DRAFT RESOURCE CONSENT CONDITIONS – 3 SEPTEMBER 2026

Commented [JM1]: In addition to the amendments that I recommend in this document, I also consider that, if the Panel accept the Department's expert advice but are minded to grant approval, further conditions would be required to avoid impacts to significant areas.

1. INTERPRETATION

INTERPRETATION	
Alpine project area	The area of the Project contained within the Rastus Burn and Doolans Basin. Excludes the Lower Remarkables Transit Hub.
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.*
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**.
Relevant Consent Authority	Otago Regional Council and /or Queenstown Lakes District Council and /or Central Otago District Council
Ski Season / Winter Ski Field Operations	The period between 1 May and 30 October where fee paying customers may use the ski area.
Terrestrial Ecology Management Plan	Management plan relating to the management of the activities which effect indigenous vegetation, avifauna, wetlands and invertebrates. The management of activities which effect indigenous lizards are managed separately through a lizard management plan.
	Acronyms and Abbreviations
FTAA	Fast-track Approvals Act 2024

2. GENERAL CONDITIONS

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 Remarkables Ski Area Upgrades and Doolans Expansion Project under the Fast-track Approvals Act 2024
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.
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.
COMMENCEMENT AND LAPSING OF CONSENT	
GC.4	These resource consents commence on [insert date of issue of decision document].
GC.5	Pursuant to section 87(2)(b) of the Fast Track Approvals Act 2024, these resource consents will lapse if not given 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.
MANAGEMENT AND MONITORING PLANS	
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) ~~and~~ to (~~b~~c) must be followed:

(a) The Consent Holder must, in writing:

i supply ~~a~~the ~~-~~ monitoring plan, management plan or ~~any~~ other document, which must be prepared by a suitably qualified and experienced person, to the relevant Consent Authority with a request for certification

ii detail how the monitoring plan, management plan or other document will implement the applicable condition(s), including objectives and minimum requirements set out in the applicable condition(s)

iii if the relevant Consent Authority's response is that they are not able to certify the monitoring plan, management plan or other document, the Consent Holde may request that the relevant Consent Authority provide advice in writing of the shortcomings of the document, including additional information or measures, it considers necessary to meet the requirements of the relevant condition(s).

(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 review and, subject to the process in (a) above, certification.

(c) The Consent Holder must comply with all certified management plans.

(d) If certification of the revised plan is refused, the relevant Consent Authority's determination is final. The Consent Holder will be unable to comply with the relevant condition of consent and will be required to cease the activity(ies) subject to those conditions.

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.~~

~~(iii)~~(i) 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~~

Commented [JM2]: Amendments recommended here in order to:
- Keep relevant requirements in the condition itself, rather than an advice note, while recognising that the condition cannot impose requirements on the relevant consent authority, and
- Add clarification that certified MPs must be prepared by a suitably qualified and experienced person, and must be complied with, and that certified MPs are required in order to proceed with the relevant activity.

See discussion of "the key tenets of a "fit for purpose" management plan condition" in the Covid 19 Fast Track panel's decision for the Opunake Solar Farm, 2024 (para 190, p22), here: 070824 - final draft decision.

~~*that the management plan(s) or document(s) be modified to address the concerns, and then be resubmitted;*~~

~~*(iv)*~~*(ii)* *Certification will not be unreasonably withheld or delayed and certification or a response is expected to take no longer than 30 working days.*

(a) ~~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.~~

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

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~~ working days prior to the commencement of vegetation clearance or earthworks at Car Park B.
Lower Remarkables Transit Hub Rehabilitation Plan	20 ~~works~~ working days prior to the commencement of vegetation clearance or earthworks at Car Park B.
Lower Remarkables Transit Hub Landscaping Plan	20 ~~works~~ working days prior to the commencement of vegetation clearance or earthworks at Car Park B.

To be certified by the Central Otago District Council

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)

Commented [JM3]: The wildlife authority conditions appear to indicate that the LMP will be certified as part of the Fast Track Approval itself: Condition 1 in Schedule 1 states that the methodology will be "As set out in the Lizard Management Plan (prepared by e3 Scientific dated 14 May 2026) or an amended LMP certified through the conditions below." Therefore, certification requirements for the original LMP do not seem to be necessary - clarification of this matter is requested.

Commented [JM4]: It is noted that a draft of this LMP was not provided with the application.

Commented [JM5]: It is noted that a draft of this LMP was not provided with the application.

	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.

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.
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.
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 plans or other document submitted to the relevant Consent Authority for certification, the conditions of this resource consent must prevail.

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.
	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.
	Department of Conservation Role in Certification of Management Plans, or Amendments to Certified Management Plans
GC.14	In addition to the requirements of Condition GC.7, prior to~~if~~ certification of any new management plans listed in Condition GC.8, or amendments to any previously certified management plan ~~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 relevant to the Department's purpose and role and have input into any associated content or revisions in accordance with Condition GC.7.
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 full copy of the draft management plan(s) or amended management plan(s) to the Department of Conservation at least 15 working days before the workshop; (b) The Consent Holder must circulate a record of the workshop discussions to the Department of Conservation 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) and/or 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 full copy of the ~~amended~~ draft management plan(s), or draft amendments to 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.
GC.17	The Consent Holder must provide any written feedback received from the Department of Conservation on the ~~amended~~ draft management plan(s), or draft amendments to management plan(s) to the relevant Consent Authority when the management plan(s) is submitted for certification or 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.

Commented [JM6]: Amendment recommended in recognition that not all of the project area is within PCL, to allow scope for DOC to discuss and comment on other relevant matters that may be covered by management plans, e.g. ecological and landscape effects on private land.

GC.X	The Consent Holder must meet all of the Department of Conservation's actual and reasonable costs associated with reviewing and providing feedback on the management plans listed in Condition GC.8.
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) The incident that resulted in the complaint, if known, including its location; (c) Any corrective action taken by the Consent Holder in response to the complaint, including timing of that corrective action; and (d) 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 procedure 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 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.

Commented [JM7]: See paragraphs 45 and 46 of Dr Schmidt's evidence - Dr Schmidt does not support this condition, given that the full project area has not be subject to a foot survey.

	(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

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 the 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; (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 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.
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 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.*

4. BIODIVERSITY COMPENSATION

~~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 th authorised concession area or land subject to QEII covenants; or~~ ~~(b) Be located within an alternative location developed in consultation with the parties listed i Condition BIO.8.~~
~~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.~~
	~~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.~~
~~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:~~ ~~(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.~~
~~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.~~

Commented [JM8]: Appropriate content of conditions for Biodiversity Compensation cannot yet be determined; revisions are first needed to the Biodiversity Compensation Project Plan, as indicated in Dr Maseyk's evidence.

The Biodiversity Compensation Project must be designed before approval is granted; conditions would then include a description of each compensation project, the anticipated outcome, time-bound actions, performance measures, monitoring, reporting and compliance requirements and a feedback loop that triggers contingency measures where monitoring shows anticipated outcomes have not been achieved (paragraph 117.ii of Dr Maseyk's evidence).

Compensation conditions may sit more appropriately in the Doolan's expansion concession, or in both the concession and the consent conditions.

	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.
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; (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.
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.
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.
BIO.12	The Consent Holder must implement the Biodiversity Compensation Project Plan.
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.
	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 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.
LIZARDS	
BIO.20	The Consent Holder must implement the Lizard Management Plan referred to Condition GC.8, subject to any amendments that may be made under Condition GC.7.

~~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 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 $00,000 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 of the grant being provided to the research institution or environmental organisation within 10 working days of the grant being given.~~
~~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.~~

5. GENERAL CONSTRUCTION MANAGEMENT

	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.*
	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.*
	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.
	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.
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.
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.
	Construction Environmental Management Plan - Alpine Project Area
CON.7	The Consent Holder must implement the Construction Environmental Management Plan referred to in Condition GC.8, subject to any amendments that may be made under Condition GC.7.
CON.8	The objective of the Construction Environmental Management Plan is to identify and documer 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 hou of operation for the construction season; (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

Commented [JM9]: I consider that the objective for this management plan needs to be revised to state a clear outcome that is to be achieved by actions in the management plan, in terms of effects from construction activities on the environment. To inform the Panel's decision, the proposed outcome needs to be known.

Commented [JM10]: Dr Walker's statement of advice, para 108a and footnote:
Table 7 in the draft CEMP would enable discharge of sediment laden runoff with turbidity up to 150 NTU (Nephelometric Turbidity Units) which is 400 to 750-fold increase in turbidity over the current NTU of 0 to 0.35 NTU. This will cause immediate and long term irreversible ecological degradation in terrestrial as well as freshwater systems. Terrestrial alpine plants grow slowly and rely on clear leaf surfaces and fine sediment blocks photosynthesis and leads to localised die-off. Highly organic, porous, and well-leached alpine soil pore spaces are filled with fine silts, causing compaction, reducing oxygen availability to plant roots, and altering sub-surface hydrology. Intact leaf litter and rocky scree are porous habitats for endemic terrestrial invertebrates: sediment deposition fills micro-crevices, burying habitats and disrupting the food web. Sediment deposits act as fertile disturbed and compacted seedbeds and vector for weeds like exotic *Juncus* species.
Dr Kavazos (paras 143-146) shares this concern and recommends that conditions should:
- ensure that discharged water does not exceed an ecologically appropriate turbidity threshold, and
- include continuous upstream and downstream monitoring, with defined triggers for investigating and remediating any adverse effects

Similarly, Dr Walker (para 141.a) recommends that for sediment, at a minimum there should be a trigger-level framework tied to the natural background variation, backed by a continuous monitoring regime. More detail is provided in her evidence.

	(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 Sk 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.
	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.
CON.10	1. The Spill Response Plan must include: (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).

Commented [JM11]: I consider that the minimum requirements for the management plan in this condition need to be revised to provide clear guidance for the certifier on how to establish whether the objective for the management plan will be achieved. This should include performance standards - quantified if possible - for relevant matters such as erosion and sediment control (unless covered in the ESCP referred to at ESC.11 and ESC.12 below), water quality, dust management, noise and vibration management, etc.
See advice from Dr Walker and Dr Kavazos in relation to performance standards relating to sedimentation and water quality, in the comment above.

	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).
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.
CON.13	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.

Commented [JM12]: See Chris Kavazos statement of advice, paragraph 174: the applicant has agreed to include the Check Clean Dry protocols in the CEMP for construction and operational plant; these should be secured by condition rather than left to a management plan.

6. EROSION AND SEDIMENT CONTROL

Commented [JM13]: Dr Walker's statement of evidence, para 140, indicates that proposed erosion and sediment controls will "allow avoidable and permanent degradation of terrestrial and wetland ecosystems".
Some amendments to relevant conditions are suggested at CON.8 above.

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 (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.
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.
ESC.4	All erosion and sediment controls must be maintained in working order at all times.
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**.**
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.
ESC.7	Soil-binding polymers must not be used anywhere within the alpine project area.
	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.
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.
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 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.
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.
	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

Commented [JM14]: I consider that the objective for this management plan needs to be revised to state a clear outcome that is to be achieved by actions in the management plan, in terms of the effects on erosion and sediment on the environment. To inform the Panel's decision, the proposed outcome needs to be known.

Commented [JM15]: Chris Kavazos statement of evidence, para 167.d recommends that the ESCP should include:
- water quality discharge criteria that reflect the very high ecological value and sensitivity of receiving environments to sediment inputs
- a requirement for supervision by a suitably qualified and experienced ecologist during all in-water works

Commented [JM16]: I consider that the minimum requirements for the management plan in this condition need to be revised to provide clear guidance for the certifier on how to establish whether the objective for the management plan will be achieved. This should include performance standards - quantified if possible - for relevant matters.
See advice from Dr Walker and Dr Kavazos in relation to performance standards relating to sedimentation and water quality, in the comment on this condition, above, and in the comment at CON.8 above.

	(d) As soon as practicable following any rainfall event exceeding 25 mm over 24 hours.
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.
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.

7. EARTHWORKS

Commented [JM17]: Mr Barrell (para 38) recommends that the applicant should enable the collection and dating of samples from the moraine sequence to secure the scientific knowledge, before proceeding with the proposed development.

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.
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. 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 (including facing material); (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.
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.
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 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.
EW.7	Trenching for the installation of services and utilities within the Curvey Basin access track must be contained within the existing access track.

Commented [JM18]: This recommendation links to the recommended addition of new condition BD.X, in the Landscape section, below.

8. TERRESTRIAL ECOLOGY

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.
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 fo resource consent] and must include: (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 guide 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 o 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

Commented [JM19]: I note that the proposed TEMP includes measures for wetland and stream management. Therefore, the reference to "terrestrial ecology" only, in the title of the plan and in proposed conditions here, appears to be misleading.

Commented [JM20]: I consider that the objective for this management plan needs to be revised to state clear outcomes that are to be achieved by actions in the management plan, in relation to effects on:
- Terrestrial vegetation
- Wetlands
- Streams
- Weeds
- Invertebrates
- Avifauna

To inform the Panel's decision, the proposed outcomes need to be known.

Commented [JM21]: I consider that the minimum requirements for the management plan in this condition need to be revised to provide clear guidance for the certifier on how to establish whether the objective for the management plan will be achieved. This should include performance standards - quantified if possible - for matters relevant to all areas proposed to be covered by the plan, including:
- terrestrial vegetation
- wetlands
- streams
- weeds
- invertebrates and
- avifauna.

I note that this condition does cross-reference to some other conditions that provide performance standards - e.g. ECO.10, ECO.31-41, etc - but this is not done comprehensively. For example, the minimum requirements for stream management refer only to FEW.4, which concerns streambank remediation - there is no reference to performance standards for the maintenance of stream connectivity.
See also the subject experts' comments on the draft TEMP, summarised in section 5.2 of my statement of advice.

	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 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.
	Terrestrial Ecology Management Plan Reporting
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. .
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;

Commented [JM22]: I recommend that this condition is revised, so that all versions of the TEMP are judged according to same criteria.

Commented [JM23]: I consider that this condition is weakened by the fact that the TEMP objective (in condition ECO.2 above) has no clear statement of what outcomes for terrestrial ecology should be.

	(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.
	Vegetation Clearance / Earthworks
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~~the total footprint of earthworks has been reduced, and this will result in a reduction in ~~terrestrial ecology~~ effects on terrestrial and freshwater ecology. 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 i accordance with Condition ECO.9.
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).
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

Commented [JM24]: I recommend that this or related conditions should be amended to clarify how it is to be determined whether an amended earthworks footprint will result in a reduction in effects. Will any proposal to amend the footprint be made in the TEMP, and subject to review by the certifying consent authority?

Commented [JM25]: An amendment to the earthworks footprint could have implications for freshwater as well as terrestrial ecology.

	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.
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.
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' ar '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.
ECO.11	The habitats where translocated plant species are to be planted must be located as close as practicable to the donor site.
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).
ECO.13	All stockpiled material must be contained within the disturbance footprint and not to be deposited atop any indigenous vegetation.
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*

Commented [JM26]: Note concerns raised with this proposed mitigation measure by Dr Watts (para 67).

	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 .
ECO.15	Vegetation and associated habitat material, including topsoil, litter and any schist debris, must be translocated in ~~tracts of vegetation material as large as possible~~the largest practicable intact blocks, to ~~ensure as much of the habitat and ground dwelling terrestrial~~maximum the retention and survival of terrestrial invertebrates ~~are preserved~~.
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.
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.
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).
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.
	Weed Management
ECO.20	In addition to the weed management requirements of the Terrestrial Ecology Management Plan (Condition ECO.2(~~ef~~)(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

Commented [JM27]: Based on advice from Dr Watts (para 68) "Transfer of topsoil, litter, schist debris or intact habitat blocks may improve salvage of eggs, larvae, pupae and less mobile species that are unlikely to be detected using conventional salvage methods."

Commented [JM28]: Dr Walker (paras 143-144) recommends:
For small-seeded terrestrial and wetland weeds there needs to be a single-point-of-entry quarantine station separating the Rastus Burn and Doolans catchments, two-stage mechanical decontamination (the 2013 "Keep It Clean" guidelines are inadequate) with washdown transported offsite, and strict footwear and small-tool quarantine.
Terrestrial and wetland weed monitoring should use monthly systematic gridded field searches (rather than casual visual inspections) across high-risk corridors for the duration of the consent. All detections should be GPS logged, mapped and photographed at permanent photo-points to track infestation extent, seedling presence, and treatment efficacy over time. Conditions specifying zero-tolerance for both new invasive species and for spread and remediation to achieve zero levels should be accompanied by cessation of works and traffic movement if an incursion is not contained within a stated timeframe.

	weeds; (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~~five days prior to disturbance) and any nests identified.
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 with this exclusion zone until the chicks have 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)~~(a) 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

Commented [JM29]: See paragraph 31 of Dr Weston's statement of advice

Commented [JM30]: See paragraph 32 of Dr Weston's statement of advice

Commented [JM31]: See paragraph 33 of Dr Weston's statement of advice

disturbance footprint. This survey must be undertaken within five days (including non-working days) of vegetation clearance / disturbance works commencing.

~~(d)~~(b) 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)~~(c) 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;

(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)~~(d) 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) If a pihoihoi nest containing chicks is identified, a 50m exclusion zone must be established around the nest site, and no works must occur within this exclusion zone until the chicks have fledged;

Commented [JM32]: See paragraph 34 of Dr Weston's statement of advice

~~(i)~~(ii) If a pihoihoi nest containing eggs is identified, ~~Where practicable,~~ disturbance of the nests should be avoided where practicable;

~~(ii)~~(iii) Where avoidance in accordance with Condition ECO.22B(a)(d)(ii) 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. ~~(f)~~(e) 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; (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 of staff, contractors and visitors with kea, including e.g. the feeding of 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, under the advice of an experienced kea conservation husbandry or conservation practitioner.

	All measures must remain in place ~~until construction in the affected area has been completed~~for the duration of the consent.
ECO.24	To reduce plant community degradation, species smothering and harmful ingestion of rubbish by kea (*Nestor notabilis*), the following measures must be implemented: (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.
	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).
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 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

Commented [JM33]: See paragraph 35 of Dr Weston's statement of advice

	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.
ECO.X	A suitably qualified and experienced herpetologist must be present during lizard habitat clearance.
ECO.Y	Any incidental discoveries of lizards other than McCann's skink while undertaking construction must be managed in accordance with the Incidental Discovery Response Protocol set out at section 4.5 of the Lizard Management Plan (e3 Scientific, 27 August 2026). As a minimum, works in the immediate vicinity of the discovery shall cease immediately, the lizard shall not be harmed handled or relocated except by a suitably qualified and experienced ecologist holding all necessary permits and approvals, and works shall not recommence in the affected area until the ecologist confirms that it is appropriate for works to proceed.
	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.*
ECO.30	1. The objectives of the Lizard Management Plan and the Car Park 3 Lizard Management Plan are is to ensure effects on lizards are managed and/or compensated for in an ecologically appropriate manner. 2. To achieve the objectives, the Lizard Management Plan must be in general accordance with the Lizard 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

Commented [JM34]: Based on recommendation from Mr Harker (para 39). This is to help ensure that any species of lizard other than McCann's skink that may be present in the area can be identified, and incidental discovery protocols proposed in the LMP can be activated.

Commented [JM35]: Recommend including incidental discovery protocol as a separate condition, to provide certainty - noting that the draft LMP states that "any impacts on At Risk or Threatened species are not within the scope of this LMP"

Commented [JM36]: See comment at condition GC.8 above - clarification is needed in relation to whether the LMP is proposed to be approved as part of the Panel's decision on the FTA, or whether it is proposed to be certified after approval.

	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 Conservation's 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); (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.
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.
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.
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

Commented [JM37]: It is requested that a hyperlink is added here, if possible

Commented [JM38]: Consider whether QLDC and CODC should also be mentioned here, given all 3 councils need to certify TEMP according to condition GC.8 (TEMP condition ECO.2 refers to this condition as one of the performance indicators for certification).

Commented [JM39]: As above

	In addition to (a) and (b), photographic monitoring points and quadrats (including a full walkover, recording species 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 any 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.
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 (b2) must remain in place until vegetation covers more than 80% of the site; and 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.
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

Commented [JM40]: Chris Kavazos statement of evidence: para 167.b - conditions should also:
- set measurable hydrological performance outcomes for wetlands, that maintain existing surface and sub-surface flow, and
- require long-term performance monitoring, with reference to pre-construction baseline states

	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.
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.
ECO.41	All works within natural inland wetlands must be undertaken in stages such that each disturbed section is 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.
	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.
	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.
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; (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.

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.
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*
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: (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

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)

Commented [JM41]: Additional conditions recommended to manage operational effects on terrestrial and freshwater ecology, including from snowmaking, snow grooming, skiing and snowboarding, summer visitors and summer road use, including:
- Requirement for an Operational Environmental Management Plan, covering grooming, snowmaking, machinery exclusion zones, reservoir operation and maintenance, and vehicle movement, to be certified before operation commences
- Requirements for snow grooming exclusion zones for all mapped cushion bog, string mire and seepages
- Preclusion of snow making additives
- Baseline and ongoing monitoring of water chemistry (conductivity, pH, nutrient status) and of vegetation composition in permanently marked plots within cushion bog, string mire and seepage within and outside the snowmaking and grooming footprint, established before operation and continuing at a defined frequency across the consent term
- A defined management response where monitoring exceeds defined thresholds in water chemistry, compositional change, soil compaction or altered melt timing (this bullet and all bullets above taken from Chris Kavazos, statement of advice, para 198)
- See also potential measures to reduce operational effects, set out in Table 3 of Dr Walker's advice - these include, for example, establishing moraines and wetlands and permanent 'no-snowmaking' and 'no groom' zones, and limiting grooming to unvegetated areas.
- Dr Walker also recommends vegetation and soil monitoring for edge effects, with defined thresholds and management responses (addendum to statement of advice, paras 25 to 30).

	(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.
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
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.
	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.

10. HYDROLOGY AND INSTREAM STRUCTURES

HYDROLOGY AND INSTREAM STRUCTURES	
	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 Cour 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):

Commented [JM42]: Chris Kavazos statement of evidence, para 218.b recommends that conditions cover the following matters, to ensure a low residual effect from weir construction and in-bed disturbance:
- exclusion of cement and concrete washings from the creek
- appropriate erosion and sediment control and dewatering measures
- supervision of in-water works during low-flow periods by a suitably qualified and experienced ecologist
- timing of backflushing
- Check-Clean-Dry protocols.

	(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.
WAT.2	The water intake structure must be constructed in general accordance with the detailed design plans and drawings.
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.
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.
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.
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.
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.
WAT.8	The Consent Holder must ensure that at the completion of the construction works, any newly established surfaces 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.
	Structural Integrity
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.
	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.
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.
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.
	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 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.
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.
WAT.17	All practicable measures must be taken to ensure that the water meter and recording device(s) are fully functional at all times.
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.
	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 wetlan 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 wetla 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; (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.
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.
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.
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.
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.

Commented [JM43]: Chris Kavazos statement of advice, para 167: site specific designs for every culvert, splash crossing, ford, permeable track section and drainage structure should be certified before works commence. The requirement here is to provide the designs to ORC, but they are not included in any management plan (e.g. they are not listed in condition CON.8 relating to the mandated requirements of the CEMP).

Commented [JM44]: Dr Walker (para 141.b) recommends that, at all track crossings, there needs to be prior baseline validation of flows, continuous upstream and downstream monitoring, pre-emptive trigger levels, and enforceable structural interventions to ensure and confirm that subsurface hydrology remains unaltered. Further detail is provided in Dr Walker's evidence (footnote 123).

Commented [JM45]: Add a condition requiring a bridge crossing at the location of currently proposed Culvert H (statement of evidence of Chris Kavazos, paragraph 153).

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.
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.
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.
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.
WAT.29	If the stream crossing is a culvert, within 20 working days of the culvert being installed, the following information must 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;

Commented [JM46]: Chris Kavazos statement of evidence: para 150 - ongoing monitoring will be required, particularly through wetland areas, to monitor and respond to adverse effects.

	(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.
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.
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.
WAT.32	Any temporary culverts used during construction must be removed at the end of each construction season (31 May).
	Stormwater Run off and Discharge Monitoring
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.*
WAT.34	1. For ~~the first 2 years after commencement of~~ stormwater discharge from the Gondola B Building and Return Station to Tributary A, the Consent Holder must, for the lifetime of consent, monitor the stormwater discharge outflow, and locations in Tributary A upstream and downstream of the discharge point for: (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 cop or zinc concentrations relative to the upstream control sites, or material decline downstream macroinvertebrate community conditions (using %EPT abundance, %EPT t richness and %mayfly abundance as monitoring metrics) relative to upstream controls s 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.

Commented [JM47]: In line with advice from Dr Kavazos (para 164.d).

Commented [JM48]: Advice from Chris Kavazos indicates that these thresholds are inappropriately high - see Kavazos para 167.c metals monitoring should include "thresholds appropriate to the current state".
Dr Kavazos advises that thresholds at the detection limit are appropriate - i.e. 1.1ug/L for zinc and 0.53ug/L for copper (pers. comm., 21/10/26)

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.

11. TRANSPORTATION

TRANSPORTATION	
	State Highway 6 / Remarkables Ski Field Access Road Intersection Upgrade
TRANS.1	At least 12 months prior tothe 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.
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.*
	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.
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 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.
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.
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 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.
	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.*
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 performance indicators in relation to the following: (a) The utilisation of the State Highway 6 base area car park as a 'park and ride' facility; (b) Bus service utilisation and management, including description of pick-up points, routes and drop off sites; (c) Parking area management; and, (d) The promotion of car-pooling and measures to increase private car occupancy.
TRANS.11	The Consent Holder must implement the Travel Demand and Parking Management Plan during the ski season, unless a conflict or inconsistency between the conditions of this consent and the Travel Demand and Parking Management Plan is identified, in which instance the conditions of this resource consent must prevail.
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.
TRANS.13	The annual Travel Demand and Parking 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 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; (c) 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 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 (iii) 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.

12. GEOTECHNICAL CONSIDERATIONS

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 (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)~~(f) **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)~~(g) **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)~~(h) **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)~~(i) **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)~~(j) **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). ~~(m)~~(k) **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)~~(l) **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.
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.

13. LANDSCAPE AND VISUAL / BUILT STRUCTURES

Commented [JM49]: Mr Head (para 44) recommends that the following conditions are also applied:
- Landscape monitoring by a landscape architect
- Landscape compliance reporting
- Photo-point landscape monitoring
- Landscape performance standards
- Review triggers where rehabilitation does not achieve specified landscape outcomes
- Independent certification of landscape rehabilitation success
- Ongoing monitoring of visual effects after operation commences
- Requirement for a dedicated Landscape Management Plan or Landscape Monitoring Plan

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. 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; ~~(c)~~(d) Retaining walls in the upper Rastus Burn Basin and upper Doolans Basin catchments; ~~(d)~~(e) Doolans Gondola Mid Station; ~~(e)~~(f) Patrol Hut; ~~(f)~~(g) Doolans Gondola Return Terminal; ~~(g)~~(h) Doolans Basin Learners Zone Conveyor; ~~(h)~~(i) Doolans Basin Water Supply Pump Station Building; and ~~(i)~~(j) 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. (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. (h) Retaining walls in the upper Rastus Burn Basin catchment: Remarkables Ski Area Upgrades & Doolans Basin Expansion, Rastus Burn Access Roads & Utilities Cut & Fill, Sheet E402, Drawing Reference A30043_E7 Revision K, dated 6 May 2026. ~~(g)~~(i) Retaining walls in the upper Doolans Basin catchment: Remarkables Ski Area Upgrades & Doolans Basin Expansion Gondola Mid-Station Cut & Fill" Sheet E456, Drawing Ref: A30043_E7 Revision K, dated 6 May 2026
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*

Building / Structure	***Maximum footprint***	***Dimensions***	***Maximum height***
Rastus Burn Wastewater Treatment Plant	2025 m²	7 m x 22.5 m	4.5 m
Electricity Substation	157.5m²	7.5 m x 25 m	4 m
Radio Communication and Telecommunication Whips	-	-	2 m (above the maximum ridgeline of the attached building)
Mid Station Patrol Hut	13 m²	4.5 m x 2.85 m	3.8 m
Doolans Gondola Mid Station	1,000 m² (including terminal structure, control room, loading areas and supporting areas)		15 m
Doolans Gondola Return Terminal	770 m² (including terminal structure, control room, loading areas and supporting areas)	-	11 m
Doolans Basin Wastewater Pump Stations (PS1, PS2 and PS3) Sheds	***10 m²** (each)*		***4.5 m***
Doolans Basin Learners Zone Conveyor	480 m²	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.
BD.X	1. In relation to the retaining walls in the upper Rastus Burn Basin and upper Doolans Basin catchments identified in Condition BD.2, either: (a) Gabion baskets are to be used for the outward face of the walls, or (b) The walls are to be faced with local rock.
BD.5	~~1.~~2. 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.~~3. 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.~~4. The towers must be located within the gondola corridor shown in the plans referred to in 2(a) and 2(b) above; ~~4.~~5. 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.~~6. 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.
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.

	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 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.
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.

14. DOOLANS SKI AREA OPERATIONS

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.*
	Vehicle and Machinery Access
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.
	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*
	Fuels, Hazardous Materials, Chemicals and Waste
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*).
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.
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.
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.
	Operational Lighting
OP.8	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.
	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.
OP.11	Avalanche control within the Doolans Ski Area will be undertaken during the ski season in accordance with the avalanche atlas.

15. RECREATION USER GROUP

RECREATION USER GROUP	
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.
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.*
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.
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.

16. SERVICING AND INFRASTRUCTURE

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: (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.
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.
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.
	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.
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.
	Stormwater (Operational)

Commented [JM50]: Chris Kavazos statement of advice, para 164, recommends a range of additional actions to manage operational stormwater effects, including:
- confirmation of final roofing, flashing, gutter and fixing materials before construction;
- maintenance of roofing materials over the life of the consent to ensure the roofing material doesn't deteriorate and increase contaminant loadings over time;
- installation of first flush diversion or treatment at commissioning;
- periodic assessment of roof condition with a defined replacement or treatment trigger.

See also comment at WAT.34.

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.
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.
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 management system has been implemented.
	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; 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.
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.
	Wastewater Rastus Burn
WW.1A	This permit authorises the discharge of treated wastewater to land for the purpose of disposal of treated wastewater 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.
WW.2	The treated wastewater discharge must only comprise treated human wastewater, treated commercial kitchen wastewater and by-wash water.
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.

<table>
<tr><td></td><td>Discharge Limits and Triggers</td></tr>
<tr><td>WW.4</td><td>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.</td></tr>
<tr><td>WW.5</td><td>The volume of treated wastewater discharged must not exceed 204 cubic metres per day after the wastewater treatment plant upgrade required by Condition WW.43 is commissioned.</td></tr>
<tr><td>WW.6</td><td>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></tr>
<tr><td>WW.7</td><td>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></tr>
<tr><td>WW.8A</td><td>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 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.</td></tr>
<tr><td>WW.8B</td><td>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),</td></tr>
</table>

Commented [JM51]: Chris Kavazos statement of evidence, para 179: recommends conditions that set annual nitrogen and phosphorus load limits for the discharge to the Rastus Burn at or below the loads associated with good–excellent macroinvertebrate condition, rather than at the proposed 750 kg N/year and 100 kg P/year.
Dr Kavazos considers that this change is required in order for effects to be reduced to "low" - with the limits currently proposed in this condition, he assesses the effects as "moderate".

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 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.*
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.
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.
	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.
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.
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.
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 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.
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 (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.
WW.15A	The treated wastewater samples taken in accordance with WW.10 must be analysed for total phosphorus concentration and total nitrogen concentration.
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; (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
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 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.
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 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.
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.
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 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.
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.
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.
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.
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.

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.
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.
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).
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.
WW.31	The Consent Holder must establish a flow rating curve for the Rastus Burn based on information collected in 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.
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.
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.
	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.
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; (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 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.

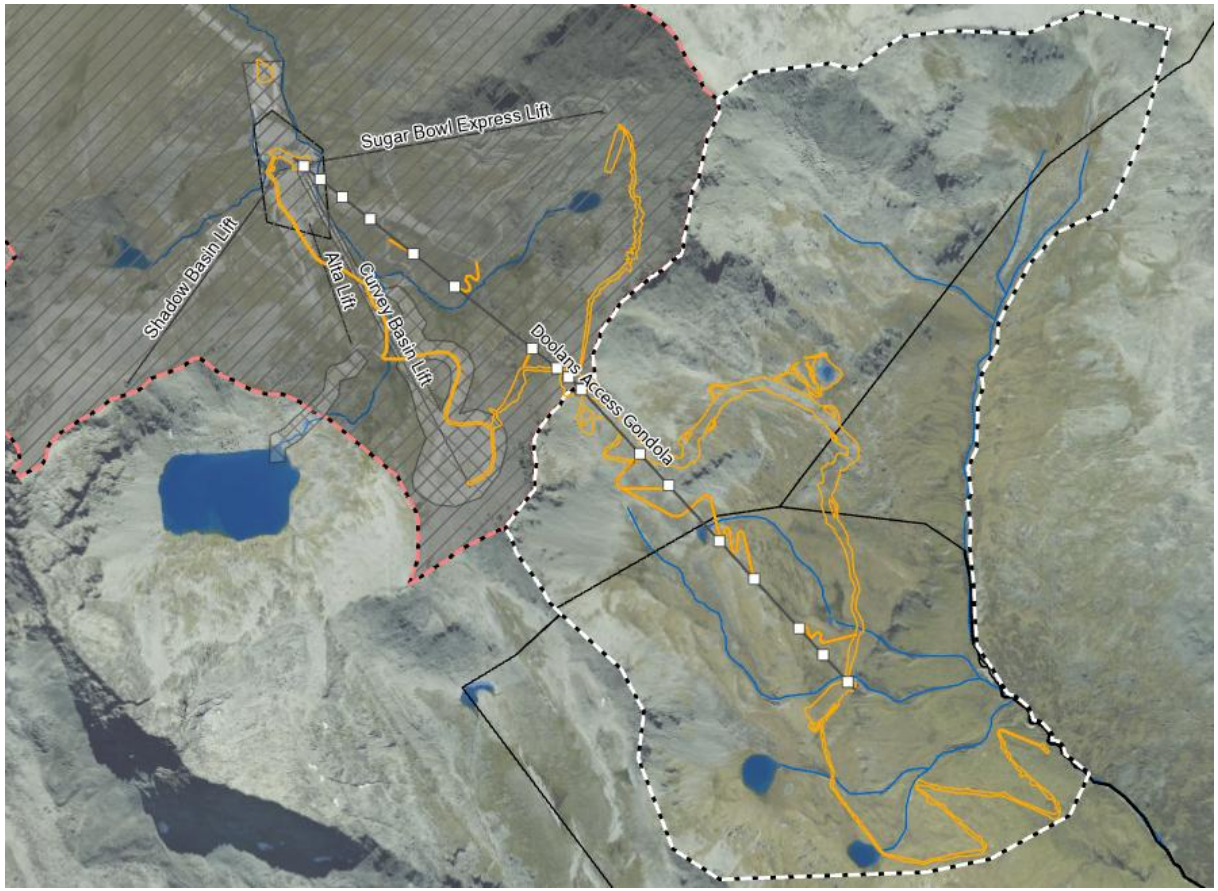
	The review must include: (a) The calculation of potential instream ammoniacal nitrogen and nitrate nitrogen concentrations using the discharge limits specified in Condition WW.5 and WW.8A or proposed in Condition WW.38A(a) and the flow rating curve developed in accordance with Condition WW.30 as part 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).
WW.38A	(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.
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.

	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.
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 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.
WW.42	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).
	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.
	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 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.
WW.47	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.

ATTACHMENT A – PROJECT DISTURBANCE AREA



ATTACHMENT B - LIST OF THREATENED, AT-RISK-DECLINING AND TAONGA PLANT SPECIES TO BE TRANSLOCATED

Taonga Plant Species:

- Taramea / *Aciphylla aurea*
- Taramea / Taramea / *Aciphylla kirkii*
- Taramea / *Aciphylla lecomtei*
- Taramea / *Aciphylla "Lomond"*
- Taramea / *Aciphylla simplex*
- Wīwī / *Juncus pusillus*
- Wīwī / *Juncus novae-zelandiae*
- Koromiko / kōkōmuka / *Veronica salicifolia*

TBC following further discussions with Kā Rūnaka

Threatened (all) and At Risk – Declining Plant Species:

Species	NZ Threat Classification	Regionally Threat Classification
Acaena caesiiglauca	Not Threatened	At Risk – Regionally Declining
Aciphylla lecomtei	At Risk – Declining	At Risk – Regionally Declining
Carex edgariae	At Risk – Naturally Uncommon	Threatened – Regionally Endangered
Carex parvispica	At Risk – Declining	At Risk – Regionally Naturally Uncommon
Carex talbotii	At Risk – Declining	Threatened – Regionally Vulnerable
Colobanthus strictus	Not Threatened	At Risk – Regionally Declining
Craspedia uniflora var. uniflora	Threatened – Nationally Endangered	Regionally Data Deficient
Juncus pusillus	At Risk – Naturally Uncommon	Threatened – Regionally Vulnerable
Poa lindsayi	Not Threatened	At Risk – Regionally Declining
Ranunculus buchananii	At Risk – Declining	Threatened – Regionally Vulnerable
Ranunculus roy	Data Deficient	Threatened – Regionally Vulnerable
Rytidosperma pumilum	Not Threatened	At Risk – Regionally Declining
Taraxacum zealandicum	At Risk – Declining	Not Threatened

ATTACHMENT C - LIST OF AT RISK – NATURALLY UNCOMMON AND DATA DEFICIENT PLANT SPECIES

At Risk – Naturally Uncommon and Data Deficient Plant Species:

Species	NZ Threat Classification	Regionally Threat Classification
Aciphylla simplex	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Agrostis pallescens	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Agrostis petriei	Not Threatened	At Risk – Regionally Data Deficient
Anisotome lanuginose	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Azorella exigua	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Azorella haastii subsp. *Haastii*	Not Threatened	At Risk – Regionally Naturally Uncommon
Brachyscome longiscarpa	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Brachyscome montana	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Carex enysii	At Risk – Naturally Uncommon	At Risk – Regionally Data Deficient
Carex hectorii	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Carex kirkii var. kirkii	At Risk – Naturally Uncommon	Data Deficient
Carex petriei	Not Threatened	At Risk – Regionally Naturally Uncommon
Carex lachenalii subsp. parkeri	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Carex pterocarpa	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Carex purpurata	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Celmisia ramulosa var. tuberculata	Not Threatened	At Risk – Regionally Naturally Uncommon
Centrolepis pallida	Not Threatened	At Risk – Regionally Naturally Uncommon

Colobanthus apetalus	Not Threatened	At Risk – Regionally Naturally Uncommon
Deschampsia chapmanii	Not Threatened	Regionally Data Deficient
Deschampsia pusilla	At Risk – Naturally Uncommon	Regionally Data Deficient
Dracophyllum prostratum	Not Threatened	At Risk – Regionally Naturally Uncommon
Epilobium komarovianum	Not Threatened	At Risk – Regionally Naturally Uncommon
Epilobium porphyrium	Not Threatened	At Risk – Regionally Naturally Uncommon
Euchiton traversii	Not Threatened	At Risk – Regionally Naturally Uncommon
Euphrasia petrei	Not Threatened	At Risk – Regionally Naturally Uncommon
Festuca madida	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Festuca matthewsii subsp. matthewsii	Not Threatened	Regionally Data Deficient
Forstera purpurata	Not Threatened	At Risk – Regionally Naturally Uncommon
Gaultheria nubicola	Not Threatened	At Risk – Regionally Naturally Uncommon
Gentianella amabalis	Not Threatened	At Risk – Regionally Naturally Uncommon
Geranium microphyllum	At Risk – Naturally Uncommon	Unclassified
Geum pusillum	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Gunnera dentata	Not Threatened	At Risk – Regionally Naturally Uncommon
Kelleria childii	Not Threatened	At Risk - Regionally Naturally Uncommon
Kelleria paludosa	Not Threatened	At Risk - Regionally Naturally Uncommon
Lachnagrostis albida	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Lachnagrostis uda	At Risk – Naturally Uncommon	At Risk – Regionally Naturally Uncommon
Leptinella albida	At Risk – Naturally Uncommon	At Risk - Regionally Naturally Uncommon

Leptinella goyenii	Not Threatened	At Risk - Regionally Naturally Uncommon
Lobelia linnaeoides	Not Threatened	At Risk - Regionally Naturally Uncommon
Luzula colensoi	Not Threatened	At Risk - Regionally Naturally Uncommon
Luzula leptophylla	At Risk – Naturally Uncommon	At Risk - Regionally Naturally Uncommon
Myosotis bryonoma	At Risk – Naturally Uncommon	At Risk - Regionally Naturally Uncommon
Myosotis antarctica subsp. antarctica	At Risk – Naturally Uncommon	At Risk - Regionally Naturally Uncommon
Myosotis lyallii subsp. elderi	At Risk – Naturally Uncommon	At Risk - Regionally Naturally Uncommon
Myosotis pulvinaris	Not Threatened	At Risk - Regionally Naturally Uncommon
Nertera balfouriana	Not Threatened	At Risk - Regionally Naturally Uncommon
Pachycladon novae-zelandiae	Not Threatened	At Risk - Regionally Naturally Uncommon
Phyllachne rubra	Not Threatened	At Risk - Regionally Naturally Uncommon
Pimelea notia	Not Threatened	At Risk - Regionally Naturally Uncommon
Poa schistacea	Not Threatened	At Risk - Regionally Naturally Uncommon
Poa tonsa	Not Threatened	At Risk - Regionally Naturally Uncommon
Ranunculus maculatus	At Risk – Naturally Uncommon	At Risk - Regionally Naturally Uncommon
Ranunculus pachyrrhizus	Not Threatened	At Risk - Regionally Naturally Uncommon
Raoulia apicinigra	Not Threatened	At Risk - Regionally Naturally Uncommon
Raoulia hectorii var. mollis	At Risk – Naturally Uncommon	At Risk - Regionally Naturally Uncommon
Raoulia subulata	Not Threatened	At Risk - Regionally Naturally Uncommon
Raoulia youngii	Not Threatened	At Risk - Regionally Naturally Uncommon

Shawia cymbifolia	Not Threatened	At Risk - Regionally Naturally Uncommon
Veronica ciliolate var. fiordensis	At Risk – Naturally Uncommon	At Risk - Regionally Naturally Uncommon
Veronica hectorii subsp. demissa	Not Threatened	At Risk - Regionally Naturally Uncommon

ATTACHMENT D - PROTOCOL FOR THE REHABILITATION OF NATURAL ALPINE ENVIRONMENTS FOLLOWING SKI AREA DEVELOPMENT

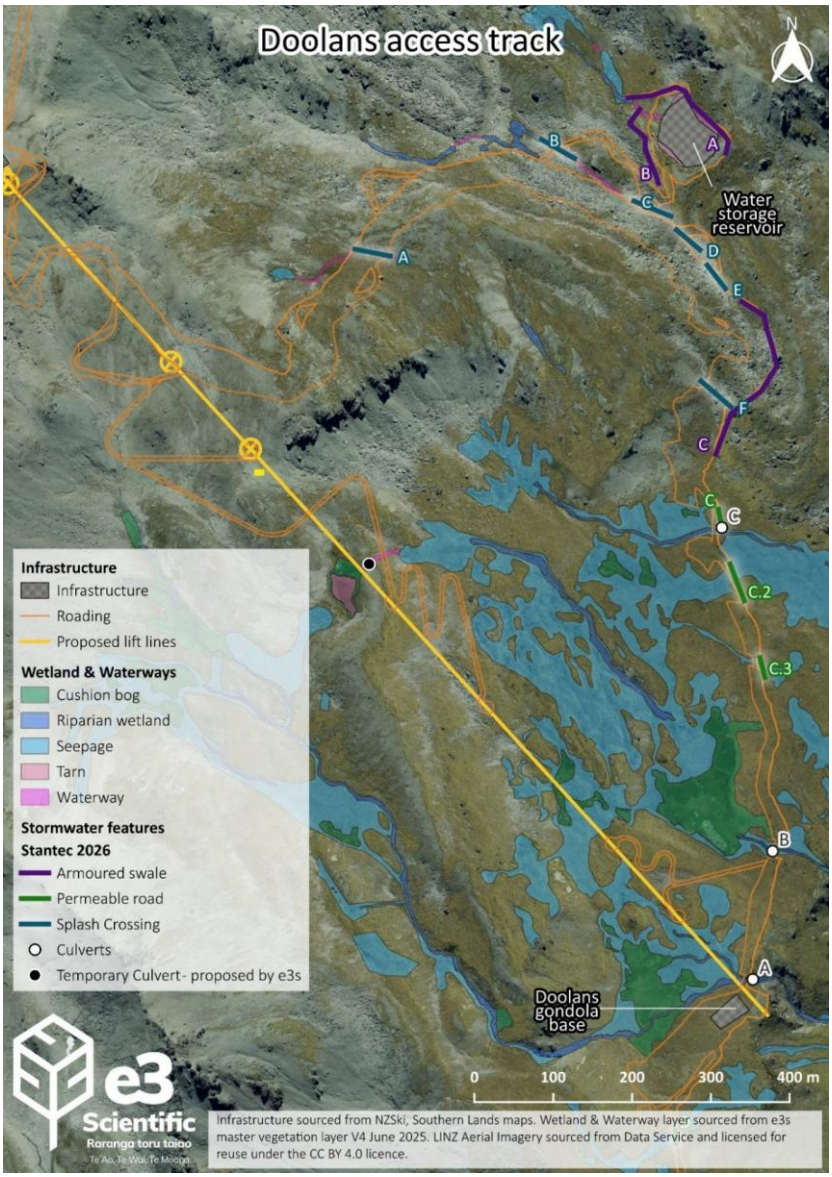


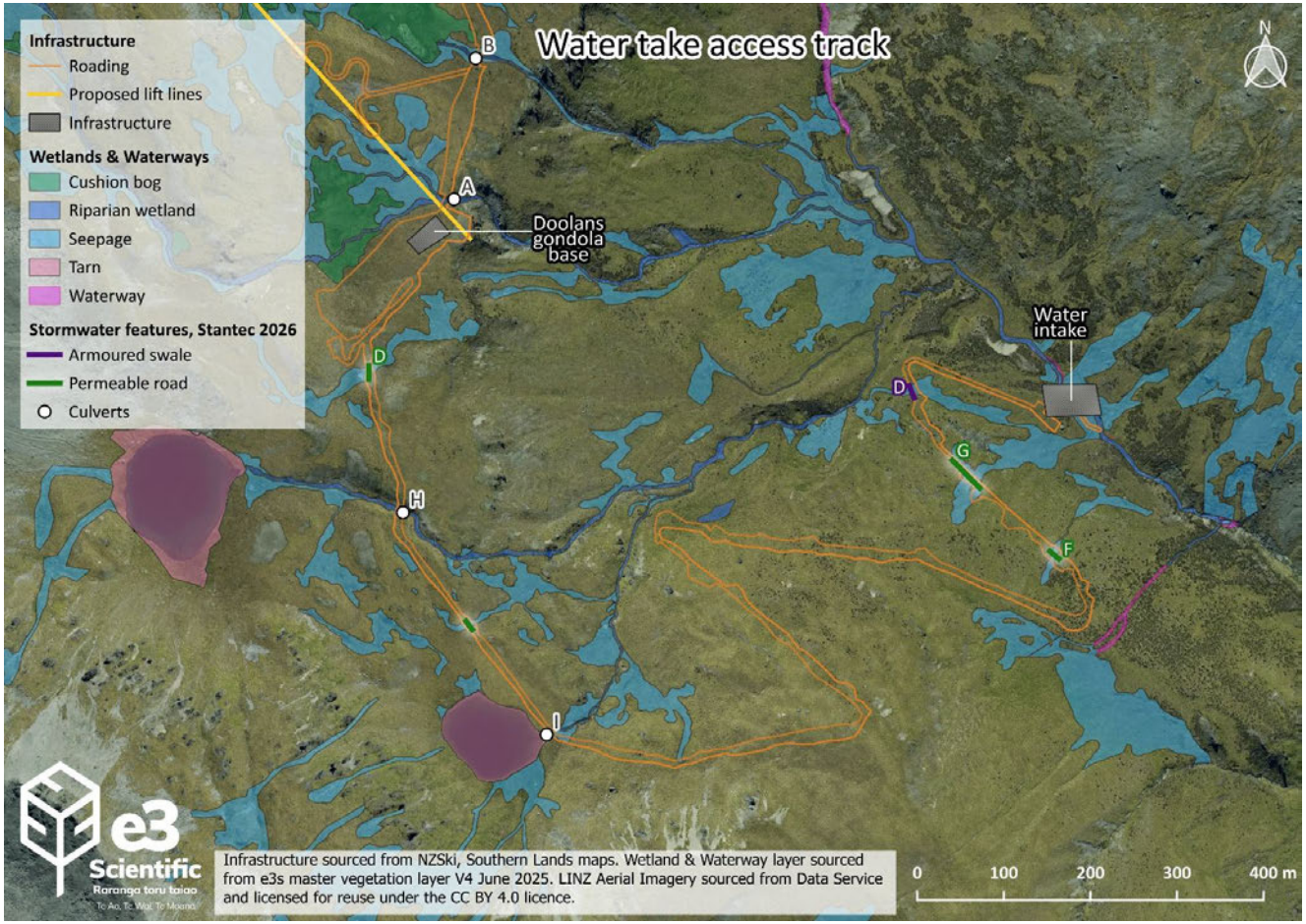
ATTACHMENT F - LOWER REMARKABLES TRANSIT HUB REHABILITATION PLANTING PLAN



Remedial planting area shown in green, subject to the Lower Remarkables Transit Hub Rehabilitation Planting Plan.

ATTACHMENT G - DOOLANS BASIN PROPOSED ACCESS ROAD AND STORMWATER MANAGEMENT




Water take access track
Infrastructure
Roading
Proposed lift lines
Infrastructure
Wetlands & Waterways
Cushion bog
Riparian wetland
Seepage
Tarn
Waterway
Stormwater features, Stantec 2026
Armoured swale
Permeable road
Culverts
Doolans gondola base
Water intake
A
B
D
D
F
G
H
I
N
e3 Scientific
Raranga toru taiao
Infrastructure sourced from NZSki, Southern Lands maps. Wetland & Waterway layer sourced from e3s master vegetation layer V4 June 2025. LINZ Aerial Imagery sourced from Data Service and licensed for reuse under the CC BY 4.0 licence.
0
100
200
300
400 m

ATTACHMENT H – TREATED WASTEWATER AND WATER SAMPLING POINTS

