ponds:** At least one filtration test must be at undertaken every three years to confirm the permeability of the Wastewater Infiltration Ponds. (n) **Rastus Burn Mid-Return Road Access and Retaining Structures:** during excavation, the stability and ground conditions of site described in Condition GEO.1(h) shall be confirmed. The supervising geotechnical engineering shall advise of any remedial action required to ensure the stability of the feature described in Condition GEO.1(h). 2. A results of the investigations identified in Conditions GEO.2(a), (b), (d) and (e) must be submitted to the relevant Consent Authority as part of detailed design of the relevant structure. The detailed design plans must identify how the design responds to the results of the investigation. 3. A report identifying the results of the investigations identified in Condition GEO.2(c), (f) and (g) and how the structures were constructed in response to those results must be submitted to the relevant Consent Authority within 20 working days of the investigation being completed.	
GEO.3 A rockfall hazard risk assessment prepared by a suitably qualified and experienced Geoprofessional of the rockfall hazard present above the proposed Water Storage Reservoir site must be provided to the Consent Authority at least 20 working days prior to any earthworks commencing at or below the Doolans Basin Reservoir site.	No comment.
GEO.4 The rockfall hazard risk assessment must include but not be limited to: (i) A walkover inspection to identify rocks at risk of falling into the Water Storage Reservoir site; (iii) A model of the potential rockfall path, velocity and affected zone for the identified unstable rocks; and Identification of rockfall mitigation measures, if any, necessary to be included in the detailed design of the expansion.	No comment.
GEO.4A	QLDC considers that a temporal hazard assessment is required in relation to the Swan Lake rockfall hazard area, including both its function as a temporary access road and as a ski trail.

Condition	QLDC Comment
A temporal hazard assessment prepared by a SQEP in relation to the Swan Lake rockfall hazard must be undertaken that considers both the construction access track scenario and the permanent ski run scenario. The assessments shall be provided at the detailed design stage and reviewed by Queenstown Lakes District Council during the engineering acceptance process. These assessments must detail and assess the effectiveness of any proposed mitigation measures. The outcome of these assessments should also consider realigning any ski trails away from the hazard area if that is deemed the most appropriate mitigation measure.	

13. LANDSCAPE AND VISUAL / BUILT STRUCTURES

Condition	QLDC Comment
BUILDING DESIGN	
BD.1 1. Detailed design plans and drawings for the following buildings and structures must be provided to the relevant Consent Authority at least 20 working days prior to the relevant building or structure construction works commencing: **(a) Rastus Burn Base Area Extension (including Gondola Terminal); and** **(b) Doolans Base Building.** 2. The design must be in general accordance with that shown on the following plans: (a) **Rastus Burn Base Area Extension:** E350 Plan Series, Wyatt + Gray Architects, Remarkables Base Building Extension A1.20 to A.1.23, dated 2 March 2026. (b) **Doolans Base Building:** E550 Plan Series, Wyatt + Gray Architects, Remarkables Doolans Station Building A2.20 to A.21, dated 4 March 2026.	No comment.

Condition	QLDC Comment
along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design.	
BD.2 1. Detailed design plans and drawings for the following buildings and structures must be provided to the Consent Authority at least 20 working days prior to the relevant building or structure construction works commencing: (a) Wastewater Treatment Plant; (b) Electricity Substation (including emergency generators); (c) Radio Communication Towers; (d) Doolans Gondola Mid Station; (e) Patrol Hut; (f) Doolans Gondola Return Terminal; (g) Doolans Basin Learners Zone Conveyor; (h) Doolans Basin Water Supply Pump Station Building; and (i) Doolans Basin Snowmaking System Pump Station Building. 2. The location of the buildings and structures described in (a) to (k) above must be positioned in general accordance with the location shown on the following plans: (a) Wastewater Treatment Plant and Electricity Substation: Southern Land Remarkables Area Upgrades & Doolans Basin Expansion Rastus Burn Wastewater Treatment Facility Proposed Infrastructure, Sheet E202, Drawing Reference A30043_7, Revision K, dated 6 May 2026. (b) Radio Communication Towers: Remarkables Ski Area Upgrades and Doolans basin Expansion Rastus Burn Access Roads and Utilities Overall, Sheet E403, Drawing Reference A30043_E7, Revision K, dated 6 May 2026.	No comment.

<table>
<tr><th>Condition</th><th>QLDC Comment</th></tr>
<tr><td>
(c) Doolans Gondola Return Terminal: Remarkables Ski Area Upgrades and Doolans basin Expansion Rastus Burn Doolans Gondola, Cabin Building and Learners Area, A30043_E7, Revision J, dated 16 April 2026 and E550 Plan Series, Wyatt + Gray Architects, Remarkables Doolans Station Building A2.12 dated 11 May 2026.

(d) Doolans Gondola Mid Station and Patrol Hut: Remarkables Ski Area Upgrades and Doolans Expansion–Gondola Mid-Station, Drawing Reference SK51, Revision B, dated 11 May 2026.

(e) Doolans Basin Learners Zone Conveyor: Southern Land Remarkables Ski Area Upgrades & Doolans Expansion Doolans Gondola, Cabin Buildings and Learners Area Learns Slop Conveyor Belt Details, Sheet E551, Drawing Reference A30043_E7, Revision J, dated 16 April 2026.

(f) Doolans Basin Water Supply Pump Station Building: Southern Land Remarkables Ski Area Upgrades & Doolans Expansion Doolans Water Intake and Access Water Intake & Pumphouse Details, Sheet E604, Drawing Reference A330043_E7, Revision J, dated 16 April 2026.

(g) Doolans Basin Snowmaking System Pump Station Building: Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Doolans Access, Roads, Trails & Utilities Pumphouse Building Details, Sheet E510, Drawing Reference A30043_E7 Revision J, dated 16 April 2026.
</td><td></td></tr>
<tr><td>
BD.3
1. The buildings and structures described in Condition BD.2 must not exceed the dimensions described in Table 1.

Table 1: Maximum building and structure footprints
<table>
<tr><th>Building / Structure</th><th>Maximum footprint</th><th>Dimensions</th><th>Maximum height</th></tr>
<tr><td>Rastus Burn Wastewater Treatment Plant</td><td>2025 m^2</td><td>7 m x 22.5 m</td><td>4.5 m</td></tr>
<tr><td>Electricity Substation</td><td>157.5m^2</td><td>7.5 m x 25 m</td><td>4 m</td></tr>
<tr><td>Radio Communication and Telecommunication Whips</td><td>-</td><td>-</td><td>2 m (above the maximum ridgeline of the attached building)</td></tr>
</table>
</td><td>No comment.</td></tr>
</table>

Condition	QLDC Comment

Mid Station Patrol Hut	13 m^2	4.5 m x 2.85 m	3.8 m
Doolans Gondola Mid Station	1,000 m^2 (including terminal structure, control room, loading areas and supporting areas)		15 m
Doolans Gondola Return Terminal	770 m^2 (including terminal structure, control room, loading areas and supporting areas)	-	11 m
Doolans Basin Wastewater Pump Stations (PS1, PS2 and PS3) Sheds	***10 m^2*** *(each)*		***4.5 m***
Doolans Basin Learners Zone Conveyor	480 m^2	102.4 m x 2.7 m	3 m
Doolans Basin Water Supply Pump Station Building	65 m^2	10 m x 6.5 m	4.5 m
Doolans Basin Snowmaking System Pump Station Building	140 m^2	18.2 m x 7.6 m	4.5 m

BD.4

1. All buildings identified in Condition BD.2 are to be coated or in external cladding materials which tone in with the landscape in accordance with the following light reflective values:

   (a) 15% or less for buildings located within the Rastus Burn; or

   (b) Between 20 to 35% for buildings located within the Doolans Basin.

No comment.

Condition	QLDC Comment
BD.5 1. Detailed design plans and drawings for the Gondola tower locations must be provided to the Consent Authority at least 20 working days prior to the tower or the associated temporary access to the tower commencing. 2. The towers must be positioned in general accordance with the following plans: (a) Southern Land Remarkables Ski Area Upgrades & Doolans Expansion Remarkables Gondola Rastus Burn Side, Sheet E301, Drawing Reference A30043_E7, Revision 5, dated 6 May 2026; and, (b) Southern Land Remarkables Ski Area Upgrades & Doolans Expansion Remarkables Gondola Doolans Side, Sheet E302, Drawing Reference A30043_E7, Revision K, dated 6 May 2026. along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The towers must be located within the gondola corridor shown in the plans referred to in 2(a) and 2(b) above; 4. The towers must not be located within waterway, wetland riparian, wetland seepage or natural inland wetland as mapped in the plans referred to in 2(a) and 2(b) above. 5. The maximum tower heights must be in general accordance with the table of tower heights shown on the following plan: (a) Southern Land Remarkables Ski Area Upgrades & Doolans Expansion Remarkables Gondola Towers & Typical Foundations, Sheet E303, Drawing Reference A30043_E7, Revision I, dated 30 January 2026.	No comment.
BD.6 The Snowmaking System Pump Station Building described in Condition BD.2 shall be clad in Colorsteel (or similar) and painted in Resene Ironsand.	No comment.
Car Park Landscaping	
LSP.1 1. Within 30 working days of vegetation clearance commencing within Car Park B, the Consent Holder shall must prepare and submit a Car Park ~~B~~ Landscape Planting Plan to the Queenstown Lakes District Council for	No comment.

Condition	QLDC Comment
certification.	
LSP.2 1. The objective of the Car Park ~~B~~ Landscape Planting Plan is to demonstrate how the Lower Remarkables Transit Hub Car Park can be visually integrated with the surrounding landscape. . 2. To achieve the objective, the Car Park Landscaping Plan must: (a) Provide enhancement and screen planting of within the following areas of Car Park B using dense mixed native vegetation: (i) the escarpment area between the two Car Park B split levels; (ii) the northern and eastern boundary of Car Park B (excluding the vehicle crossings), for a minimum width of 1.5m; and (iii) the western boundary of Car Park B. *Advice note: the enhancement and screen planting of the area identified in LSP.2(a)(iii) will need to be integrated with the requisite rehabilitation planting also required by Condition ECO.44 and 45*. (b) Provide screen planting along the State highway 6 frontage, using native evergreen species immediately east of the existing deciduous trees; (c) Provide screen planting along the northern edge of the Boneyard Car Park; and, (d) Include specific details of the plant spacing and grade and densities.	No comment.
LSP.3 The existing deciduous trees located along the State Highway 6 boundary, within the site, must be retained unless: (a) Tree removal is necessary for health and safety reasons associated with the operation of the access road or adjacent State Highway; or (b) the trees are damaged, diseased or dying. If a tree (s) is removed under clause (b), the tree (s) must be replaced with the same tree species or an alternative species approved by the Consent Authority.	No comment.

14. DOOLANS SKI AREA OPERATIONS

Condition	QLDC Comment
SKI FIELD OPERATIONS - DOOLANS SKI AREA	
Annual Works Plan – Maintenance and Upgrades	
OP.1 The Consent Holder must provide the Central Otago District Council with a forward-looking Annual Work Plan by 30 November annually. The Consent Holder must set out the following information in each Annual Work Plan: (a) Any proposed modifications to its existing structures, assets or facilities; (b) Any proposed new structures, assets or facilities it wishes to construct or add, and whether resource consent is required for those structures, assets or facilities (and those may be applied for separately); (c) Any terrain modification or other earth disturbance activities it proposes to undertake, and whether resource consent is required for those structures, assets or facilities (and those may be applied for separately); (d) Any proposed changes in use of existing structures, assets or facilities or the way in which services are delivered; (e) Any restoration, revegetation or preventative maintenance the Consent Holder wishes to perform; (f) Any revegetation, remediation or reinstatement measures it is required to perform pursuant to this resource consent; and (g) The proposed commencement and completion dates of all such works and the inception or termination dates of any changes to services or the usage of the structures, assets or facilities. *Advice note: An annual works plan must only be submitted for maintenance activities occurring within the ski area after the initial construction works have been completed. Construction works remain governed by the relevant conditions set out in this consent.*	No comment.
Vehicle and Machinery Access	

Condition	QLDC Comment
OP.2 While carrying out any activities authorised by this resource consent, the Consent Holder must ensure that: (a) All machinery only enters and exits work sites from existing roads or ski trails, whichever is closer; and (b) Machinery does not disturb terrain or vegetation, other than as authorised by this resource consent.	No comment.
Hours and Seasons of Operations	
OP.3 The Consent Holder must only operate ski activities in the Doolan's Basin in accordance with the following: (a) Operating the ski-lifts and tows for customers to use during winter operations (1 May to 31 October) between 7:00 am and 5:00 pm; (b) Operating the snowmaking machines only during winter operations (1 May to 31 October); (c) Operating food and beverage facilities for customers to use during winter operations (1 May to 31 October between 7:00 am and 5:00 pm; and (d) Operating the ski-lifts and tows for customers to use during summer operations (1 November to 30 April) between 7:00 am until 6:30 pm on four (4) or more days per week and between 7:00 am and 9:00 pm on up to three (3) days per week. Where summer operations are proposed to occur after 6.30 pm on four or more days per week, the Consent Holder must provide the Central Otago District Council written notice at least two days before the event, including the written prior approval from the Department of Conservation required under [Concession number]. *Advice note: This condition effectively replicates the operational hours and seasonal constraints set out for ski activities in the Rastus Burn (Concession 96118-SKI), and is replicated in the Concession for ski activities in the Doolans Basin*	No comment.
Fuels, Hazardous Materials, Chemicals and Waste	

Condition	QLDC Comment
OP.4 Any waste or rubbish must be disposed of in an approved manner off site at a Consent Authority approved site. Waste held on the site prior to its removal must be stored in a manner so as to ensure it does not become a contaminant, is not blown by wind and does not present a potential hazard to wildlife, in particular kea (*Nestor notabilis*).	No comment.
OP.5 The Consent Holder must ensure that all site personnel are trained in hazardous material, waste and fuel handling and spill contingency and emergency procedures relevant to their areas of work.	No comment.
OP.6 The Consent Holder must ensure that all hazardous materials including paints, fuels and other chemicals stored on site are kept in a secure enclosed facility and that appropriate spill clean-up kits are available for use to contain and/or absorb all hazardous substances used in the Concession Activity.	No comment.
OP.7 In the event of any hazardous substance spill the Consent Holder must: (a) Take all practicable measures to stop the flow of the substances and prevent further contamination onto the Land or water; (b) Immediately contain, collect and remove the hazardous substances and any contaminated material, and dispose of all such material in an appropriate manner / authorised facility; (c) Notify Central Otago District Council as soon as practicable; (d) Undertake any remedial action to restore any damage to affected land; and (e) Take all measures to prevent any reoccurrence.	No comment.
Operational Lighting	
OP.8	No comment

Condition	QLDC Comment
The Consent Holder must ensure that: (a) no operational (external) lighting is utilised during the summer period 1 November to 28 February (inclusive); (b) no operational lighting is used before sunrise or after sunset between 1 March to 31 May.	
OP.9 During winter operations: (a) the Doolans Gondola, the Doolan's Base Station and Doolans Mid Station may only be lit during winter operations between 6.30am to 5.30pm; (b) there shall be no overnight lighting of the Doolans Base Building, between 9pm and 6am; (c) lighting shall be restricted to the use of over snow vehicles and snow making equipment.	No comment.
Avalanche Safety	
OP.10 Prior to the Doolans Ski Area opening for the winter season, an avalanche atlas must be prepared by a suitably qualified and experienced Snow Safety Officer to manage the potential for avalanche risk within the Doolans Basin. The avalanche atlas will detail the avalanche mapping and trigger zones within the Doolans Ski Area.	No comment.
OP.11 Avalanche control within the Doolans Ski Area will be undertaken during the ski season in accordance with the avalanche atlas.	No comment.

15. RECREATION USER GROUP

Condition	QLDC Comment
RECREATION USER GROUP	

Condition	QLDC Comment
RUG.01 Within 3 months of construction authorised by this consent commencing, the Consent the Consent Holder must invite the establishment of a Recreational User Group for the Project in accordance with Condition RUG.04 and co-ordinate its activities in accordance with Conditions RUG.02 and RUG.03.	No comment.
RUG.02 The Consent Holder must prepare a Terms of Reference in consultation with the Recreational Users Group that outlines its purpose and functions which must include the following: (a) Acting as a forum for relaying any recreational user questions or concerns and requests for information about the construction and operation of the Project to the Consent Holder's on-site management team; (b) Developing acceptable means of addressing (where possible) and managing those questions or concerns; (c) Reviewing the implementation of measures to resolve and manage recreational user concerns; (d) Consider opportunities to collaborate on recreational opportunities within the Remarkables and Hector Area; (e) Frequency of meetings. *Advice Note: The purpose of the Recreational User Group is to be an ongoing point of contact between the Consent Holder, their construction team, and recreational users.*	No comment.
RUG.03 The Consent Holder must: (a) Convene the meetings of the Recreation User Group; (b) Cover the direct costs associated with the establishment and operation of the meetings; (c) Provide any relevant and up to date information on the Project; and, (d) Keep and distribute of the Recreational User Group's minutes to all participants in the Group. A person independent of the Consent Holder must chair the meetings, unless otherwise agreed by the Recreational User Group.	No comment.

Condition	QLDC Comment
RUG.04 The Consent Holder must notify its intention to establish a Recreational User Group for the Project by public notice. The Consent Holder must invite, as a minimum, the following parties to participate in the Community Liaison Group (in addition to the Consent Holder itself): (a) A representative of Department of Conservation; (b) A representative of the Federated Mountain Clubs or NZ Alpine Club; (c) A representative of the Queenstown Climbing Clun; (d) A representative from each concession holder within the Rastus Burn or Doolans Basin. *Advice Note*: The Consent Holder will not be in breach of this Condition if any one or more of the parties specified above does not wish to be a member of the Recreational User Group or to attend any particular meetings of the Recreational User Group.	No comment.

16. SERVICING AND INFRASTRUCTURE

Condition	QLDC Comment
SERVICING AND INFRASTRUCTURE	
Non-Potable and Potable Water	
INF.1 1. Detailed design plans and drawings for non-potable and potable water system necessary to establish the Project must be provided to the Central Otago District Council at least 20 working days prior to any non- potable and potable water system construction works commencing. 2. The design must be in general accordance with that shown on the following plans:	No comment.

Condition	QLDC Comment
(a) Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Access Roads Trails and Utilities Proposed Utilities, Sheet E503, Drawing Reference A30043_E7 Revision K, dated 6 May 2026; (b) Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Access Roads Trails and Utilities Pumphouse Building Details, Sheet E510, Drawing Reference A30043_E7 Revision K, dated 6 May 2026; and, (c) Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Access Roads Trails and Utilities Typical Trench Details, Sheet E511, Drawing Reference A30043_E7 Revision K, dated 6 May 2026. along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: (a) Confirmation of how the non-potable and potable water system will be implemented in stages to match the development of the site; (b) Confirmation of the peak instantaneous potable water flow demand; (c) Operational design details of the potable and non-potable water system; (d) Operational details of potable and non-potable water storage; and, (e) Details of water supply for fire fighting purposes.	
INF.2 The potable and non-potable water system for the Project must be constructed in general accordance with the detailed design plans and drawings unless a conflict or inconsistency between the conditions of this consent and the provisions of the detailed design plans and drawings is identified, in which instance the conditions of this consent must prevail.	No comment.
INF.3 Prior to the commencement of operational activities withing the Doolans Basin, the Consent Holder must confirm to the Central Otago District Council that a potable water system has been connected and is available to users on the site, or an alternative temporary solution agreed to by the Central Otago District Council.	Typo amendment to “withing”.

Condition	QLDC Comment
INF.4 Prior to the commencement of operational activities within the Doolans Basin, the Consent Holder must confirm to the Central Otago District Council that a suitable firefighting water supply is available in accordance with Fire and Emergency New Zealand requirements.	No comment.
Water Storage Reservoir	
INF.5 1. Detailed design plans and drawings for water storage reservoir must be provided to the Central Otago District Council and Otago Regional Council at least 20 working days prior to the water storage reservoir construction works commencing. 2. The design must be in general accordance with that shown on the following plans: (a) Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Doolans Access Roads Trails and Utilities Reservoir Layout, Sheet E507-509, Drawing Reference A30043_E7 Revision K, dated 6 May 2026; along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: (a) Operational design details of how the water storage reservoir will operate; and (b) Details of how the design takes the results of the geotechnical investigations required by Condition GEO.02.	No comment.
INF.6 The water storage reservoir must be constructed in general accordance with the detailed design plans and drawings unless a conflict or inconsistency between the conditions of this consent and the provisions of the detailed design plans and drawings is identified, in which instance the conditions of this consent must prevail.	No comment.
Stormwater (Operational)	

Condition	QLDC Comment
INF.7 1. Detailed design plans and drawings for the stormwater (operational) management system necessary to service the activities proposed must be provided to the Queenstown Lakes District Council and Central Otago District Council at least 20 working days prior to any stormwater (operational) works commencing. 2. The design must be in general accordance with the plans attached as: (a) Appendix A to the Stantec report titled *Remarkable Ski Area Expansion Project stormwater Concept Report,* and dated 21 April 2025; and (b) Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Doolans Access Roads Trails and Utilities Stormwater, Sheet E506, Drawing Reference A30043_E7 Revision K, dated 6 May 2026; along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: (a) Operational design details of how the stormwater system will operate; (b) Confirmation of how the stormwater system will be implemented in stages to match the development of the site; and (c) How temporary erosion and sediment control measures implemented during construction will be transitioned to permanent structures.	No comment.
INF.8 The stormwater management system must be constructed in general accordance with the detailed design plans and drawings unless a conflict or inconsistency between the conditions of this consent and the provisions of the detailed design plans and drawings is identified, in which instance the conditions of this consent must prevail.	No comment.
INF.9 Prior to the commencement of operational activities within the alpine project area, the Consent Holder must confirm to the Queenstown Lakes District Council and the Central Otago District Council that the stormwater	No comment.

Condition	QLDC Comment
management system has been implemented.	
INF.9A In relation to the Rastus Burn Gondola Base Building, hydrological and hydraulic modelling shall be completed by a SQEP to determine the flood flow extent, depth and velocity where it passes the proposed development area, and incorporated into the stormwater management design specified in Condition INF.7. This assessment should be used to confirm minimum floor levels for buildings and to check that the flow depths and velocities across areas to be used for egress are appropriate. This work should be completed as part of the detailed design for the development and reviewed by Queenstown Lakes District Council at engineering acceptance stage.	The recommended condition will address flood risk requirements and ensure that any effects from the management of flood risk are appropriately avoided or mitigated.
Wastewater Doolans	
WAS.1 1. Detailed design plans and drawings for wastewater management system necessary to service the activities proposed within the Doolans Basin must be provided to the Central Otago District Council and Queenstown Lakes District Council (insofar as it relates to pipework traversing waterbodies within the Rastus Burn) at least 20 working days prior to any wastewater construction works commencing. 2. The design must be in general accordance with that shown on the following plans: (a) Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Access Roads Trails and Utilities Proposed Utilities, Sheet E503, Drawing Reference A30043_E7 Revision K, dated 6 May 2026; (b) Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Access Roads Trails and Utilities Typical Trench Details, Sheet E511, Drawing Reference A30043_E7 Revision K, dated 6 May 2026; and, (c) Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Rastus Burn Access Roads Trails and Utilities Proposed Utilities, Sheet E403, Drawing Reference A30043_E7 Revision K, dated 6 May 2026;	No comment.

Condition	QLDC Comment
along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: (a) Operational design details of how the wastewater network will operate; (b) Confirmation of how the wastewater system will be implemented in stages to match the development of the site; (c) Confirmation of the peak instantaneous wastewater flow rate from the Doolans Base Building, through the raising main and into the Rastus Burn network; and (d) Confirmation of the average (full site development without seasonal peaking) and peak dry weather daily volume.	
WAS.2 The wastewater management system for the Doolans Basin must be constructed in general accordance with the detailed design plans and drawings unless a conflict or inconsistency between the conditions of this consent and the provisions of the detailed design plans and drawings is identified, in which instance the conditions of this consent must prevail.	No comment.
WAS.3 Prior to the commencement of operational activities within the Doolans Base Building, the Consent Holder must confirm to the Central Otago District Council and Queenstown Lakes District Council that a wastewater system has been connected and is available to users on the site, or an alternative temporary solution agreed to by Central Otago District Council and Queenstown Lakes District Council.	No comment.
Wastewater Rastus Burn	
WW.1A This permit authorises the discharge of treated wastewater to land for the purpose of disposal of treated wastewater	No comment.

Condition	QLDC Comment
and by-wash water from the Remarkables Ski Field Buildings. *Advice Note: By-wash water is clean water that is discharged through the water and wastewater pipe network to prevent pipework from freezing.*	
WW.1B This permit must not commence until Discharge Permit RM14.336.01 has been surrendered or has expired.	No comment.
WW.2 The treated wastewater discharge must only comprise treated human wastewater, treated commercial kitchen wastewater and by-wash water.	No comment.
WW.3 Until the upgraded wastewater treatment system required by Condition WW.44 is commissioned, the wastewater treatment and disposal system must comprise as a minimum: (a) A 35 cubic metre pre settlement tank, twin 75 cubic metre septic tanks with outlet filters and a 31 cubic metre pre-settlement tank; and (b) A dispersal field area of 6,100 square metres over three ponds.	No comment.
Discharge Limits and Triggers	
WW.4 The volume of treated wastewater discharged must not exceed 127.44 cubic metres per day until the wastewater treatment plant upgrade required by Condition WW.43 is commissioned.	No comment.
WW.5 The volume of treated wastewater discharged must not exceed 204 cubic metres per day after the wastewater	No comment.

<table>
<tr><th>Condition</th><th>QLDC Comment</th></tr>
<tr><td>treatment plant upgrade required by Condition WW.43 is commissioned.</td><td></td></tr>
<tr><td>WW.6
The areal rate of treated wastewater application to any part of dispersal field must not exceed 20 millimetres per day until the wastewater treatment plant upgrade required by Condition WW.43 is commissioned.</td><td>No comment.</td></tr>
<tr><td>WW.7
The rate of treated wastewater application must not exceed a hydraulic loading rate 50 millimetres per day in any part of the dispersal field after the wastewater treatment plant upgrade required by Condition WW.43 is commissioned.</td><td>No comment.</td></tr>
<tr><td>WW.8A
The following limits apply to the treated wastewater discharged to the dispersal field after the wastewater treatment plant upgrade required by Condition WW.43 is commissioned.:
<table><tr><th>Parameter</th><th>Limit</th></tr><tr><td>Total nitrogen</td><td>Must not exceed an annual maximum of 750 kg in any calendar year.</td></tr><tr><td>Total phosphorus</td><td>Must not exceed an annual maximum of 100 kg in any calendar year.</td></tr><tr><td>Total suspended solids</td><td>Must not exceed a 5-year rolling 95th %ile of 110 mg/L and a 5-year rolling mean of 40 mg/L</td></tr><tr><td>5-day carbonaceous biochemical oxygen demand</td><td>Must not exceed a 5-year rolling 95th %ile of 320 mg/L and a 5 year rolling mean of 80 mg/L.</td></tr></table>
The assessment of compliance against the limits for total suspended solids and 5-day carbonaceous biochemical</td><td>No comment.</td></tr>
</table>

Condition	QLDC Comment
oxygen demand must use compliance monitoring data collected in accordance with the previous wastewater discharge consent (Consent No. RM14.33.1) to calculate the 5-year rolling 95th %iles.	
WW.8B If the concentration of dissolved inorganic nitrogen exceeds the trigger of 150 mg/m^3 and/or the concentration of dissolved reactive phosphorus exceeds the trigger of 6 mg/m^3 in any sample collected in accordance with Condition WW.12(b), (c) or (d) between 1 November and 31 May, then within 10 working days the Consent Holder must: (a) Undertake additional sampling in accordance with Condition WW.11A or WW.11B and WW.12 and have the samples analysed for dissolved inorganic nitrogen and dissolved reactive phosphorus; and (b) Record the temperature of the water and undertake a visual assessment of periphyton cover at the downstream sites specified in Condition WW.12(b), (c) and (d),	No comment.
WW.8C If the monitoring required by Condition WW.8B demonstrates that the concentration of dissolved inorganic nitrogen exceeds the trigger of 150 mg/m^3 and/or the concentration of dissolved reactive phosphorus exceeds the trigger of 6 mg/m^3 in any sample collected from the downstream sites specified in Condition WW.12(b), (c) or (d); or	No comment.

Condition	QLDC Comment
periphyton cover exceeds the trigger of 10% of the stream bed at any of those downstream sites then within 10 working days of receiving the result the Consent Holder must undertake chlorophyll a sampling at the sites where the exceedance has occurred.	
WW.8D If the chlorophyll a sampling required by Condition WW.8C, WW.18 or WW.19B demonstrates an exceedance of the trigger of 50 mg/m^2 of chlorophyll a at any downstream site, then within 10 working days of receiving the result the Consent Holder must undertake macroinvertebrate sampling at the sites specified in Condition WW.12 and undertake a comparison of macroinvertebrate metrics between the upstream site and each of the downstream sites. *Advice Note: Macroinvertebrate metrics are macroinvertebrate community index, quantitative macroinvertebrate community index and percentage of ephemeroptera, plecoptera and trichoptera*.	No comment.
WW.8E If the comparison of macroinvertebrate metrics between the upstream site and each of the downstream survey sites required by Condition WW,8(D) or Condition 19(d) identifies a decline of 10% or more in two of the three metrics at any downstream site compared to the upstream site, then within 30 working days of receiving the result the Consent Holder must provide Otago Regional Council with a report that details: (a) Whether the discharge of treated wastewater is responsible for the exceedance; and if so (b) The results of an audit of the wastewater treatment system and onsite practices to identify reasons for the adverse effect and mitigations measures to reduce those effects and a timeline detailing remedial actions to be undertaken.	No comment.
WW.8F The Consent Holder must undertake the proposed actions identified in the report required under Condition WW.8E within the timeframes stated in that report. Any proposed actions must be initiated no later than a 3 month period from the date the report was submitted to the Otago Regional Council.	No comment.

Condition	QLDC Comment
Performance Monitoring	
WW.9 The Consent Holder must maintain a flow meter on the outlet pipe from the wastewater treatment system and before it enters the dispersal field and measure and record the daily volume of treated wastewater being discharged to the dispersal field.	No comment.
WW.10 1. For the purposes of informing the total nitrogen and total phosphorus limit review in Condition WW.37A, in the period between 22 July 2026 and 31 October 2026, the Consent Holder must take a minimum of 12 representative samples of treated wastewater from the discharge pipe to the dispersal field as shown on the plan in **Attachment [H].** 2. The representative sample of treated wastewater must: (a) Be a time-proportional composite sample comprising 24 individual aliquots, collected at approximately hourly intervals (i.e. one aliquot per hour); (b) Each aliquot shall be of equal volume and combined into a single composite sample container; and (c) Sampling must be undertaken using an automatic sampler, unless otherwise agreed in writing by Otago Regional Council. 3. In the period between 22 July 2026 and 31 October 2026, the Consent Holder must also take a grab sample of treated wastewater between 7am and 12pm (ideally at 10am) from the discharge pipe to the dispersal field as shown on the plan in **Attachment [H]** on the same day that samples are collected in accordance with clause (1.)**.** 4. If the samples of treated wastewater required by Condition WW.10(1) and (3) are unable to be collected (for reasons beyond the Consent Holder's control), the Consent Holder must advise the Otago Regional Council in writing within five working days after the sampling day. The advice must include reasons why the sample was unable to be collected.	No comment.

Condition	QLDC Comment
WW.11A 1. The Consent Holder must take a representative sample of treated wastewater at least once every month from the discharge pipe to the dispersal field as shown on the plan in **Attachment [H]**. 2. The representative sample of treated wastewater must: (a) Be a time-proportional composite sample comprising 24 individual aliquots, collected at approximately hourly intervals (i.e. one aliquot per hour); (b) Each aliquot shall be of equal volume and combined into a single composite sample container; and (c) Sampling must be undertaken using an automatic sampler, unless otherwise agreed in writing by Otago Regional Council; or 3. Comply with the requirements of Condition WW.11B if that applies instead. 4. If the representative sample of treated wastewater required by Condition WW.11A(1) is unable to be collected (for reasons beyond the Consent Holder's control), the Consent Holder must advise the Otago Regional Council in writing within five working days after the sampling day. The advice must include reasons why the sample was unable to be collected.	No comment.
WW.11B The Consent Holder may engage a suitably qualified and independent expert to develop a correlation between the total nitrogen and total phosphorus results from the composite samples and grab samples that can be used to enable grab samples to be collected as the representative sample of treated wastewater in place of the compositive sample required by Condition WW.11A. To enable a grab sample to be used in place of a composite sample; (a) The correlation must be based on a minimum of 24 composite samples and 24 grab samples; and (b) The Consent Holder must notify Otago Regional Council of the results of the correlation prior to the collection of the first grab sample in place of the composite sample. To ensure the correlation remains relevant, the Consent Holder must collect a composite sample in accordance with Condition WW.11A and collect a grab sample of treated wastewater at least once annually during the ski	No comment.

Condition	QLDC Comment
season and update the correlation that will be applied to the grab samples results. The Consent Holder must notify Otago Regional Council of the updated correlation within 10 working days of the correlation being completed.	
WW.12 The Consent Holder must take a representative sample of water in the Rastus Burn at least once every month from the sites shown on the plan in **Attachment [H]** which are: (a) Upstream of the dispersal field at NZTM 2000 1270254E 5003116N; (b) 50m downstream of the dispersal field at NZTM2000 1269828E 50003614 N; (c) 200m downstream of the dispersal field at NZTM2000 1269801E 5003728N; and (d) 1500m downstream of the dispersal field at NZTM2000 1269858E 5004706N. If the representative sample/s of water in the Rastus Burn are unable to collected for reasons beyond the Consent Holder's control, the Consent Holder must advise the Otago Regional Council in writing within five working days after the sampling day. The advice must include reasons why the sample/s were unable to be collected.	No comment.
WW.13 For the purposes of informing the total nitrogen and total phosphorus limit review in Condition WW.37A, and to assess the performance of the upgraded wastewater treatment plant, the Consent Holder must take a representative sample of groundwater at least once every month in the months of February and June to October each year commencing in 2026 and ceasing 12 months after the implementation of the upgraded wastewater treatment plant required in accordance with Condition WW.43 at the five monitoring bores (if there is sufficient groundwater to sample) shown on the plan in **Attachment [H]** which are: (a) Bore 1 at NZTM2000 1270110E 5003373N; (b) Bore 2 at NZTM2000 1270009E 5003582N; (c) Bore 3 at NZTM2000 1269986E 5003577N; (d) Bore 4 at NZTM2000 1270054E 5003398N; and	No comment.

Condition	QLDC Comment
(e) Bore 5 at NZTM2000 1269969E, 5003548N. If the representative sample/s of groundwater are unable to collected for reasons beyond the Consent Holder's control, the Consent Holder must advise the Otago Regional Council in writing within five working days after the sampling day. The advice must include reasons why the sample/s were unable to be collected.	
WW.14 Commencing 12 months after the implementation of the upgraded wastewater treatment plant in accordance with Condition WW.43, the Consent Holder must take a representative sample of groundwater in February and July each year at two monitoring bores (if there is sufficient groundwater to sample) shown on the plan in **Attachment [H]** which are: (a) Bore 1 at NZTM2000 1270110E 5003373N; and (b) Bore 3 at NZTM2000 1269986E 5003577N. If the representative sample/s of groundwater are unable to collected for reasons beyond the Consent Holder's control, the Consent Holder must advise the Otago Regional Council in writing within five working days after the sampling day. The advice must include reasons why the sample/s were unable to be collected.	No comment.
WW.15A The treated wastewater samples taken in accordance with WW.10 must be analysed for total phosphorus concentration and total nitrogen concentration.	No comment.
WW.15B The treated wastewater samples taken in accordance with Condition WW.11A or WW.11B must be analysed for the following: (a) 5-day carbonaceous biochemical oxygen demand (cBOD5); (b) Total phosphorus concentration; (c) Dissolved reactive phosphorus concentration;	No comment.

Condition	QLDC Comment
(d) Ammoniacal nitrogen concentration; (e) Total nitrogen concentration; (f) Total oxidised nitrogen concentration; (g) pH; (h) Total suspended solids concentration; and (i) *Escherichia coli* concentration.	
WW.16 The water samples taken in accordance with Conditions WW.12, WW.13 and WW.14 must be analysed for the following: (a) Dissolved reactive phosphorus; (b) *Escherichia coli* concentration~~;~~ (c) Nitrate-nitrite concentration; (d) Ammoniacal nitrogen concentration; (e) Dissolved inorganic nitrogen; (f) Total nitrogen concentration; (g) Electrical conductivity; (h) pH; (i) Turbidity; and (j) *Escherichia coli* concentration	No comment.
WW.17 All sampling undertaken in accordance with Conditions WW.10 to WW.16 including sampling, transportation and laboratory analyses must be performed to IANZ registered standards, or otherwise as approved in writing by the	No comment.

Condition	QLDC Comment
Otago Regional Council.	
WW.18 The Consent Holder must engage a suitably qualified and experienced freshwater ecologist to undertake a biological monitoring survey of the Rastus Burn at intervals not exceeding two years. The first survey must be undertaken no later than 30 November 2027. The survey must be undertaken either during or immediately after the end of the ski season but in all cases the survey must be undertaken be no later than 30 November. The survey must be undertaken at four sites as shown in **Attachment** [**H**] which are: (a) Upstream of the dispersal field at NZTM 2000 1270254E 5003116N; (b) 50m downstream of the dispersal field at NZTM2000 1269828E 50003614 N; (c) 200m downstream of the dispersal field at NZTM2000 1269801E 5003728N; and (d) 1500m downstream of the dispersal field at NZTM2000 1269858E 5004706N. The biological monitoring survey must comprise of: (a) Chlorophyll a; (b) Macroinvertebrate community index for hard-bottomed streams; (c) Quantitative macroinvertebrate community index; (d) Relative abundance of *ephemeroptera, plecoptera* and *trichoptera;*; and (e) Periphyton sampling. The monitoring required by clause (c), (b) and (d) must comprise three Surber samples at each monitoring site.	No comment.
WW.19A The Consent Holder must provide a Biological Monitoring Report to the Otago Regional Council prepared by a suitably qualified and experienced freshwater ecologist that details the results of the biological monitoring	No comment.

Condition	QLDC Comment
undertaken in accordance with Condition WW.18. The report must include: (a) A summary of results; (b) A comparison to the results of previous biological monitoring; (c) An assessment as to whether the biological health of Rastus Burn is being maintained, or is degrading; (d) A comparison of macroinvertebrate metrics between the upstream site and each of the downstream sites; and (e) If the biological health of the Rastus Burn is degrading, an assessment as to why this might be the case. A copy of the Biological Monitoring Report is to be provided to the Otago Regional Council by 31 January in the year following the survey. *Advice Note: Macroinvertebrate metrics are macroinvertebrate community index, quantitative macroinvertebrate community index and percentage of ephemeroptera, plecoptera and trichoptera*.	
WW.19B The Consent Holder must engage a suitably qualified and experienced freshwater ecologist to undertake a periphyton monitoring survey of the Rastus Burn in Autumn (March or April) in the same year and at the same locations as that required by Condition WW.18(A). The first survey must be undertaken no later than 30 April 2027.	No comment.
WW.20 The Consent Holder must engage a suitably qualified and experienced ecologist undertake a wetland survey that includes the area within 100 m of the dispersal field to confirm the presence of wetlands by 30 November 2027. If wetlands are confirmed within 100 m of the dispersal field, the ecologist characterise the wetlands including the type, hydrology and vegetation community. A report detailed the findings of the wetland survey is to be provided to the Otago Regional Council by 31 January 2028.	No comment.
WW.21 If the wetland survey undertaken in accordance with Condition WW.20 confirms the presence of wetlands within 100 m of the dispersal field, the Consent Holder must engage a suitably qualified and experienced ecologist to	No comment.

Condition	QLDC Comment
survey the hydrology and vegetation community of the wetlands at intervals not exceeding two years. The survey must be undertaken either during or immediately after the end of the ski season but in all cases the survey must be undertaken be no later than 30 November.	
WW.22 The Consent Holder must provide a Wetland Survey Report to the Otago Regional Council prepared by a suitably qualified and experienced ecologist that details the results of the wetland survey undertaken in accordance with Condition WW.21. The report must include (a) A description of the wetland hydrology and vegetation community, (b) A comparison to the results of previous monitoring; (c) An assessment as to whether wetland health is improving, is being maintained, or is degrading; and (d) If wetland health is degrading, an assessment as to why this might be the case. A copy of the Wetland Survey Report is to be provided to the Otago Regional Council by 31 January in the year following the survey.	No comment.
WW.23 The Consent Holder must engage a suitably qualified and experience engineer to test soakage rates in the dispersal field during the month of November at intervals not exceeding five years beginning in 2031 to determine the saturated soil infiltration rate.	No comment.
WW.24 If the monitoring undertaken in accordance with Condition WW.23 demonstrates that the average saturated soil infiltration capacity in the dispersal field is less than that specified in Condition WW.7, the Consent Holder must take the remedial action necessary to increase the saturated soil infiltration capacity so that it is not less than that specified in Condition WW.7 prior to 1 June the year after the soil monitoring was completed in accordance with Condition WW.23.	No comment.

Condition	QLDC Comment
WW.25 All monitoring bores identified in Condition WW.13 must be surveyed to confirm their location and elevation, at the top of the casing, by 31 October 2026.	No comment.
WW.26 The Consent Holder must install and maintain water level loggers in each of the monitoring bores identified in Condition WW.13 to continuously measure and record groundwater levels at intervals not exceeding 15 minutes from 1 June to 31 October (inclusive) 2026.	No comment.
WW.27 The Consent Holder must measure and record the depth to water level in each of the monitoring bores identified in Condition WW.13 from the top of the casing when collecting the groundwater samples required by Condition WW.13 and WW.14.	No comment.
WW.28 The Consent holder must undertake slug tests in each of the groundwater monitoring bores identified in Condition WW.13 to determine the hydraulic properties of the subsurface and aquifer by 30 November 2026.	No comment.
WW.29 The Consent Holder must install and maintain a surface water level monitoring site in the Rastus Burn at the upstream monitoring site identified in Condition WW.12(a) to continuously measure and record surface water levels at intervals not exceeding 15 minutes from 1 April 2026 to 31 March 2027 (inclusive).	No comment.
WW.30 The Consent Holder must undertake a minimum of five flow gaugings events in the period commencing 1 March 2026 through to 1 March 2027, with at least three of those undertaken between 1 June and 31 October (inclusive), at the surface water level monitoring site identified in Condition WW.29.	No comment.
WW.31 The Consent Holder must establish a flow rating curve for the Rastus Burn based on information collected in	No comment.

Condition	QLDC Comment
accordance with Condition WW.29 and WW.30.	
WW.32 The Consent Holder must install and maintain a water level stage post in the Rastus Burn at the upstream monitoring site identified in Condition WW.12(a) by 31 May 2027.	No comment.
WW.33 The Consent Holder must measure and record the height of surface water in the Rastus Burn at the water level stage post identified in Condition WW.32 when collecting the water samples required by Condition WW.12.	No comment.
WW.34 The surface water level monitoring site identified in Condition WW.29 must be surveyed to confirm its location and elevation by 30 November 2026.	No comment.
Reporting	
WW.35 No later than 10 working days after the receipt of the analysis results from the laboratory analysis undertaken in accordance with Conditions WW.15 and WW.16, the Consent Holder must provide the Otago Regional Council: (a) Copies of the analysis results; and (b) Daily treated wastewater flow records for the 30 days prior to sampling recorded in accordance with Condition WW.9.	No comment.
WW.36 By 31 January each year the Consent Holder must provide the Otago Regional Council with an Annual Report on the previous year's monitoring results collected during the previous 1 December and 30 November period. This report must include: (a) A record of the daily volume of treated wastewater water discharged;	No comment.

Condition	QLDC Comment
(b) Copies of all analytical sample results and records collected under Conditions WW.8B to WW.8D and WW.10 to WW.14 of this consent; (c) Analysis of groundwater level data and slug test data collected in accordance with Conditions WW.26, WW.27 and WW.28 to determine likely groundwater flow directions from the dispersal field; (d) An estimate of the annual total nitrogen and total phosphorus load in the Rastus Burn based on water samples collected in accordance with Condition WW.12 and surface water level data (used to estimate water flow) collected in accordance with Condition WW.33; (e) An assessment of compliance with the conditions of this consent; (f) A comparison of discharge quality and quantity results with the results of previous years and the identification of any trends; and (g) An assessment of compliance with the requirements of the Wastewater Operations and Maintenance Manual required by Condition WW.39 of this consent.	
WW.37A By 31 December 2026, the Consent Holder must engage a suitably qualified and independent expert to undertake a review to confirm the assessment of historical annual loads of total nitrogen and total phosphorus included in the Wastewater Treatment and Disposal Feasibility Report (Stantec, 30 April 2026), which informed the limits set in Condition WW.8A, has adequately characterised wastewater flows and nutrient concentrations to maintain water quality and aquatic ecology health in the Rastus Burn. The review must include: (a) The calculation of the total nitrogen and total phosphorus loads discharged between 1 June 2026 and 31 October 2026 based on wastewater flow data recorded in accordance with Condition WW.9 and the results of treated wastewater samples collected and analysed in accordance with Condition WW.10(1) and WW.10(3) and Condition WW.15; and (b) A sensitivity analysis of historical annual loads discharged based on the assessment undertaken in clause (a) and comparing the measured 2026 total nitrogen and total phosphorus load discharge to the historic annual	No comment.

Condition	QLDC Comment
load calculations included in the Remarkables Wastewater Discharge Impact Assessment (e3 Scientific, April 2026). If the review finds that the assessment of historical annual loads of total nitrogen and total phosphorus included in the Wastewater Treatment and Disposal Feasibility Report (Stantec, 30 April 2026) did not adequately characterise wastewater flows and nutrient concentrations to maintain water quality and aquatic ecology health in the Rastus Burn and that the total nitrogen and total phosphorus limits identified in Condition WW.9 need to be reduced to maintain water quality and aquatic ecology health in the Rastus Burn, the suitably qualified and independent expert must provide a recommendation about what the reduced limit/s should be based on the assessment undertaken in clause (a) and (b).	
WW.37B By 31 May 2027, the Consent Holder must engage a suitably qualified and independent expert to undertake a review to confirm whether the aquatic ecology of the Rastus Burn downstream of the treated wastewater discharge will be suitably protected from ammoniacal nitrogen and nitrate nitrogen toxicity effects with the increased discharge authorised by Condition WW.5. The review must include: (a) The calculation of potential instream ammoniacal nitrogen and nitrate nitrogen concentrations using the discharge limits specified in Condition WW.5 and WW.8A or proposed in Condition WW.38A(a) and the flow rating curve developed in accordance with Condition WW.30 as part of a mass balance assessment; and (b) An assessment of those potential instream concentrations against relevant guidelines; e.g. 99% species protection default guidelines, ANZG 2018. If the review finds that additional controls are needed to protect the Rastus Burn from potential toxicity effects as a result of the wastewater discharge the suitably qualified and independent expert must provide a recommendation about what the additional toxicity controls should be implemented based on the assessment undertaken in clause (a) and (b).	No comment.
WW.38A	No comment.

Condition	QLDC Comment
(a) If the reviews undertaken in accordance with Condition WW.37A or WW.37B recommend that a reduced total nitrogen and/or a total phosphorus limit is needed to maintain water quality and aquatic ecology health in the Rastus Burn or that additional controls are needed to manage potential toxicity effects then the Consent Holder must within 1 month of each review being completed provide written advice to the Otago Regional Council about whether they propose to implement the reduced limit or additional toxicity controls and whether any variation to the conditions of this consent are needed. (b) If the Consent Holder does not propose to implement a reduced limit/s or additional toxicity controls (if recommended) identified in Condition WW.37A and WW.37B, the reasons for not implementing the reduced limit or additional toxicity controls must be provided in the written advice to the Otago Regional Council.	
WW.38B Three years after the commencement of this consent, the Consent Holder must engage a suitably qualified and independent expert to review the dissolved inorganic nitrogen and dissolved reactive phosphorus trigger limits specified in Condition WW.8B and WW.8C to determine whether the triggers are a suitable indicator of periphyton potentially exceeding the trigger limit of 50 mg/m^3 specified in Condition WW.8D. If the review finds that the dissolved inorganic nitrogen and dissolved reactive phosphorus trigger limits specifies are not suitable triggers for indicating that periphyton is potentially exceeding the trigger limit of 50 mg/m^3, then the suitably qualified and independent expert must provide a recommendation for what the trigger limits should be.	No comment.
WW.38C (a) If the review undertaken in accordance with Condition WW.38B recommends amending the triggers for dissolved inorganic nitrogen and dissolved reactive phosphorus then the Consent Holder must within 1 month of the review being completed provide written advice to the Otago Regional Council about whether they propose to implement the recommended amendments to the triggers and whether any variation to the conditions of this consent are needed. (b) If the Consent Holder does not propose to implement the recommended amendments to the triggers (if recommended), the reasons for not implementing the amended triggers must be provided in the written advice to the Otago Regional Council.	No comment.

Condition	QLDC Comment
Management	
WW.39 No later than 20 working days from the date of commencement of this consent, the Consent Holder must prepare and submit to the Otago Regional Council a Wastewater Operations and Management Manual for certification that it is in accordance with this condition. The objective of the Wastewater Operations and Management Manual is to ensure the effective and efficient operation of the wastewater treatment and disposal system and to ensure compliance with the conditions of this resource consent. The Wastewater Operations and Management Manual must include: (a) A description of the treatment and disposal system, including a site map indicating the location of the treatment and disposal system and points of discharge to the dispersal field, (b) Responsibilities and contact details of key personnel; (c) Key operational matters, including weekly, monthly and annual maintenance checks; (d) A description and map/s of monitoring sites; (e) Monitoring requirements and sampling procedures; (f) Reporting requirements; (g) Contingency plans in the event of system malfunctions or breakdowns and any associated reporting requirements; (h) Details of how complaints will be managed; and (i) Emergency contact phone numbers.	No comment.
WW.40 The Wastewater Operations and Management Manual must be reviewed and updated prior to the implementation of the wastewater treatment plant upgrade required by Condition WW.43 and then every three years thereafter. The	No comment.

Condition	QLDC Comment
purpose of this review is to: (a) Confirm that the Wastewater Operations and Management Manual accurately reflects current on-site activities and operations; and (b) To identify if changes to procedures contained within the Wastewater Operations and Management Manual are required to achieve the objective of the Manual stated in Condition WW.40. A written report detailing the results of the review must be submitted to the Otago Regional Council 30 working days of the review being undertaken. If the review results in amendments to the Wastewater Operations and Management Manual, the amended Wastewater Operations and Management Manual (with identified amended sections) must be provided to the Otago Regional Council for certification at this time.	
Wastewater Treatment Plant Upgrade	
WW.41 The Consent Holder must prepare and submit to the Otago Regional Council a Wastewater Treatment Upgrade Plan prepared by a suitably qualified expert by 30 September 2028. This plan must identify the technology and wastewater treatment plant upgrades necessary to improve the quality of the wastewater discharged to the dispersal field in order to meet the discharge limits specified in Condition WW.8A. If the Consent Holder proposes to meet a reduced limit for total nitrogen and/or total phosphorus or introduce additional toxicity controls in accordance with Condition WW.38A, the plan must also identify the technology and wastewater treatment plant upgrades required to meet the reduced total nitrogen limit or additional toxicity controls. The plan must include a minimum of secondary treatment for all wastewater if the Doolans Basin operations are open and connected to the Rastus Burn wastewater treatment plant to assist in ensuring the maximum hydraulic loading rate included in Condition WW.7 can be successfully implemented without compromising the performance of the dispersal field.	No comment.
WW.42	No comment.

Condition	QLDC Comment
The Wastewater Treatment Upgrade Plan must include, but not be limited to, the following matters: (a) A description of the proposed technology and wastewater plant upgrades to be installed; (b) A description of the methodology of how the wastewater plant upgrades will be installed and a staged work plan describing the timing associated with the progressive implementation of these works; and (c) The monitoring and reporting obligations associated with the wastewater treatment plant upgrades.	
WW.43 The Consent Holder must ensure that the Wastewater Treatment Plant Upgrade prescribed in the Wastewater Treatment Upgrade Plan is commissioned prior to the opening of amenities in the Doolans Basin that are connected to the wastewater treatment plant located in the Rastus Burn catchment or prior to 10 April 2030 (whichever is sooner).	No comment.
Wastewater General	
WW.44 The Consent Holder must ensure that the discharge authorised by this consent does not cause any flooding, erosion, scouring, land instability or property damage. Should such effects occur due to the exercise of this consent, the Consent Holder must, if so required by the Otago Regional Council and at no cost to the Otago Regional Council, take all such action as the Consent Authority may require to remedy any such damage.	No comment.
Wastewater Conditions Review	
WW.45 The Otago Regional Council may, within three months of receiving the review required by Condition WW.37A, WW.37B WW.38B and subsequent reporting in Conditions WW.38A and WW.38C, and in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review	No comment.

Condition	QLDC Comment
the conditions of this consent for the purposes of determining whether the conditions of this permit are adequate to maintain water quality and aquatic ecology in the Rastus Burn.	
Wastewater Rastus Burn	
WW.46 1. Detailed design plans and drawings for Wastewater Treatment Plant and associated piping required by Condition WW.40 must be provided to the Queenstown Lakes District Council at least 20 working days prior to any wastewater construction works commencing. 2. The location of the Wastewater Treatment Plan and associated piping must be in general accordance with that shown on the following plans: (a) Southern Land Remarkables Ski Area Upgrades & Doolans Basin Expansion Rastus Burn Wastewater Treatment Facility Proposed Infrastructure, Sheet E202, Drawing Reference A30043_E7 Revision K, dated 6 May 2026. along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: (a) Operational design details of how the wastewater network will operate; (b) Confirmation of how the wastewater system will be implemented in stages to match the development of the site; (c) Confirmation of the peak instantaneous wastewater flow rate into the Rastus Burn network; and (d) Confirmation of the average (full site development without seasonal peaking) and peak dry weather daily volume.	No comment.
WW.47	No comment.

Condition	QLDC Comment
The Wastewater Treatment Plant must be constructed in general accordance with the detailed design plans and drawings unless a conflict or inconsistency between the conditions of this consent and the provisions of the detailed design plans and drawings is identified, in which instance the conditions of this consent must prevail.	