

Applicant Information Form 1a Notified or Non-notified Process



Department of
Conservation
Te Papa Atawhai

New Zealand Government

Is this the right application form for me?

This **Applicant Information Form 1a** – Notified or Non-notified Process must be completed for the following longer term applications (i.e. not one-off applications):

- Grazing
- Land use: Tenanting and/or using existing DOC facility/structure
- Land use: Use of public conservation land for private commercial facility/structure
- Guiding/Tourism/Recreation: Watercraft activities
- Filming
- Sports events
- Marine reserves application form 11a: Structure in a marine reserve

For other activities use the specific activity application forms that combine applicant and activity information or book a pre-application meeting.

How do I complete this applicant information form?

- Complete all sections of this **applicant information form**.
- In addition, you must complete the **activity application form/s** that you wish to undertake.
- DOC encourages electronic applications (e.g. typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record all attachments in the table at the back of the application information form section **F Attachments**.

How do I submit my application?

Email the following to permissions@doc.govt.nz:

- **Completed applicant information form 1a**
- **Completed activity application form**
- Any other relevant attachments.

If I need help, where do I get more information?

- Check the [DOC webpage for the activity you are applying](#)¹ for.

¹ <https://www.doc.govt.nz/get-involved/apply-for-permits/apply-for-a-permit/>

- Arrange a pre-application meeting (either face to face or over the phone) by contacting the [Department of Conservation Office](#)² closest to where the activity is proposed. You can use [DOC maps](#)³ to identify which District Office you should contact. Or arrange a meeting with any of our [four offices that process concessions](#)⁴ – choose the one closest to where the activity is proposed.
- If your application covers multiple districts, contact the office nearest most of the locations you are applying for, or nearest to locations you have a specific question about.

What happens next?

Once your application forms are received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

Why does DOC ask for this information?

The questions in this application information form and the activity application form/s are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- Your most up-to-date details so that DOC can contact you about your application.
- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land.
- Your creditworthiness will help determine whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

Note:

- Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#)⁵.
- Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

What fees will I pay?

You may be required to pay a **processing fee** for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition, if you are granted a guiding concession on public conservation land you may be required to pay annual **activity and management fees**. These fees are listed on the [DOC webpage for the activity you are applying](#)⁶ for.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

² www.doc.govt.nz/footer-links/contact-us/office-by-name/

³ <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

⁴ <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

⁵ <https://www.doc.govt.nz/footer-links/privacy-and-security/>

⁶ <https://www.doc.govt.nz/get-involved/apply-for-permits/apply-for-a-permit/>

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

Will my application be publicly notified?

Your application will be publicly notified if:

- It is a license with a term of more than 10 years.
- It is a lease.
- After having regard to the effects of the activity, DOC considers it appropriate to do so.

Public notification will increase the time and cost of processing of your application.

What does DOC require if my application is approved?

If your application is approved DOC requires:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- A copy of your **safety plan** audited by an external expert (e.g. Health and Safety in Employment (Adventure Activity) Regulations 2011 audit or a DOC listed organisation). See the [Safety Plan](#)⁷ information on the DOC website for further information.

Note: DOC/Minister can vary the concession if the information on which the concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/safety-plans/>

A. Applicant details

Legal status of applicant (tick)	<input type="checkbox"/> Individual (Go to ①)		
	<input checked="" type="checkbox"/> Registered company (Go to ②)	<input type="checkbox"/> Trust (Go to ②)	
	<input type="checkbox"/> Incorporated society (Go to ②)	<input type="checkbox"/> Other e.g. Educational institutes (Go to ②)	

①	Applicant name (individual)			
	Phone		Mobile phone	
	Email			
	Physical address		Postcode	
	Postal address (if different from above)		Postcode	

②	Applicant name (full name of registered company, trust, incorporated society or other)		Whakapapa Holdings 2024 Limited	
	Trading name (if different from applicant name)			
	NZBN if applicable (to apply go to: https://www.nzbn.govt.nz)	9429052086915	Company, trust or incorporated society registration number	9245571
	Registered office of company or incorporated society (if applicable)		The South Island Office, Public Trust Building, 152 Oxford Terrace, Christchurch Central, Christchurch, 8011, NZ	
	Company phone		Company website	
	Contact person and role		Thomas Elworthy, David Mazey (Directors)	
	Phone		Mobile phone	Sec 9(2)(a)
	Email		Sec 9(2)(a)	
	Postal address		Postcode	
	Street address (if different from postal address)	The South Island Office, Public Trust Building, 152 Oxford Terrace, Christchurch Central, Christchurch, 8011, NZ	Postcode	

B. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC?

No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

- If yes record the:

Date of DOC pre-application meeting	
Name of DOC staff member	Damien Coutts
Name of person who had the pre-application meeting with DOC	Dave Mazey

C. Activity applied for

Tick the **activity application form** applicable to the activity you wish to undertake on public conservation land. Complete the applicant information form and the activity application form and email them with any attachments to permissions@doc.govt.nz

ACTIVITY APPLICATION FORM*	FORM NO.	TICK
Grazing	2a	<input type="checkbox"/>
Land use: Tenanting and/or using existing DOC facility/structure	3a	<input type="checkbox"/>
Land use: Use of public conservation land for private/commercial facility/structure	3b	<input checked="" type="checkbox"/>
Guiding/Tourism/Recreation: Watercraft activities	4b	<input type="checkbox"/>
Filming	5a	<input checked="" type="checkbox"/>
Sporting Events	6a	<input type="checkbox"/>
Marine reserves application form: Structure in a marine reserve	11a	<input type="checkbox"/>
Other activities (not covered in the above forms or in the new activity application forms that combine applicant and activity information)	7a	<input checked="" type="checkbox"/>

Note: If the activity is not in this list check the activity on the DOC website to find the correct application form or book a pre-application meeting. Application forms that combine applicant and activity information on the DOC website include:

- [Aircraft activities](https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/aircraft-activities/)⁸
- [Easements](https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/)⁹
- [Land based guiding](https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/land-based-guided-activities/)¹⁰

⁸ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/aircraft-activities/>

⁹ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

¹⁰ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/land-based-guided-activities/>

D. Are you applying for anything else?

Are you submitting any other application forms in relation to this application?

No

Yes

- If yes, state which application forms:

Form 3b, private / commercial facilities / structures

E. Background experience of applicant

Provide relevant information relating to your ability to carry out the proposed activity (e.g. details of previous concessions, membership of professional organisations, and relevant qualifications).

See attached application

F. Attachments

Attachments should *only* be used if there is:

- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
<u>Correct example ✓</u> D	Locations	PDF	Trust Deed.
<u>Incorrect example X</u> Table	Doc1	Word	Table
All sections	Concession Application	PDF	Concession Application

G. Checklist

Application checklist	Tick
I have completed all sections of this applicant information form relevant to my application and understand that the form will be returned to me if it is incomplete.	<input checked="" type="checkbox"/>
I certify that the information provided in this applicant information form, and any attached additional forms is, to the best of my knowledge, true and correct.	<input checked="" type="checkbox"/>
I have completed the activity application form.	<input checked="" type="checkbox"/>
I have appropriately labelled all attachments and completed section F Attachments.	<input checked="" type="checkbox"/>
I will email permissions@doc.govt.nz my: <ul style="list-style-type: none"> • Completed applicant information form • Completed activity application form/s • Any other attachments. 	<input checked="" type="checkbox"/>

H. Terms and conditions for a credit account with the Department of Conservation

Have you held an account with the Department of Conservation before?	Tick
No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>
If 'yes' under what name	

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to the terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	<input checked="" type="checkbox"/>
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	<input checked="" type="checkbox"/>
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	<input checked="" type="checkbox"/>
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	<input checked="" type="checkbox"/>
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.	<input checked="" type="checkbox"/>
I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.	<input checked="" type="checkbox"/>
I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.	<input checked="" type="checkbox"/>

Typed applicant name/s	Whakapapa Holdings 2024 Limited	Date	October 2024
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For Departmental use			
Credit check completed			
Comments:			
Signed		Name	
Approved (Tier 4 manager or above)		Name	



The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity is the building or use of any private or commercial facility or structure on public conservation land managed by the Department of Conservation. Examples may include lease of land to erect an information centre; authorisation to erect a weather station; or construct or lease a private/commercial campground or lodge. This form is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to permissions@doc.govt.nz. The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

If you require extra space for answering please attach and label according to the relevant section.

A. Description of Activity

Please describe the proposed activity in detail – where the site is located, please use NZTM GPS coordinates where possible, what you intend to use the building for, whether you intend to make any changes to the infrastructure.

Please include the name and status of the public conservation land, the size of the area for which you are applying and why this area has been chosen.

If necessary, attach further information including a map, a detailed site plan and drawings of proposal and label Attachment 3b:A.

A concession (lease and licence) is sought by Whakapapa Holdings 2024 Limited to operate the Whakapapa Ski Area, including the lease of 6 buildings in Whakapapa Village for staff accommodation.

See attached the application document.

B. Alternative sites considered

If your application is to **build, extend or add** to any permanent or temporary structures or facilities on public conservation land, please provide the following details:

- Could this structure or facility be reasonably located outside public conservation land? Provide details of other sites/areas considered.
- Could any potential adverse effects be significantly less (and/or different) in another conservation area or another part of the conservation area to which the application relates? Give details/reasons

See application

C. Larger area

Is the size of the area you are applying for **larger** than the structure/facility

YES / NO

If **yes**, please detail the size difference in the box below, and answer the following 3 questions, if **no** please go on to the next section:

For the staff accommodation buildings in the Whakapapa Village the lease area includes the garaging, car parking and curtilage around the buildings.

Is this necessary for safety or security purposes?

YES / NO

Is this necessary as an integral part of the activity?

YES / NO

Is this essential to carrying on the activity?

YES / NO

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:C.

See attached application and lease area image in appdx 1

D. Exclusive possession

Do you believe you need **exclusive possession** of the public conservation land on which your structure/building is located, ie no one else can use the land during your use of it? YES / NO
(*Exclusive occupation requires a lease which requires public notification of the application*)

If **yes**, please answer the following 3 questions, if no please go to the next section:

Is exclusive possession necessary to protect public safety? YES / NO

Is exclusive possession necessary to protect physical security of the activity? YES / NO

Is exclusive possession necessary for the competent operation of the activity? YES / NO

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:D.

See attached application and lease area image in appdx 1.

E. Technical Specifications (for telecommunications sites only)

Frequencies on which the equipment is to operate

Power to be used (transmitter output)

Polarisation of the signal

Type of antennae

The likely portion of a 24 hour period that transmitting will occur

Heaviest period of use

F. Term

Please detail the length of the term sought (i.e. number of years or months) and why.

Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.

10 years

G. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to:

<http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

YES / NO

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 3b:G. If your concession application is approved you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

See diesel tank identified by #4 in attached lease and licence plan.

H. Environmental Impact Assessment

This section is one of the most important factors that will determine the Department's decision on the application. Please answer in detail.

In column 1 please list all the locations of your proposal, please use NZTM GPS coordinates where possible. In column 2 list any special features of the environment or the recreation values of that area. Then in column 3 list any effects (positive or adverse) that your activity may have on the values or features in column 2. In column 4 list the ways you intend to mitigate, remedy or avoid any adverse effects noted in column 3. Please add extra information or supporting evidence as necessary and label Attachment 3b:H.

Refer to Steps 1 and 2 in your Guide to Environmental Impact Assessment to help you fill in this section.

Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
<i>EG: Tararua Forest Park</i>	<i>Northern rata - threatened species</i>	<i>Damage to the plants by construction</i>	<i>Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage</i>
See the attached application for EIA.			

I. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Attachment 3a:I.

Five horizontal grey bars representing a form area for providing additional information.



The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity involves any filming on public conservation land, it is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to permissions@doc.govt.nz. The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

If you require extra space for answering please attach and label according to the relevant section.

A. Description of Activity

Please note the purpose of the filming activity (advertisement, movie, documentary etc), and describe in detail the proposed filming activity. If you need further space please attach and label Attachment Form 5a:A1. The locations for the filming are to be listed in section E.

WHL may wish to undertake filming for the purposes of advertising.
Any filming would be undertaken in the Whakapapa Ski Area.

Are there to be any fires/pyrotechnics involved with the filming?

YES / NO

If so, please describe in detail how these will be used, including how they will be created and managed. If you need further space please attach and label Attachment Form 5a:A2.

Are there any other special effects that may be used? YES / NO

If so, please describe in detail how these will be used, including how they will be created and managed. If you need further space please attach and label Attachment Form 5a:A3.

Are animals involved with the filming? YES / NO

If so, please provide details. If you need further space please attach and label Attachment Form 5a:A4.

Please note: animals are not permitted in many public conservation areas, please contact the Department of Conservation Office closest to where the activity is proposed to discuss

Are vehicles involved with the filming? YES / NO

If so, please provide details. If you need further space please attach and label Attachment Form 5a:A4.

B. Facilities/Structures

If you wish to build, extend or add to any **permanent or temporary structures** on public conservation land (eg toilets, sets, storage facilities). Please include any details of construction eg location, building dimensions, materials, purpose, number of people and vehicles involved etc. Please also provide the following details:

- Could this structure or facility be reasonably located outside public conservation land? Provide details of other sites/areas considered.
- Could any potential adverse effects be significantly less (and/or different) in another conservation area or another part of the conservation area to which the application relates? Give details/reasons

Please attach a site and construction plan showing location of proposed structures, please use NZTM GPS coordinates where possible, and label Attachment 5a:B.

C Aircraft/Boats

If aircraft/boats (including Remotely Piloted Aircraft Systems (drones)) are proposed to be used please provide details of the purpose and a description of size/type. If you need further space please attach and label Attachment Form 5a:C.

Filming from Drones may be used for advertising purposes within the Whakapapa Ski Area. A suitably qualified and experienced drone operator would be engaged to undertake the filming.

Please provide the following information for each proposed landing sites for both aircraft and boats and attach maps of flight paths, courses, and/or landing areas. If you need further space please attach and label Attachment Form 5a:C.

Landing site/reason	Maximum number of landings at each site per day/per year	Maximum number of people landed at each site per day/per year

D. Term

Please detail the length of the term sought (i.e. specific dates or weeks or months) and why.

If you are applying for a one-off permit please state the **specific dates and/or times sought**.

Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.

A term of 10 years is sought, as this is consistent with the duration being sought for the licence to operate the Whakapapa Ski Area.

E. Area(s)

List the areas of your proposed filming, please use NZTM GPS coordinates where possible. If you are unable to identify the areas or you do not know them, please seek the assistance of Departmental staff. Please attach a map of the site, a detailed site plan and drawings of proposal (as necessary), these should be labelled Attachment 5a:E. If possible include photographs of the site.

Name of Conservation Area	DOC Facilities to be used eg huts, lodges or camp sites	Max. Crew Size at Each Area	Duration of Operation (half or full days?)
<i>EG: Matiu/Somes Island and Historic Reserve</i>	<i>Matiu Circuit Track and Quarantine Building</i>	<i>6 pax</i>	<i>2 full days, and one half day for pack up</i>
Tongariro National Park - Whakapapa Ski Area			Depends on Filming activity

F. Environmental Impact Assessment

This section is one of the most important factors that will determine the Department's decision on the application. Please answer in detail.

In column 1 please list all the locations of your proposal, please use NZTM GPS coordinates where possible. In column 2 list any special features of the environment or the recreation values of that area. Then in column 3 list any effects (positive or adverse) that your activity may have on the values or features in column 2. In column 4 list the ways you intend to mitigate, remedy or avoid any adverse effects noted in column 3. Please add extra information or supporting evidence as necessary and label Attachment 5A:F.

Refer to Steps 1 and 2 in your Guide to Environmental Impact Assessment to help you fill in this section.

Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
<i>EG: Matiu/Somes Island Matiu Circuit Track</i>	<i>Endemic geckos, skinks, tuatara</i>	<ol style="list-style-type: none"> 1. <i>Damage to habitat whilst filming</i> 2. <i>Increase knowledge of native species through highlighting on commercial</i> 	<i>Ensure all crew stay on paths, and do not disturb the habitat or wildlife to get better camera angles, better shots</i>
See attached application document.			

G. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Attachment 5a:G.

Blank area for providing further information, consisting of five horizontal lines.



The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when your activity does not fall into any of the other categories. It is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

- If your application involves guiding clients on public conservation land eg walking, kayaking, 4WD, hunting, aircraft landings, please fill in Forms 4a, 4b and/or Form 4c as applicable.
- If your application includes building, extending or adding to any permanent or temporary structures or facilities on public conservation land, please also fill in Form 3b,
- If your application includes tenancy of any DOC managed buildings (other than overnight usage of huts) please also fill in Form 3a.
- If your application is for access across public conservation land please fill in Form 3c.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to permissions@doc.govt.nz. The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

If you require extra space for answering please attach and label according to the relevant section.

A. Description of Activity

Please describe the proposed activity(s) in detail.

Please include the name and status of the public conservation land, the size of the area you are applying for and why this area has been chosen.

Please attach maps of the location and any detailed site plan, any drawings of proposal and label Attachment 7a:A.

A concession (lease and licence) is sought by Whakapapa Holdings 2024 Limited to operate the Whakapapa Ski Area.
See attached the application document.

B. Term

Please detail the length of the term sought (i.e. number of years or months) and why. If you are applying for a one-off permit please state the specific dates and/or times sought.

Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.

10 years

C. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to: <http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

YES / NO

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 7a:C. If your concession application is approved you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

See diesel tank identified by #4 in attached lease and licence plan.

D. Environmental Impact Assessment

This section is one of the most important factors that will determine the Department's decision on the application. Please answer in detail.

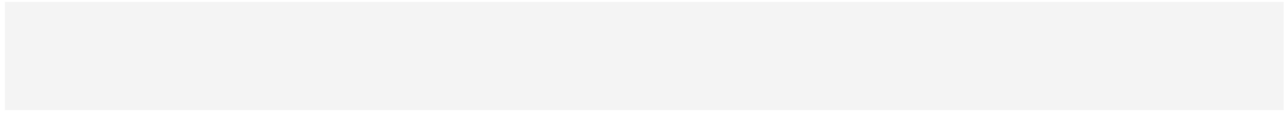
In column 1 please list all the locations of your proposal, please use NZTM GPS coordinates where possible. In column 2 list any special features of the environment or the recreation values of that area. Then in column 3 list any effects (positive or adverse) that your activity may have on the values or features in column 2. In column 4 list the ways you intend to mitigate, remedy or avoid any adverse effects noted in column 3. Please add extra information or supporting evidence as necessary and label Attachment 7a:D.

Refer to Steps 1 and 2 in your Guide to Environmental Impact Assessment to help you fill in this section.

Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
<i>EG: Tararua Forest Park</i>	<i>Northern Rata – threatened species</i>	<i>Damage to the plant during activity</i>	<i>Brief staff of the location and importance of the species; clearly tape off areas with the species to avoid damage</i>
See the attached application for EIA.			

E. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Attachment 7a:E.





Is this the right application for me?

Use this application form if you want to undertake aircraft activities on public conservation land and waters for a term of three months or more for:

- Commercial operations
- Recreational users

“Aircraft” is defined in section 2 of the Civil Aviation Act 1990 as any machine that can derive support in the atmosphere from the reactions of the air otherwise than by the reactions of the air against the surface of the earth. “Aircraft” includes drones or other unmanned aircraft.

Aircraft activities (commercial operations and recreational users) include: taking off, landing and hovering. Examples of this include scenic landings, dropping off or picking up recreationalists (e.g. hunters etc.), and servicing other Concessionaires (e.g. guided walking groups, dropping/collecting beehives etc.). Aircraft activities do not include flying over public conservation land and waters.

Note: While you do not need a concession to fly an aircraft over public conservation land and waters, if your aircraft is a drone or other unmanned aircraft, you do need consent from the Department of Conservation (DOC) or any lessee occupying the public conservation land or waters (unless you are a certified drone operator under the Civil Aviation Authority Rules).

Use this form for new applications and variations to existing aircraft activity DOC concessions.

This application does not cover:

- [Recreational drone use](#)¹ – applications shorter than three months.
- [Wild animal recovery operations](#)² (WARO).
- [Aerially assisted trophy hunting](#)³ (AATH).

How do I complete this application form?

- Complete all sections of this form.
- DOC encourages electronic applications (e.g. typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record any attachments in the table at the back of this application form (section L).

Personal information will be managed by DOC confidentially. For further information check DOC’s privacy and security statements⁴.

¹ <https://www.doc.govt.nz/get-involved/apply-for-permits/recreational-drone-use/>

² <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/national-wild-animal-recovery-operations/>

³ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/aerially-assisted-trophy-hunting/>

⁴ <https://www.doc.govt.nz/footer-links/privacy-and-security/>

If I need some help, where do I get more information?

- Check DOC's [Aircraft Activities](#)⁵ webpage.
- Arrange a pre-application meeting (either face to face or over the phone) by contacting the local [DOC office](#)⁶ closest to where your activity is taking place. You can use [DOC maps](#)⁷ to identify which District Office you should contact. Or arrange a meeting with any of our [four offices that process concessions](#)⁸ – choose the one closest to where the activity is proposed.
- If your application covers multiple districts, contact the office nearest most of the locations you are applying undertake your activity, or nearest to locations you have a specific question about.

Have you considered DOC's statutory planning documents?

Your concession must not be inconsistent with relevant [DOC statutory planning documents](#)⁹ as they set out how DOC and our Treaty partners manage public conservation land. Statutory planning documents can have a direct impact on your application, for example they may set the specific locations or number of landings allowed.

Book a pre-application meeting with DOC staff if you require assistance with navigating DOC's statutory planning documents.

How do I submit my application?

Email your completed application and any other attachments to: permissions@doc.govt.nz

What happens next?

Once received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

Why does DOC ask for this information?

The questions in this application form are designed to cover the requirements set out in DOC's conservation legislation. Your answers allow us to assess:

- The effects of your activity and your proposed methods to avoid, remedy or mitigate any adverse effects of the activity.
- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land.
- Your creditworthiness is a factor in determining whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

Note: Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

⁵ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/aircraft-activities/>

⁶ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

⁷ <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

⁸ <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

⁹ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

Treaty Partner consultation

DOC has a statutory responsibility to give effect to the principles of the Treaty of Waitangi. One component of this may be DOC consulting with Treaty Partners about your application. This consultation will feed into DOC's decision-making process. More information can be found on the DOC website on our [iwi/hapū/whānau consultation](#)¹⁰ page.

Contact your local [DOC office](#)¹¹ if you require further information about consultation.

What fees will I pay?

You may be required to pay a processing fee for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition if you are granted an aircraft activity concession on public conservation land and waters you may be required to pay annual activity and management fees. These fees are listed on the [Aircraft Activities page](#)¹² on the DOC website.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

Your application will set up a credit account with DOC.

See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

Will my application be publicly notified?

Your application will be publicly notified if:

- It is a license with a term of more than 10 years
- If after having regard to the effects of the activity, DOC considers it appropriate due to do so.

Public notification will increase the time and cost of processing of your application. If you believe public notification is required for your application email: permissions@doc.govt.nz to arrange a pre-application meeting.

¹⁰ <https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/>

¹¹ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

¹² <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/aircraft-activities/>

What does DOC require if my application is approved?

If your application is approved DOC requires:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- An **Air Operators Certificate** from the Civil Aviation Authority.
- Aircraft operators may require **noise abatement certification** (from the [Aviation Industry Association](#)¹³ and [Qualmark](#)¹⁴),

Note: DOC/Minister can vary the concession if the information on which the concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

¹³ <https://www.aia.org.nz/AIRCARE/How+to+become+AIRCARE+Accredited.html>

¹⁴ <https://www.qualmark.co.nz/>

A. Applicant details

Legal status of applicant (tick)	<input type="checkbox"/> Individual (Go to ①)
	<input checked="" type="checkbox"/> Registered company (Go to ②) <input type="checkbox"/> Trust (Go to ②)
	<input type="checkbox"/> Incorporated society (Go to ②) <input type="checkbox"/> Other (Go to ②)

①	Applicant name (individual)		
	Phone	Mobile phone	
	Email		
	Physical address		Postcode
	Postal address (if different from above)		Postcode

②	Applicant name (full name of registered company, trust, incorporated society or other)		Whakapapa Holdings 2024 Limited	
	Trading name (if different from applicant name)			
	NZBN (To apply go to: https://www.nzbn.govt.nz)	9429052086915	Company, trust or incorporated society registration number	9245571
	Registered office of company or incorporated society (if applicable)	The South Island Office, Public Trust Building, 152 Oxford Terrace, Christchurch Central, Christchurch, 8011, NZ		
	Company phone		Company website	
	Contact person and role	Thomas Elworthy, David Mazey (Directors)		
	Phone		Mobile phone	Sec 9(2)(a)
	Email	Sec 9(2)(a)		
	Postal address		Postcode	
	Street address (if different from Postal address)	The South Island Office, Public Trust Building, 152 Oxford Terrace, Christchurch Central, Christchurch, 8011, NZ		Postcode

B. Variation of an existing concession

Is this application *varying* an existing concession?

No

Yes

- Only complete the parts of the form that relate to the variation you are seeking.
- State the concession number of the concession you wish to vary and describe the variation.

Concession number you wish to vary

- Briefly describe the variation you are seeking to your existing concession:

C. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC?

No

Yes

- If yes, state when and who with:

Damian Coutts

D. Description of activity

Select what applies to you:

Commercial aircraft (including commercial use of drones or other unmanned aircraft)	<input checked="" type="checkbox"/>
Private recreational aircraft (including recreational drone use over three months)	<input type="checkbox"/>

Select the type of aircraft you are going to be using:

Fixed wing	<input type="checkbox"/>
Helicopter	<input checked="" type="checkbox"/>
Drone (commercial and recreational over three months)	<input checked="" type="checkbox"/>

Explain what the landing / hovering is for, e.g. scenic landings, dropping off or picking up recreationalists (e.g. hunters.), servicing other Concessionaires (e.g. guided walking groups, dropping/collecting beehives.).

Rotary aircraft (helicopters and drones) are required as a tool to support the safe and efficient operation of the Whakapapa Ski Area. Drones will be used as a preference to helicopters where practical to reduce the environmental impact and increase operational and public safety.

Helicopters and Drones will be used in daily operations including - but not limited to, the following tasks:

- Heavy lift and long line operations including for maintenance of ski area assets
- Transporting personnel within the ski areas when alternative modes of transport not available, safe or practical
- Transporting necessary equipment and supplies within the ski area
- Heli-evac ski and walker injuries throughout the year
- Refuelling bulk fuel storage tanks on the upper slopes inaccessible by road
- Transporting human waste from remote toilet systems
- Transporting food and beverage produce and stock items into remote cafes and restaurants and bringing waste and recycling materials out
- Relocating snow guns and snow fences and retrieving items blown away by extreme wind/storms;
- Filming and photography (Following the successful application of permit 5a for a concession to film)
- Search and rescue, missing person recovery and 'sweep' (clearing areas of terrain as part of end-of-day procedures to ensure no skiers have been left behind)
- Snow safety activities including visual inspections of slopes, heli-bombing of snow loaded hazardous terrain and transporting snow safety teams, equipment and explosives for avalanche control operations
- Construction activity

The frequency and duration of helicopter movements depends on the activity undertaken. It could be daily and for periods of 15 minutes to hours depending on the complexity of the task.

Helicopters need to be able to operate 365 days a year within the Whakapapa Ski Area.

E. Are you applying for anything else?

Are you applying for DOC concessions to undertake other activities while you are undertaking this activity?

No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

- If yes, state the other concessions you are applying for.

Use of public conservation land for private/commercial facility / structure.

F. Duration

State how long (months and years) you want your concession to last

10 years

- Explain why you are seeking this duration:

This is consistent with the duration sought for the concession (licence and lease) to operate the Whakapapa Ski Area.

G. Background experience of applicant

Provide relevant information relating to your ability to carry out the proposed activity (e.g. details of previous concessions, membership of professional organisations, and relevant qualifications).

See attached application.

The applicant will engage suitably qualified and experienced aircraft operators to undertake the aircraft activities.

Local Helicopter operators who have worked within the Whakapapa Ski Field area are

1) ^{Sec 9(2)(a)} [redacted], Helicopter Services B.O.P. Ltd and
Email: ^{Sec 9(2)(a)} [redacted] Web: www.helicopterservices.nz

2) Mid West Choppers, <https://www.midwesthelicopters.co.nz/> 0800 MIDWEST (643937)
office@midwestheli.co.nz.

H. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This may require consultation with our Treaty Partner (iwi/hapū/whānau of local Maori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders, DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

- If yes, supply details for each group consulted with:

whānau/hapū/iwi or other interested party consulted with:	See attached application
Name of individual you consulted with:	
Date of consultation:	
How consultation was undertaken (e.g. email, meeting):	
Outcome of consultation*:	

Other interested stakeholders consulted with e.g. Conservation Boards or community groups:	
Name of individual you consulted with:	
Date of consultation:	
How consultation was undertaken (e.g. email, meeting):	
Outcome of consultation*:	

* If you received a written response to consultation attach a copy. Record the document details in the section [L] Attachments section of this form.

I. Consistency with DOC statutory plans

Note: Statutory planning documents can have a direct impact on your application, for example they may set the specific locations or number of landings allowed.

List the [DOC's statutory planning documents](#)¹⁵ relevant to your application:

See attached application

Are you aware of any potential inconsistency of your activity with DOC's statutory planning documents?

No

Yes

- If yes, explain why it is inconsistent with the statutory planning documents.

¹⁵ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

J. Location of the activity

List all the areas of your proposed operation. All columns must be completed. If the column is not applicable you must state so. If you require more space attach a separate document.

Need help? If you are unable to identify a location contact the local District Office or use DOC's online mapping system - maps.doc.govt.nz¹⁶.

- 1 **Public Conservation Land:** Include the official name and type of the Public Conservation Land that the location is within (e.g. Fiordland National Park) use maps.doc.govt.nz¹⁷ to help you.
- 2 **Landing / Hovering Location:** If you are applying for specific sites you must include NZTM GPS coordinates. If you are applying for landing zones, as identified in the relevant Statutory Document, state the zones you are requesting. If you are applying for drone use, state the start point in NZTM GPS coordinates and attach a map highlighting the area you wish to operate. Record any attachments in Section L of this application form.
- 3 **Reason for Landing / Hovering:** State the reason for each landing / hovering e.g. to drop off or pick up heli-hikers; to shuttle heli-bikers; to drop equipment; to survey an area etc.
- 4 **Aircraft Model:** List the model of each aircraft you intend to use.
- 5 **Aircraft Registration:** List the registration of each aircraft you intend to use. If your drone does not have a registration state N/A.
- 6 **Aircraft Weight:** List the weight of the empty aircraft.
- 7 **Max. No. of Passengers Aircraft Can Hold:** Excluding the pilot.
- 8 **Max. No. of Landings / Max. Duration Per Day:** Maximum number of landings at each site per day. If using a drone, state the maximum duration the drone will be in the air per day.
- 9 **Max. No. Landings / Max. Duration Per Year:** Maximum number of landings at each site per year. If using a drone, state the maximum duration the drone will be in the air per year.

¹⁶ maps.doc.govt.nz

¹⁷ maps.doc.govt.nz

1	2	3	4	5	6	7	8	9
Public Conservation Land	Landing / Hovering Location	Reason for Landing / Hovering	Aircraft Model	Aircraft Registration	Aircraft Weight	Max. No. of Passengers Aircraft Can Hold	Max. No. of Landings / Max. Duration Per Day	Max. No. Landings / Max. Duration Per Year
<u>Correct example</u> ✓ Kaka Conservation Area	Kaka Hut designated landing site	Dropping off heli-hikers	Hughes 500	A0000	493 kg	5	2 landings	20 landings
<u>Correct example</u> ✓ Kaka Scenic Reserve	E1313131 N5151515	Collecting beehives via longline	Robinson R44	A0000	658 kg	3	5 landings	10 landings
<u>Correct example</u> ✓ Kereru National Park	<u>Kereru Glacier</u> E4444444 N5555555	Landing for scenic flight	Cessna 185	A0000	793 kg	5	4 landings	50 landings
<u>Correct example</u> ✓ Kea Conservation Park	Kea National Park Starting from E1111111 N5555555 (see attached map for survey area)	Vegetation survey	DJI Phantom 4 Advanced Drone	NA	1368 g	N/A	30 minutes per day	3 hours per year
<u>Incorrect example</u> ✗ DOC land	Kaka Conservation Area	Heli landings	Hughes 500		Unknown		3	N/A

1	2	3	4	5	6	7	8	9	
Public Conservation Land	Landing / Hovering Location	Reason for Landing / Hovering	Aircraft Model	Aircraft Registration	Aircraft Weight	Max. No. of Passengers Aircraft Can Hold	Max. No. of Landings / Max. Duration Per Day	Max. No. Landings / Max. Duration Per Year	
Tongariro National Park	Whakapapa Ski Area	Ski Area maintenance and upgrades -as outlined in application	Depends on the task, as to which aircraft is used, and no. of landings						

1	2	3	4	5	6	7	8	9
Public Conservation Land	Landing / Hovering Location	Reason for Landing / Hovering	Aircraft Model	Aircraft Registration	Aircraft Weight	Max. No. of Passengers Aircraft Can Hold	Max. No. of Landings / Max. Duration Per Day	Max. No. Landings / Max. Duration Per Year

K. Effects assessment

The table below suggests some common environmental effects and ways to remedy, mitigate or avoid them. Tick the boxes that are relevant to your application.

If you have identified effects or mitigation measures that are *not* included in the table below, or you have an unusual activity, you will need to attach a document listing your potential effects and how you propose to avoid, remedy or mitigate them. Record this additional information in section L as an attachment.

Feature	Potential effects	Proposed methods to avoid, remedy or mitigate the effect	Tick which apply
Flora and fauna	Disturbance of vegetation or natural area	- Educate staff, and clients on the sensitivities of the area and advise them of low impact techniques	<input checked="" type="checkbox"/>
		- Do not cut down or damage any vegetation or natural feature	<input checked="" type="checkbox"/>
		- Do not feed any species	<input type="checkbox"/>
	Damage to wildlife or habitat	- Do not harass any species	<input type="checkbox"/>
		- Do not take animals, including domestic pets, onto the land	<input checked="" type="checkbox"/>
		- Do not play recordings of bird song	<input type="checkbox"/>
Biosecurity	Introduction of new or increase in existing threats to indigenous ecosystems e.g. pests, weeds and pathogens	- Follow Biosecurity New Zealand's Check Clean Dry procedure when in and around waterways	<input checked="" type="checkbox"/>
		- Ensure footwear is cleaned at designated cleaning stations (e.g. Kauri die back areas) or with appropriate cleaning methods when cleaning stations are not available	<input checked="" type="checkbox"/>
		- Take all precautions to ensure weeds are not introduced to the land	<input checked="" type="checkbox"/>
Other users of the land	Too many landings in relation to the visitor setting.	- Ensure number of landings are kept to the limits set out in the statutory planning documents	<input checked="" type="checkbox"/>
		- Obtain a noise abatement certificate if required	<input type="checkbox"/>
	Cumulative impacts of additional landings / drones at already busy sites	- Ensure idle time on the ground is kept to a minimum	<input checked="" type="checkbox"/>
		- Consider timing of visits to off peak periods of the day, week, season or year where possible	<input type="checkbox"/>
	Increased noise	- Co-ordinate visits with other concessionaires (where possible)	<input type="checkbox"/>
		- Select landing sites that avoid huts, tracks and car parks.	<input type="checkbox"/>

Feature	Potential effects	Proposed methods to avoid, remedy or mitigate the effect	Tick which apply
		- Select flight paths that avoid huts, tracks and car parks.	<input checked="" type="checkbox"/>
		- Complete accurate annual activity returns and maintain GPS records to allow DOC to monitor usage	<input checked="" type="checkbox"/>
		- Educate staff and clients on the need for respect for other visitors and their right to quiet enjoyment of the area	<input type="checkbox"/>
Cultural values	Offensive to Tangata Whenua or members of the public generally. Incorrect stories/history about the site	- Consult with Iwi over any proposal for cultural interpretation	<input type="checkbox"/>
		- Ensure any cultural interpretation is consistent with Iwi values	<input type="checkbox"/>
		- Educate clients to respect cultural values or traditions	<input type="checkbox"/>
Historic values	Damage to historic sites or objects, including Wahi Tapu	- Land away from historic sites and objects, including Wahi Tapu sites	<input type="checkbox"/>
		- Follow the 'Leave no Trace' and 'Visit the Kiwi way' principles	<input checked="" type="checkbox"/>
Rubbish and waste	Rubbish, toilet waste or debris left on public conservation land	- Do not refuel, leave any fuel drums or construct fuel dumps, unless in an emergency	<input checked="" type="checkbox"/>
		- Do not bury any toilet waste within 50 metres of a water source	<input type="checkbox"/>
		- Provide rubbish bags, proper waste containers and removal procedures and ensure these are not accessible to wildlife or able to be blown away	<input type="checkbox"/>
Fires	Wildfires	- Ensure no open fires	<input type="checkbox"/>
Positive effects	Allow members of the public to experience public conservation land in a safe manner and in areas they may not be capable of experiencing on their own	- N/A	<input type="checkbox"/>

L. Attachments

Attachments should *only* be used if there is:

- Not enough space on the form to finish your answer.
- You have additional information that supports your answer.
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
<u>Correct example</u> ✓ D	Locations	Excel	Spreadsheet of all NZTM GPS landing sites using the table format set out in section D
<u>Correct example</u> ✓ K	Effects Assessment	Word	List of additional potential effects not already covered in section K, and proposed methods to avoid, remedy or mitigate the effects.
<u>Incorrect example</u> X <u>Table</u>	Doc1	Word	Table

M. Checklists

Application checklist	Tick
I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete.	<input checked="" type="checkbox"/>
I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge true and correct.	<input checked="" type="checkbox"/>
I have supplied the correct location and activity information in section J	<input checked="" type="checkbox"/>
I have completed the effects assessment in section K	<input checked="" type="checkbox"/>
I have appropriately labelled all attachments and completed section 'L. Attachments' to match.	<input checked="" type="checkbox"/>

N. Terms and conditions for a credit account with the Department of Conservation

Have you held an account with the Department of Conservation before?	Tick
No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>
If "yes", under what name:	

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation

Terms and Conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	<input checked="" type="checkbox"/>
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	<input checked="" type="checkbox"/>
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	<input checked="" type="checkbox"/>
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	<input checked="" type="checkbox"/>
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.	<input checked="" type="checkbox"/>
I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.	<input checked="" type="checkbox"/>
I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.	<input checked="" type="checkbox"/>
Applicant Name/s (of authorised person/s)	Whakapapa Holdings 2024 Limited
Date	October 2024

For Departmental use			
Credit check completed			
Comments:			
Signed		Name	
Approved (Tier 4 manager or above)		Name	

Whakapapa Holdings 2024 Ltd

Whakapapa Ski Area, Mt Ruapehu

Application for Lease and Licence
Proposal Outline and Environmental Impact Assessment

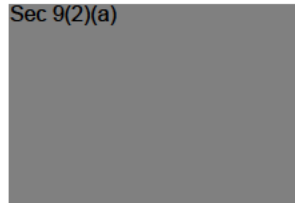
240631_Rev.1
13 December 2024

Whakapapa Holdings 2024 Ltd

Whakapapa Ski field, Mt Ruapehu

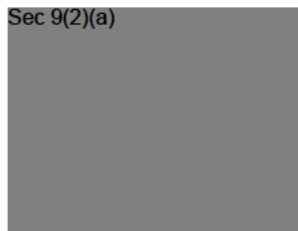
Application for Lease and Licence

Prepared by:



Planning Lead – Taupō

**Reviewed and Approved for
Release by:**



Cheal Consultants Director

Date: 13 December 2024
Reference: 240361
Status: FINAL
Revision: 1
Previous Revision Date: October 2024

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Appendices –

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2. Policy Assessment, Cheal Consultants, October 2024
3. Assessment of Landscape and Visual Effects, LA4 Landscape Architects, October 2024
4. Ecological Assessment of the Whakapapa Ski Area, Nicholas Singers Ecological Solutions, October 2024
5. Whakapapa Infrastructure Table

APPLICATION DETAILS

Authority: Ministry of Conservation

The Applicant: Whakapapa Holdings 2024 Ltd (WHL)

Address for Service: Cheal Consultants Limited, PO Box 165, Taupo 3351

Site Details:

Street Address Bruce Road, Tongariro National Park

Legal Description Ruapehu 1B, Ruapehu 1A, Part Okahukura 7 BLK

Activity for which a concession is sought:

A concession (lease and licence) is sought by WHL to operate the Whakapapa Ski field.

EXECUTIVE SUMMARY

Tongariro National Park, which includes the current ski area, is renowned for its exceptional cultural and natural values and holds dual World Heritage Status. The area is also highly regarded for its scenic beauty, recreational opportunities, and the positive social and economic benefits it brings to surrounding communities through activities conducted by concessionaires.

The Whakapapa Ski Area has been in operation since 1953. Whakapapa Holdings 2024 Ltd (WHL) is seeking a new 10-year lease and licence to continue recreational and tourism activities within the existing ski area boundaries. This proposal aims to continue access and enjoyment of Tongariro National Park for people of all ages and various physical abilities.

Retaining the facilities, and available activities/experiences associated with them, and the value this can bring to the surrounding communities, will only be possible if there is ongoing engagement with Iwi through structured relationship agreements. WHL is committed to this.

We propose to reinvigorate the Te Pae Maunga governance agreement with Ngāti Tūwharetoa and Ngāti Hikairo, like what is provided for in the current licence granted in 2016 plus be open to developing relationship agreements with other Iwi as they may require.

No ski area boundaries will be modified, and the proposed design carrying capacity will remain below the limits outlined in the Tongariro National Park Management Plan.

WHL proposes a licence term of 10 years with a review at the end of year 5. The first 5 years is expected to allow:

- an appropriate time frame for progress with settlement of Wai 1130 (Waitangi Tribunal Claim);
- and to determine an agreed long term Indicative Development Plan.

WHL are committed to continuously improving operations to address the unique environment and unique values of the locale. Assessments of the proposal regarding landscape effects and ecological effects are included.

1. CULTURAL SIGNIFICANCE

Tongariro National Park and in particular the three mountains of Ruapehu, Ngāuruhoe and Tongariro includes land of special significance to local iwi. Land north of the summit of Mt Ruapehu includes the traditional lands of the Ngāti Tūwharetoa iwi and the Ngāti Hikairo hapū.

Other iwi including Ngāti Haua, Ngāti Rangī, Te Korowai o Wainuiārua (Uenuku), Te Patutokotoko have lived on lands to the south and west of the maunga, and have travelled around it, for over a thousand years. The maunga is within the rohe of all iwi and hapu.

Tributaries of the Whanganui River start on the slopes of Mt Ruapehu. The importance of the river is underscored by its declaration as a living entirety with commensurate rights enshrined in the Te Awa Tupua legislation and a United Nations proclamation in 2017. Te Awa Tupua recognised the river as an indivisible and living whole from the mountains to the sea.

The following words from Tūwharetoa provide further understanding of the phrase above “.... land of special significance to local iwi”:

NGĀ POU O TONGARIRO

TE POU TUATAHI: HE TUPUNA MAUNA - THE ANCESTRAL MOUNTAIN

He mana, he tapu, he mauri anō, nōna Te Ahi Tamou, te mātāpuna o ngā wai

The maunga has its own inherent mana, tapu and mauri, and it is beyond the ownership of people. The maunga are the source of sustaining fires and the well spring of waters and life giving properties.

TE POU TUARUA: HE TANGATA MAUNGA

He pou whakapapa, ko te ahikāroa, te kaitiakitanga, te rangatiratanga o tona iwi

The maunga are the pillar of whakapapa, representing our identity, our enduring fires, and the rangatiratanga of the iwi.

TE POU TUATORU: KUA TORO TE MATE KI TE TUPUNA, ME WHAKAORA RAWA

Our tupuna suffers ongoing affliction. We must take action to restore his mauri. We have the right and inherent responsibility to be kaitiaki, to ensure his protection.

The nucleus of Tongariro National Park is the three mountain peaks which in 1887 were considered to be gifted to the people of New Zealand by Horonuku Te Heuheu; the then Paramount Chief of the Ngāti Tūwharetoa people. This Gift (Tuku) was perceived by the Crown to be for the people of New Zealand, to be gazetted as a National Park for the use of all people. The Waitangi Tribunal inquiry final report (2013) found that the Tuku was intended by Ngāti Tūwharetoa to be an invitation for joint management and custodianship of the peaks. However, what eventuated was sole ownership and management by the Crown. The upper slopes of Whakapapa Ski Area, including much of the intermediate and advanced skiing terrain, extends into the Tuku area.



Image 2: Existing Lift Infrastructure within Whakapapa Ski Field



- LEGEND:**
- Ski Field Zone
 - Chairlifts and T-bars
 - Buildings
 - Existing Snow Making Pipeline
 - SS— Sewer Pipeline
 - Tuku Boundary

Image 1: Plan of Whakapapa Ski Area and Lift Infrastructure

Other Iwi including Ngāti Haua, Ngāti Rangī, Te Korowai o Wainuiārua (Uenuku), Te Patutokotoko have lived on lands to the south and west of the maunga, and have travelled around it, for over a thousand years.

Tributaries of the Whanganui River start on the slopes of Mt Ruapehu and include the streams which flow through Whakapapa Ski Area. The importance of the river is underscored by its declaration as a living entirety with commensurate rights enshrined in the Te Awa Tupua legislation and a United Nations proclamation in 2017. Te Awa Tupua recognised the river as an indivisible and living whole from the mountains to the sea. Ngā Tāngata Tiaki o Whanganui is the post-settlement governance entity for Whanganui Iwi for the Te Awa Tupua settlement.

The maunga is within the rohe of many iwi and hapū.

There is currently a wide claim before the Waitangi Tribunal, “National Park Inquiry – Wai 1130”, which involves all of these Iwi.

From the Waitangi Tribunal Te Kāhui Maunga National Park District Inquiry Draft Report:

“In this region, the mountains dominate the environment so it is not surprising iwi and hapū formed close spiritual and cultural associations with them. We heard lots of evidence about the peaks being especially tapu and that local Māori rarely ventured up to that area. We should not take this to mean, however, that the mountains as whole entities were not tapu, which the Crown assumed when they drafted the Tongariro National Park Management Plan 2003, making reference only to ‘the mountain peaks’, which they said, ‘are a taonga... [and] must be managed in a way that acknowledges and respects their mana and mauri.’ To the Māori mind, because mountains are cloaked with chiefly qualities, they are imbued as a whole with a significant degree of tapu and therefore accorded great respect.”

So highly regarded was Tongariro as a ‘maunga tapu’, that on four occasions in 1878 Europeans were publicly notified not to go there or else suffer the consequences.

Ariki Piripi explained:

“The maunga are very important to Ngāti Hikairo – not only are our ancestors buried up there but we grew up with them, we grew up beneath the snow. We were living there all the time, using the resources all the time. We knew where to go to find food, how to behave and survive on the mountains, what not to do and how to respect and look after them.”

It is clear that the mountains are of great cultural and spiritual significance to the Iwi affiliated to them. The mountains were not a place of residence for Iwi but were regarded with great reverence and used for hunting birds and collecting plants etc¹. Ngāti Hikairo resided in close proximity to the mountain as evidenced by the original and present-day locations of Ōtūkou and Papakai Marae.

In the past twenty years there have been many changes to Ski Area operations, planning and projects, which are intended to mitigate negative cultural effects to these cultural values. Some have been clearly stated by Tāngata Whenua as having adverse cultural effects (e.g. disposal of treated human effluent into the maunga which ceased in the early 1990's, following strong advocacy from Tūwharetoa).

¹ From the Waitangi Tribunal Te Kāhui Maunga National Park District Inquiry Draft Report.

The Tribunal's final report recommends a joint management approach to the mountains and WHL understands the Crown has commenced negotiation on the settlement of a claim pertaining to the lands on Tongariro National Park. WHL is supportive of the concept of Tongariro National Park being managed/administered under a co-governance and/or co-management structure.

WHL will collaborate with Iwi to establish and strengthen meaningful, transparent and effective relationships. This collaboration aims to continuously address and mitigate any aspects of the Ski Area operations that might raise concerns or negatively impact cultural values.

2. BACKGROUND

The Whakapapa Ski Area has a long history of commercial use and consequently has extensive infrastructure established onsite. Skiing as a sport has now been enjoyed on these northwestern slopes of Mt Ruapehu for over 100 years. The ski area is operated to provide recreational opportunities all year round which cannot be located outside of the National Park due to the topography and altitude necessary for skiing and associated high alpine recreational activities and experiences.

During the 1940's rope tows operated by the Tourist Hotel Corporation (THC) were installed on the lower slopes to facilitate the uphill part of the skiing experience.

In 1953 a licence to operate chairlifts and other facilities was granted to Ruapehu Alpine Lifts Ltd (RAL) by the then Tongariro National Park Board (TNPB). THC retained exclusive rights to provide ancillary services of ski school and ski rental. Through the 1950's and 60's two other companies applied for and were granted licences to operate lift facilities: Ski Services Ltd (SSL) with rope tows and then a T Bar on the National Downhill slopes and Happy Ski Valley Ltd (HSV) for beginner facilities in the Happy Valley/Meads Wall terrain. The TNPB assumed responsibility for provision of services associated with car parks, public toilets, safety and ski patrol.

In 1973 RAL purchased the assets of SSL and then in the late 1980's the on-mountain assets of THC, HSV and Department of Conservation (DOC), which by then had taken over all of the previous TNPB assets and operational activities.

RAL continued to operate Whakapapa Ski field, and Turoa Ski field from 2001, through until October 2022 when the then recent year's poor financial results were constraining the company's ability to continue to trade and the company called in a Voluntary Administrator.

In June 2023 creditors could not agree on a proposed pathway forwards and the RAL Board placed the company in Liquidation. In October 2023 the NZ Government, through the Ministry of Business, Industry and Employment (MBIE) became the major secured creditor and in that role has placed RAL into Receivership. Both the Liquidator, and now the Receiver have stated publicly the assets of RAL are for sale.

3. THIS APPLICATION

Since December 2022 WHL has been an interested and motivated bidder for the Whakapapa assets and has engaged with Iwi, DOC and other key parties in preparing a bid. WHL now has a Sale & Purchase Agreement (SPA) with the Receiver, which is subject to WHL being granted a Lease and Licence to operate Whakapapa Ski field by DOC; hence this application.

The following report includes a description of the proposal including volunteered clauses, the lease and licence area, licence term; a description of WHL, a description of the site; discussion of consultation and an Environmental Impact Assessment.

A detailed policy assessment pertaining to the Tongariro National Park Management Plan (TNPMP), World Heritage Status and other relevant policy documents and legislation is provided at Appendix 2. Also included in the appendices is an Assessment of Landscape and Visual Effects, an Ecological Assessment, and Cultural Impact Assessment from Ngāti Tūwharetoa.

The application is to be considered under Part 3B of the Conservation Act 1987, requires public notification and if granted, conditions may be imposed under Section 17X of the Act.

4. DESCRIPTION OF PROPOSAL

4.1 Current Licence

The existing licence was granted to RAL in May 2016, with this 2016 licence being a renewal of the 1990 licence, which was a renewal of the original licence granted in 1953.

Clauses of the licence cover such topics as duration of licence, fees, other charges, assigning the concession, obligations to protect the environment, environmental monitoring, structures or land alteration, advertising, insurance, health and safety, compliance obligations, closure of ski field, suspension and termination of concession, other concessions, disputes resolution, and co-siting. The licence allows for new facilities and upgrades with the written approval of the Department of Conservation (through a Works Approval process), when the proposal is consistent with the Indicative Development Plan (IDP) and the IDP is consistent with the TNPMP.

4.2 Proposed Lease and Licence

Soon after RAL was placed into Administration the Administrator advised the assets and business of RAL would not be handed back to that company and a new owner would be sought. Within a short time of that decision being confirmed, DOC advised that a new licence would be required with this new licence being in the form of a Lease and Licence. The Lease element being required over the buildings and curtilage. A lease of these areas of land is required to enable security and safety of the assets and of people. Hereafter within the report the lease and licence are referred to collectively as the licence. The licence is to provide for recreational enjoyment of the Whakapapa Ski Area with related ancillary services.

4.2.1 Concession Activity

WHL is applying for a licence which provides for those activities provided for under the current Whakapapa licence granted in 2016 but notes the description of this same set of activities as used in the new Turoa licence dated April 2024 is more specific. WHL applies for activities more as described in this newer Turoa licence:

All activities listed below which are directly connected with operating a commercial ski-field, and alpine tourism and recreational area, that is used by the public:

- (a) manage, maintain, repair and operate the existing lifts, tows and facilities for a maximum carrying capacity of 6,500 visitors per day on the Land;
- (b) manage, maintain, repair and operate other structures located on the Land previously operated by Ruapehu Alpine Lifts Limited for the same purposes;
- (c) maintain the skiable terrain subject to Grantor's approval being sought where earthworks are required;
- (d) carry out avalanche prevention including on terrain outside the ski area boundary as approved by DOC;
- (e) operate snow making and snow grooming machinery;
- (f) provide first aid and ski patrol services;
- (g) provide search and rescue services;
- (h) provide ski school services;
- (i) throughout the year, sell, hire or service snow-sports equipment (other than snow vehicles), clothing and supplies (e.g., sunscreen, medical supplies) from the existing retail buildings;
- (j) sell lift tickets and operate the lift equipment in order to provide access to the Land for recreational activities as allowed for in the TNPMP;
- (k) sell food and beverages to the public throughout the year from within the existing buildings designed for that purpose;
- (l) maintain, repair and operate existing carparking facilities for members of the public, whether customers of the Concessionaire or not, and regulate traffic movement in the areas designated for carparking, including as reasonably required by DOC;
- (m) undertake aircraft operations to support health and safety work, search and rescue activities, avalanche management, medical emergencies and the operation and maintenance of the ski area;
- (n) undertake filming, excluding from aircraft, to promote the Concessionaire's activities approved under the Concession;
- (o) conduct winter, ski, snow and snowboard events during the winter and a broader range of events and functions throughout the year; and
- (p) use vehicles where that use is necessary and directly connected with the activities listed in (a) to (o) above.

and, in the event that there is any uncertainty as to whether an activity is provided for in this Concession, DOC will determine the appropriateness of that activity.

4.2.2 Surrender of Existing Licence

WHL assumes that the existing licence, easement to Waipuna Stream, and Deed of Variation regarding sublicensing will be relinquished by RAL In Receivership at the time any new licence and easement is available.

4.3 Lease and Licence Areas

4.3.1 Licence Area

The current Whakapapa Ski field licence area, as defined in the TNPMP, spans approximately 550 hectares. To the east, it is defined by the summit of Pinnacle Ridge, extending northward to Skippers Bluff and then to the summit of Te Herenga Ridge. The northern boundary follows the contour on the northern face of Mt Ruapehu at an elevation of 1,500 metres above sea level (asl). To the west, the area is bordered by the eastern ridge of the main Whakapapaiti Stream, while the southern boundary is marked by the contour on the northern face of Mt Ruapehu at an altitude of 2,300 metres asl. A map of the licence area can be found in Appendix 1.

This application is for a licence to provide for the Concession activity within this ski field area as defined in the TNPMP and as is defined in the current Ski field licence granted in 2016. The carparks are included in the Licence Area.

No changes are proposed to the current ski field boundaries.

4.3.2 Lease Areas

As outlined in 4.2 above the lease areas will comprise the land occupied by each building with a curtilage zone around the building. Each building which is subject to a lease, along with their location and size of footprint, is identified, with location shown, in Appendix 1.

The majority of buildings are located within the licence area but there are some exceptions:

- a small pump shed with adjoining structures is located in Waipuna Valley 2 km below the ski field. This activity is provided for in a current Easement granted in 2002, but the term of that easement is tied to the current Whakapapa licence granted in 2016. WHL understands it is more appropriate that this activity, located outside the ski area boundaries, should be included within this licence application. An easement will be required for the water pump, gantries, ladders and pipeline. The location of the water pump and pipeline is shown on attached Plan 240361-007 Rev B.
- six accommodation buildings located in Whakapapa Village, refer clause 4.3.3.

4.3.3 Whakapapa Village - Staff Accommodation

Since the early development of Whakapapa Ski Area in the early 1950's RAL provided accommodation for staff in Whakapapa Village. This provision of staff accommodation was then common with all organisations which operated in this northern part of Tongariro National Park, including the Department of Conservation and the concessionaires of RAL, Chateau Tongariro and Skotel.

During those early years, through until the mid-1970's, RAL was allocated land in the village and constructed buildings which offered accommodation for the majority of the then full year and seasonal staff. Having most staff living in close proximity to the ski area was regarded as essential to meet operational and public safety requirements of the business. This was primarily due to weather conditions which could result in the highways from nearby towns having frequent road closures or restrictions throughout the winter months.

By the late 1980's RAL had six buildings in Whakapapa Village which have continued to be used for staff accommodation. These buildings provide accommodation for staff who are the key resource available for what is a 24 hours per day operation during the core winter months. These individuals also provide an available resource over the full year to assist various agencies with emergency response to community and public services (e.g. Search & Rescue, Volunteer Fire Service).



Image 3: Houses requiring a Lease in Whakapapa Village

A previous licence, granted to RAL in 1990, included relevant clauses which provided for these accommodation buildings even though they were located outside the licence area. The current RAL licence, granted in 2016, did not incorporate any clauses which would have effectively provided a tenure for these buildings.

WHL requires these buildings, curtilage, garaging and carparks to be available for staff accommodation to support effective operation of the ski area, and to support provision of emergency services. Each building will require water, wastewater, and power utilities. Discussion with senior DOC officers has concluded the better way to achieve a Lease for the land occupied by these buildings is to include them within this overall concession application for Whakapapa Ski Field.

WHL commits to maintain these buildings such that they remain in keeping with the visual expectations of buildings in Whakapapa Village as provided for in the Whakapapa Village Site and Landscape Plan. All buildings will be insured.

4.4 Lease and Licence Term

Following extensive discussions with the various Iwi groups, DOC have decided the term of the current licence is now inappropriate and any new licence will have a different term. The Crown and the Iwi of Ngāti Tūwharetoa (including their hapu of Ngāti Hikairo), Nga Waihua o Paerangi (Ngāti Rangī), Te Korowai o Wainuiārua (Ngāti Uenuku), Ngāti Haua, Te Patutokotoko and Nga Tangata Tiaki are in negotiation on the Tongariro National Park Claim (Wai 1130). There has been strong advocacy that consideration of a licence term of up to the 60 years, as provided for in the Conservation Act, is not appropriate until after there is a settlement to this claim and an expected new governance structure for TNP is in place. WHL understands the appropriateness of this advocacy.

WHL is also committed to having a longer-term Indicative Development Plan for Whakapapa that is determined and agreed with Iwi, with DOC and with the Tongariro/Taupo Conservation Board (TTCB). This commitment will require open engagement and debate with Iwi and with DOC. This engagement cannot be time pressured.

In acknowledging these two very significant matters **WHL proposes a licence term at 10 years with a review at the end of year 5**. The first 5 years is expected to allow an appropriate time frame for:

1. discussion with Iwi and other stakeholders that results in an Indicative Development Plan which is acceptable to the wider Iwi, and
2. Crown and Iwi progress with negotiations on WAI 1130.

There will be no large capital investments (e.g. replacement of existing lift infrastructure) until an acceptable Indicative Development Plan is finalised and a longer-term licence is available. The large capital projects have payback periods well in excess of 10 years and therefore require availability of a longer tenure on the licence to be commercially appropriate.

4.5 An Indicative Development Plan

The TNPMP states:

"A ski area concessionaire periodically makes application to undertake activities in the ski area. In order to put such an application in the context of the long-term strategic direction of the ski area, an indicative development plan is required. The indicative development plan specifies in detail the likely form of physical development of the ski area for approximately the next ten years. It is essential that applications for development and their assessment prior to approval be undertaken by persons with the appropriate professional skills to evaluate the full range of likely impacts. The continuing aim will be to provide a range of terrain and facilities to match skier demands consistent with the provisions of this plan. An objective of this plan is, wherever possible, to confine the effects of large-scale development and intensive use to amenities areas which provide appropriate management to avoid or mitigate impacts. It is acknowledged that significant existing infrastructure, including lifts and buildings required for ski area operation, is located outside of amenities areas but within the ski area boundary... All major projects will require an assessment of environmental effects and consultation with tāngata whenua and the wider community."

The proposed term of the licence is 10 years with a review by year 5. WHL proposes that no major upgrades or significant changes to existing infrastructure will be undertaken during this first 5 year

period, but during this time WHL will engage with Iwi, DOC and key user groups to develop a longer term Indicative Development Plan for Whakapapa that is acceptable and agreed by these parties.

Prior to an IDP being agreed to, improvements/upgrades will be limited to infrastructure that has reached the end of its life and is not now functioning as expected or the scale of the upgrade is minor.

The majority of capital investment through this initial licence will focus on mobile plant and equipment (e.g. road vehicles, groomers, snow guns etc) and on ensuring all key assets (e.g. lifts) are compliant with current maintenance and safety regulations and protocols.

4.6 Avalanche Control

Where necessary for public safety and enjoyment, avalanche control will occur at the ski area. This is required under 4.1.14.2 – Policies 4 and 5 of the TNPMP. Policy 5 provides for avalanche control “... within and adjoining ski areas ...”.

The current licence effective from 1 May 2016 includes clauses:

Whakapapa Licence 1 May 2016	
13.	What about Health and Safety?
	The Concessionaire must exercise the rights granted by this Concession in a safe and reliable manner... The Concessionaire must comply with its safety management system (Safety Management System) and with any reasonable safety directions of the Grantor.
13.1	The Concessionaire must:
	a) maintain its Safety Management System
	b) have it audited on an agreed cyclical basis by a suitably qualified person and forward to the Grantor a copy of any such audit upon request.

The activity of Avalanche Control covered by these clauses is explained within the overall Whakapapa Safety Management System (SMS) and specifically the Avalanche Risk Management Program which sits under this SMS. As required under the current ski area licence and expected to be a condition of any new licence, the SMS is independently audited on an annual basis and is offered to DOC as requested.

The majority of slopes that have the potential to avalanche are located within the ski area boundaries and the control program, as provided for, is an agreed activity within the previous licences and within the current licence.

There are several avalanche paths which have their start zones on slopes which are above and outside the boundary, but the potential run out zones extend into terrain which is within the ski area. The risk of avalanche from these locations, which will result in risk to people in the ski area, has been identified from the early 1980's, when avalanche control programs became an essential risk management activity at Whakapapa. This is the reason policy 5 under clause 4.1.14.2 of the TNPMP makes reference to “avalanche control within and adjoining ski areas...”.

All slopes, within and outside the ski area boundaries, which provide the potential for avalanches which place ski area users at risk are identified within the Avalanche Risk Management Program and have been subject to avalanche control activity for many years.

To ensure clarity DOC has advocated, and WHL supports, that this avalanche control activity, in prescribed avalanche paths outside the ski area, be incorporated as an approved activity within the new Lease and Licence being applied for. The prescribed avalanche paths are as shown on the following image, and titled:

1. Valley Headwall
2. Pinnacles South
3. Pinnacles North
4. Te Herenga Ridge.

Valley Headwall and Pinnacles South are paths that will require frequent control work through most winter seasons; on average this would be a weekly occurrence. Pinnacles North and Te Herenga Ridge paths only present an avalanche risk following very heavy snowfalls from specific directions. They require infrequent control activity, probably once every 20 years.

WHL agrees with this advocacy from DOC and requests that any licence granted provides for the activity of avalanche control being undertaken in the specific avalanche paths identified which can provide risk to ski area users.



Image 4: Location of Avalanche Control

4.7 Removal of Redundant Structures

The Whakapapa Ski field terrain has been occupied by clubs, earlier concessionaires, RAL, DOC and its predecessors, and other Government agencies for over 100 years.

This terrain contains remnant structures, particularly foundations from old lifts, and infrastructure which serve no current use and are therefore redundant. DOC have instigated a program of removal of all these redundant structures. WHL will support DOC to remove these structures and return the land to its natural form.

WHL has also identified several buildings, and other structures, which have been in use by RAL up until recent years but will not be used by WHL. These structures have been excluded from the Schedule of Assets which WHL is purchasing from the Receivers of RAL. They are:

West Ridge Kiosk café	West
West Ridge Kiosk toilet	West
Schuss Haus café	Hut Flat
Waterfall Express drive station & chair storage - excluding a snowmaking pump room adjoining the southern wall of this terminal	Hut Flat
Diesel tank - above ground	Bruce Rd
Carpet Control	Happy Valley

These excluded structures are therefore redundant and will be included in the DOC instigated program.

Two of these buildings to be removed, West Ridge Kiosk and West Ridge Toilets, are located within the tuku terrain. Their removal, and restoration of the site, will contribute to the desired aim of having less structures on the maunga, but particularly, less structures within the tuku terrain.

WHL expects that for all future projects, where an existing asset is being replaced by a new asset, a condition of the Works Approval for that project will require the existing, and then redundant structure, to be totally removed by the applicant and the site fully restored to a natural state, including commitment to a remediation plan. This should be **an enforceable condition of any Works Approval granted** for the new asset.

Old Stone Building – Staircase

The listed Heritage Building, called the Old Stone Workshop, is located at the bottom of the Staircase slopes. This building was originally the drive terminal of the No 2 Single Chairlift, installed in 1956. The chairlift was removed in 1976. WHL does not wish to assume ownership of this building and advocates that ownership should transfer to DOC or to the Tongariro Natural History Society.

4.8 Snow Making

WHL will manage the potential effects of climate change through snowmaking and other associated snow management techniques.

The existing snow making system includes a water reservoir and reticulation system which enables coverage on Happy Valley, Meads Wall, Rockgarden, Hut Flat, Staircase and Waterfall trails to an altitude of 1,900m asl. The 25,000m³ reservoir is located at the bottom of Happy Valley with

replenishment of water to this reservoir being from a spring located a further 1 km downstream in the Waipuna Valley. Pumping stations are located at the reservoir and at Hut Flat.

Snowmaking activity can occur from early May through to early October of each year. Water would be pumped intermittently from the intake to the reservoir during late May to end of October. By the end of the winter season the reservoir would be full, with no further refill being required until the following winter.

The snowmaking activity occurs on terrain that is in the catchment of the Waipuna Stream, Happy Valley and Rockgarden trails, or the catchment of the Whakapapanui Stream, Staircase and Waterfall trails. The Waipuna Stream flows into the Whakapapanui Stream 1.5km below the intake.

A snow inducer, called Snomax, is added into the snowmaking water as this water is pumped out of the reservoir. Snomax is a protein that facilitates water freeze at a higher temperature. The proteins act as extra nuclides and improve the crystallization process. More snow is made from less water, as less water evaporates. Snow produced from Snomax also lasts longer because of its stronger ionic bonds and smaller crystal structure.

In the first five years of the new licence, this system will be upgraded with the acquisition of state-of-the-art automated snow guns. Many of these will replace older snow guns that are outdated both in age and technology.

Snowmaking systems and equipment reflect an adaptive way to manage and mitigate the effects of climate change.

Where reasonable and physically practical, snow guns will be relocated and stored off the slopes during the summer. Many of the newer tower guns are bolted to foundations, similar to a lift tower, and they are not able to be relocated. WHL is working with suppliers to ensure any fixed tower guns are in dark colours, as is done with lift towers.

4.9 Aircraft Operations

Rotary aircraft (helicopters and drones) are required as a tool to support the safe and efficient operation of the Whakapapa Ski Area. Drones will be used as a preference to helicopters where practical to reduce the environmental impact whilst still enhancing operational activities and public safety. Helicopters and Drones will be used in support of operational activities including - but not limited to, the following tasks:

- Heavy lift and long line operations including for maintenance of ski area assets.
- Transporting personnel within the ski areas when alternative modes of transport are not available, safe or practical
- Transporting necessary equipment and supplies within the ski area
- Heli-evac ski and walker injuries throughout the year
- Refuelling bulk fuel storage tanks on the upper slopes inaccessible by road
- Transporting human waste from remote toilet systems
- Transporting food and beverage produce and stock items into remote cafes and restaurants and bringing waste and recycling materials out
- Relocating snow guns and snow fences and retrieving items blown away by extreme wind/storms;

- Filming and photography (Following the successful application of permit 5a for a concession to film)
- Search and rescue, missing person recovery and 'sweep' (clearing areas of terrain as part of end-of-day procedures to ensure no skiers have been left behind)
- Snow safety activities including visual inspections of slopes, heli-bombing of snow loaded hazardous terrain and transporting snow safety teams, equipment and explosives for avalanche control operations
- Construction activity

Helicopters need to be able to operate within the ski area throughout a full year. The frequency of helicopter movements will be 3 - 10 days per month depending on the activities undertaken and time of the year, with the average duration on each day being under an hour.

Periods of higher frequency and duration of use will occur during larger construction projects but in this case this activity will be identified and considered in detail as an element of the associated Works Approval application.

4.10 Retail Activities

Retail activities will operate within the licence area, with most occurring at the Base. Retail activities will include:

- Food and beverage activities delivered in the existing outlets with the complement of temporary outlets within high use areas.
- Sport Rentals.
- Ski and Ride School.
- Retail shop selling sporting products, apparel and accessories.

It is requested that the ability for WHL to sublicense the above activities, as provided for in the current licence and the Deed of Variation dated April 2000, be part of this application.

4.11 Events

As mentioned above, the licence is to provide for recreational enjoyment of the Whakapapa Ski Area with related ancillary services. These related ancillary services could include such activities as weddings, corporate functions, conventions, music performances, festivals and ceremonies. This range of events and functions would be held within the cafeteria buildings located at Whakapapa with some overflow activity on the adjoining decks and patio spaces associated with each cafeteria.

The maximum number of participants attending any one event or function would be limited by the permitted occupancy of the specific building e.g. Knoll Ridge Chalet is able to have 450 persons at one time occupying it.

There could be 30 – 40 events or functions of this type in a year (based of 2 -3 events per month).

The other form of event that WHL would expect to host at Whakapapa will be competitive events directly associated with skiing and/or snowboarding. These events would have individual

competitors totalling from 50 (e.g. a club ski champs) to 1,000 persons (e.g. North Island Secondary School Ski Champs).

No event or function type referred to above would have any effect to the natural terrain within the ski area boundaries nor would the event place any pressure on the services and facilities available at the ski area. The number of people attending would be within the carrying capacity referred to in section 6.4 below.

Any signage associated with these events or functions would be in accordance with the TNMP 2006 Commercial Advertising and Sign Guidelines.

Any events or functions that are outside the parameters referred to above would be subject to the appropriate policies of the TNMP, particularly 4.4.1 Concessions General and 4.4.2.4 Events.

4.12 Sightseeing & Walking

The Sky Waka gondola, which facilitates access to the Knoll Ridge area at 2,000m asl, is now enabling a much wider group of New Zealanders and visitors the opportunity to comfortably have access to the alpine region of the maunga, in winter and summer.

Though the great majority of individuals who use the Sky Waka are skiers and boarders in the winter months many sightseers ride this lift, enjoy the views and opportunity for refreshment in Knoll Ridge Chalet, and then ride the lift back down to the base area. In the summer months some will enjoy a walk on marked routes around the ski area, or to the further parts of Tongariro National Park, including to the Crater Lake.

There are several marked foot tracks within the ski area boundary. These range from a 20 minute walk through to a 2.5 hr return journey, and include:

- Waterfalls Descent, a journey through the Waterfalls and down to the base area.
- Skyline Walk, a climb to Skyline Ridge and then back to Knoll Ridge.
- Wild West Trail; a journey to the National Downhill slopes and down to the base area.
- Meads Wall; a short walk out to Meads Wall from the base area.

WHL will continue to service and maintain these walking tracks and the associated signage.

5. WHAKAPAPA HOLDINGS 2024 LTD (WHL)

The following outlines the company and its staff and intentions.

5.1 Company Structure and Key Personnel

WHL is a new company created to purchase the Whakapapa based assets of RAL, to be granted a licence to operate the ski field.

WHL equity will be held by:

- South Island Office Ltd (SIO); to the four Directors and shareholders being Robert Farrell, James Stringer, Tom Elworthy, Rebecca Rosie;
- Dave Mazey;

WHL is a private company. The move away from the legacy tax structure of RAL allows the new company to invest on and off mountain in activities outside just skiing, to raise capital and to issue shares to fund such activities and to distribute profit to investors to drive future investment.

It is noted that, with the exception of Cardrona, all of the large ski fields in NZ are located on lands within the Conservation estate and are operated by similar private companies under a form of licence granted by the Minister of Conservation.

The shareholders of WHL have significant and diverse relevant experience in Ski Area management, project management, capital raising, property management and development.

Governance will be provided by a Board of four individuals with the initial two directors being:

- *Dave Mazey*
Dave retired from the role of CEO of RAL in 2016, following 30 years with the company. The first 15 years as General Manager during the period of only a Whakapapa operation and then the latter 15 years when RAL was operating both Whakapapa & Turoa ski fields. This term in role ensures Dave has a strong understanding of the business, the market and the complexities of operating ski fields on Mt Ruapehu. He retains strong links to the Iwi groups, to DOC and to the surrounding communities.

Prior to taking on the position with RAL Dave worked in NZ National Parks and Reserves for 10 years which included roles as a Ranger in Auckland, Marlborough Sounds Maritime Park and finally Tongariro National Park.

- *Tom Elworthy*
Tom has been involved in the ski industry for 36 years, spending 15 years in ski area operations and management at Cardrona, Tūroa, Treble Cone and Whistler Blackcomb followed by another 21 years distributing and supporting snowmaking and grooming equipment across NZ and Australia. During this time, he has also owned a small area, been a director of others and was also Managing Director of Southern Hemisphere Proving Grounds near Wanaka, a highly profitable automotive winter testing facility to global OEM manufacturers for 12 years.

A further two Directors will be appointed in the next few months.

Senior management roles have been offered to five of the current executive team ^{Sec 9(2)(a)}

This leadership team, supported by a wider management group, are all highly skilled and experienced with knowledge of this business, the mountain, the cultural values and the unique environmental values of this place.

5.2 WHL Intentions

Use of the northern slopes of Mt Ruapehu for recreation that is supported by commercial services and infrastructure has occurred for well over 100 years. This use has evolved such that it is now part of the fabric of our country and has driven personal growth, enjoyable experiences and employment related benefits for many of us. The company of WHL came out of a belief this value to individuals and the communities of the central North Island should not be lost.

WHL will be a commercially viable private company that is engaged with the place and able to provide "good" stewardship on this side of the maunga. Our engagement with Iwi, to date and through the first five years, will focus on ensuring we understand and apply what is "positive stewardship of the place". The intention of this engagement is to determine what will be acceptable with regards to the required upgrade and/or replacement of current assets and infrastructure in the long term plus to ensure the activities offered and/or undertaken by WHL are appropriate and acceptable for this place.

In summary the initial years will be about:

1. Iwi

During this first 5 years a primary focus will be on engaging with Iwi to better understand the cultural values associated with the maunga and determine what changes, activities and new replacement infrastructure will be acceptable for the long term, plus on working with wider stakeholder and user groups to ensure WHL actions enhance value for them.

WHL long-term aspirations have deliberately not been developed, not even discussed. WHL needs to engage with Iwi on the question of "What does good look like" without having any predetermined plans. Only then can we confirm an Indicative Development Plan and apply for an extended licence term.

2. The Commercial Model

As stated in the Pure Turoa application for their licence, ski fields are inherently capital-intensive operations which require ongoing investment to maintain and upgrade facilities and services which will ensure customer expectations can continue to be met, and the operation can be sustained over the long term. WHL must achieve annual surpluses that will initially provide for repayment of the debts being taken on, and then provide surpluses to fund future replacement assets and/or provide investor confidence for further investment. Getting this commercial model right will be a second focus in these initial years.

3. The Sky Waka

There is significant value, to both WHL and the local communities, from increasing the utilisation of this relatively new tourist asset, especially during the spring, summer and autumn seasons. What are the new experiences that could be available from riding this Gondola?

4. The Core Business

Our core business will continue to be associated with offering snow experiences, primarily skiing and riding, through winter months. Current issues associated with this core business are from:


1. a constrained ability to maximise utilisation of snowmaking temperatures and to maximise the utilisation of the natural snow falls when they happen;
2. generally there is congestion and angst during busy days with the access road and with the availability, or not, of carparks: plus;
3. there is a shortage of space within cafes which are available to provide shelter and refreshment on these same busy days.
4. reduced winter patronage; The cumulative effects of Covid years and then uncertainty associated with RAL being in Administration and then Receivership has resulted in less North Islanders skiing and boarding. In conjunction with the surrounding communities and the associated stakeholder groups we must restimulate this market.

Addressing these current issues will require:


- Upgrade and replacement of much of the snowmaking equipment with modern automated snow guns. This will enable maximum snowmaking production when climatic conditions are suitable.
- Replacement of an aged groomer fleet. Natural snow is a variable resource, when it does fall WHL must have available an effective and efficient resource of equipment and operators to build ski trails at the start of each winter season, and then to maintain those trails created to ensure they are safe and fun to travel on.
- Review and manage the bottlenecks with road and carparks on the peak days. What are the available options to increase use of buses from park and ride facilities, how can we incentivize drivers to increase the average number of people per car?
- How can the spaces available for shelter and refreshment be better utilised e.g. is there an opportunity to have some shelter from wind and rain on the decks which exist outside all cafeterias?

5.3 Financials

Sec 9(2)(b)(ii)



Sec 9(2)(b)(ii)



6. SITE DESCRIPTION

6.1 World Heritage Status

Tongariro National Park was inscribed to the World Heritage list in 1990 for its outstanding natural values and again in 1993 for its outstanding cultural values. Arika Tā Tumu te Heuheu was key to these successful bids. The national park therefore has dual World Heritage status. WHL acknowledges Mount Ruapehu as a distinctive and varied volcanic landscape, holding deep cultural and spiritual importance for Tāngata Whenua.

World Heritage status under both World Heritage criteria was inscribed at a time when the Whakapapa and Turoa Ski Areas were well established on the slopes of Mt Ruapehu. An assessment of the proposal against World Heritage matters is included in the policy assessment appended to this report.

6.2 Physical Attributes of Whakapapa Ski Area

Whakapapa Ski Area is located on the north-west side of Mount Ruapehu. Mount Ruapehu together with Mount Ngauruhoe, Mount Tongariro and surrounding areas form the 79,598 hectares of the Tongariro National Park. Mount Ruapehu is the North Island's highest peak at 2,797m asl. In summer the upper mountain retains pockets of permanent ice and snow at levels above 2,300m. In winter the snow cover extends down to around 1,400m asl.

The Park contains the only commercial ski areas of the North Island of New Zealand (NZ) and at approximately 550 hectares, Whakapapa is one of the larger ski areas in NZ. The Ski Area extends from 1600m asl at the bottom slopes of Happy Valley up to 2,300m asl at the top of the Far West T Bar.

The Pinnacles extending along the eastern boundary of the ski area is the oldest terrain on the mountain, it is at this location where the very early volcanic vents of Mt Ruapehu originated. Over time the volcanic centre has moved in a southerly direction to the current Crater Lake. Lava flows from the very early volcanic activity were subjected to glaciation which has resulted in the unique terrain through the Staircase, Waterfalls and Knoll Ridge areas of Whakapapa; high bluffs, deep valleys with steep sides, ridges which are akin to being one large solid boulder. As you move to the western slopes, the National Downhill area, you are in terrain created during more recent (in geological time) volcanic activity. This landscape has not been through glaciation and the underlying terrain comprises deep layers of ash and boulders erupted from vents during the more recent volcanic activity. The surface is relatively smoother and less aggressive. It is this variable terrain on these northern slopes of the maunga which provides the uniquely interesting, and in places challenging, trails for skiing and riding at Whakapapa.

Due to the high altitude, volcanic rock and harsh climatic conditions, vegetation is generally sparse with less than 5% cover above 2,000m asl. Vegetation is mostly mountain inaka in stonefield.

As well as the club lodges located in Iwikau Village at the base of the ski area nearby settlements include Whakapapa Village (distance of 6 km, drivetime 10mins), National Park (22 km, 20 min), Taumarunui (65km, 55 min), Ohakune (60 km 45 min), Turangi (55km, 45 min), Taupo (105 km, 1 hr 20 min).

6.3 Structures and Built Form

Skiing began in the Whakapapa Ski Area in 1913 and the first hut was built in 1923. The ski infrastructure at Whakapapa now is characterised by large parking areas, offices, maintenance areas, rentals, retail and café services, chairlifts, gondola, T-bars and other surface lifts within the Ski Area boundaries.

The TNPMP identifies the Amenities Area within the Ski Area, where it is expected that most facilities will be concentrated. The Whakapapa Ski Area currently contains one gondola, four chairlifts, three T-Bars and four carpet lifts, as well as a water reservoir (which is not visible from most locations); administration, Maintenance café and retail buildings.

There are also 47 club lodges located in the ski area, with all except Ruapehu Hut (New Zealand Alpine Club) and Downhill Ski Club lodge, being located within the core Iwikau Village at the road end. All lodges are owned by private clubs and are outside the control of the concessionaire.

In addition to the club lodges, Iwikau Village also contains car parks, public and emergency shelter, medical centre, café, and retail, rental and administrative buildings. Consequently, the area is characterised by a dense form of development and modification. The level of built form generally decreases with altitude, with only a few ski lifts at the upper reaches of the Ski Area and relatively few buildings with no vehicle access or parking areas.

6.4 Slope Capacity

The TNPMP identifies the comfortable carrying capacity of the Whakapapa Ski Area as 6,500 skiers per day. The current RAL licence granted in 2016 refers to facilities for a maximum carrying capacity of 5,500 skiers per day.

Neither of these documents make any reference to visitors who, especially in the winter months, arrive but never intend to “ski or snowboard”. They are either intending to ride the Sky Waka or are intending to play in the snow at the road end. These latter groups of visitors, referred to as sightseers and snow players, will visit for a shorter time on the day, more like a 3-hour duration visit compared with the average 6-hour duration visit by a skier or snowboarder. This shorter duration of the visit and the “softer” activity expected to be enjoyed does result in the sightseer and the snow player requiring access to fewer services and facilities and contributing a lower level of effect on the maunga.

WHL accepts the slope capacity of the current licence which references facilities for a maximum carrying capacity of 5,500 skiers per day but also agrees with the advocacy from Ngāti Hikairo that carrying capacity must be regularly reassessed. This reassessment should more appropriately consider the effects of a daily, or at any one time, carrying capacity and consider the cumulative effects of all visitors to the site: skiers, sightseers and snow players.

6.5 Natural Values

Vegetation of the Whakapapa Ski Area is strongly influenced by altitude and secondarily landform and soil cover. Above 1840m to 2100m asl vegetation cover is typically <10% amongst bare lava boulder-field interspersed with patches of scoria gravel field of >90%. From the TNPMP p205:

“The vegetation of Whakapapa Ski Area is generally mapped as mountain inaka (Dracophyllum recurvum) in stonefield. The plant cover above 2,000 metres is generally less than five per cent (and often less than one per cent), while below 2,000 metres it is about ten per cent. The predominant species within the Iwikau Village area appears to be bristle tussock (Rytidosperma setifolia) which prefers sandy/gravel sites.

Frost-heave and mud action have prevented widespread plant establishment. Vegetation throughout the ski area is localised and sporadic, typically restricted to sheltered sites such as leeward slopes, bases of lava outcrops and gullies.

The principal plant species found within the ski area are anisotome, mountain inaka, bristle tussock, everlasting daisy, gentian, mountain buttercup (two species), mountain daisy, mountain gaultheria, parahebe and shrub senecio.”

A more detailed analysis of plant cover and fauna is provided in the appended Ecological Assessment which considers the area to have relatively low species diversity due to active volcanism. The report also confirms that outside the construction footprint the vegetation in the Whakapapa Ski Area is highly natural and intact with very few invasive species present. The greatest effects to natural values are from human visitors, walking on vulnerable alpine vegetation communities and causing loss of plant cover and erosion of soils particularly in summer months.

6.6 Servicing

All buildings with toilet facilities are connected to a reticulated wastewater system that extends to Whakapapa Village where there is a treatment plant managed by DOC. No effluent is treated on or disposed of into the maunga. RAL was a supporter of this reticulated community system, and a financial contributor on an annual basis, from its inception. WHL will continue with this support.

A 25,000m³ water reservoir is located below Happy Valley with the water source being a spring located a further 2 km downstream in the Waipuna Valley. The right to take water from this site and use it for this purpose is provided for in Resource Consent Ath-2002008094 granted by Horizons Regional Council. The reservoir is used to supply water for the ski areas' domestic demand and for snow making. All water available for human use will comply with the appropriate national drinking water legislation.

Reticulated electricity supply is available throughout the ski area and all existing facilities that require electricity are connected to this network (eg chairlifts, cafes etc). The network is owned and managed by The Lines Company based in Te Kuiti. Generators are only used as emergency backup.

Existing sealed carparks are arranged in terraces providing parking for approximately 1,860 cars and eight buses. A shuttle service is operated between the road end and the lower carparks. The Bruce Road is sealed and in good condition with no changes to the road anticipated for the foreseeable future.

7. CONSULTATION

7.1 Department of Conservation

WHL introduced themselves to DOC in the Central North Island office in late 2022 very soon after it was clear the assets of Whakapapa and Turoa would be sold off by the then Administrator for RAL. Engagement with the Taupō office has continued since that date.

7.2 Tangata Whenua


Since early 2023 representatives of WHL have met with individuals and groups of individuals associated with:

- Ngāti Tūwharetoa, including the hapu forum of Te Kotahitanga o Ngāti Tūwharetoa (TKNT), the Ariki's office, the hapu of Ngāti Hikairo
- Nga Waihua o Paerangi (Ngāti Rangī)
- Te Korowai o Wainuiārua (Uenuku)
- Ngāti Haua

These hui were all focused on introducing WHL, the key individuals involved, and sharing aspirations for the ski field and the maunga. There have been in excess of 20 hui, with most being face to face but with two Teams meetings.

Meetings have occurred as follows:

Sec 9(2)(a)



More recently WHL has commenced engagement with Iwi of Ngā Tāngata Tiaki o Whanganui and Te Patutokotoko.

All of these hui have been cordial and influential to WHL. Key aspects of our interest, then the bid process and now into this licence application have been influenced by these discussions and the advocacy expressed during them.

The key to retaining the facilities, and available activities/experiences associated with them, and the value this can bring to the surrounding communities, will only be possible if there is ongoing engagement with Iwi through structured relationship agreements. WHL is committed to this.

We propose to reinvigorate the Te Pae Maunga governance agreement with Ngāti Tūwharetoa and Ngāti Hikairo, similar to what is provided for in the current licence granted in 2016.

In the first 2 years WHL will work with DOC and with the iwi of Nga Waihua o Paerangi (Ngāti Rangī), Te Korowai o Wainuiārua (Uenuku), Ngāti Haua, Nga Tangata Tiaki and Nga Patutokotoko, individually, or in groupings if that is advocated by these Iwi, on preparing Cultural Impact Assessments pertaining to their values. As stated in the Turoa licence dated April 2024 the purpose of these Cultural Impact Assessments is to better “understand”.

<p>Turoa Licence April 2024</p> <p>Schedule 3</p> <p>89. The purpose of the Cultural Impact Assessment is to:</p> <ul style="list-style-type: none">(a) Understand the cultural values of the land on which the Concession activity is authorised.(b) Understand how the Concession Activity has, or may, impact on those cultural values.(c) Understand any rights and interests of iwi and hapu in the land; and(d) Understand how the Concession Activity may impact on the rights and interests of iwi and hapu.

WHL expects that achieving the appropriate response to the outcomes of these Cultural Impact Assessments will require, and result in, structured relationship agreement(s) with all Iwi.

Overarching governance, which will ensure good stewardship of this place on the northern slopes of the maunga and within Tongariro National Park, will emanate from commitment to the relationships between any concessionaire and Iwi. Discussions are ongoing, and always will be.

7.3 Whakapapa Stakeholders and Communities

There are a wide range of stakeholder groups associated with Whakapapa and the communities around the maunga. WHL engagement with them since late 2022 has been infrequent and less than we had originally intended or expected.

The Administrator, then the Liquidator, and more recently the Receiver have required that all bidders for Whakapapa, and Tūroa, sign Non-Disclosure Agreements (NDAs). These NDAs have inhibited all bidders from engaging in public discussion, so we didn't.

But this lack of engagement through the past 18 months is not indicative of the future. WHL will now more freely and positively engage with all stakeholders and interested community groups. We will go further, and get there faster, through open discussion and hui. WHL looks forward to this.

8. ENVIRONMENTAL IMPACT ASSESSMENT

8.1 General Assessment

The primary environmental effects associated with the proposed licence to allow the continued operation of the Whakapapa Ski Area are cultural effects and landscape effects. Other effects include ecological effects, social and economic effects, safety and effects on recreational values.

8.2 Cultural Values

As stated at the very start of this application the entire mountain is of great cultural and spiritual significance to the iwi affiliated to it and the mountain is subject to a Treaty claim. The National Park is also recognised for its unique cultural values through the World Heritage status. From the Waitangi Tribunal findings, the mountains are described as having mauri and are understood to be a symbol of identity (and used in formal introductions). It is acknowledged that all the claimants have a spiritual connection with the mountains.

WHL acknowledges the inherent concern of Tāngata Whenua around the use of the mountain and the following is a summary of the approach and everyday practices employed in response to this and the respect held for cultural values.

WHL has been engaging with iwi and hapū entities over several months, and the views of these entities have been incorporated as best as possible at this time. It is recognised that further input from these parties is expected through the concession process, which is welcomed.

Despite climate change and challenges facing the rising snow levels, WHL will not seek any extension of ski area boundaries. Snowmaking and other associated snow management techniques will be enhanced as an adaptive way of managing the effects of climate change.

Over the years, many aspects of ski field operations have changed to demonstrate respect for the cultural significance of the mountain, e.g. human effluent is now removed from the mountain for treatment and disposal. This was originally initiated out of respect for Tāngata Whenua and their cultural values.

Cultural effects are a key consideration for proposals including terrain modification and new structures which will be kept to absolute minimums as a result. It is proposed for the first five years no major developments will happen. The focus will be on maintenance, upkeep of existing infrastructure and some replacements where the existing asset has reached the end of its operating life. WHL is committed to having a long-term Indicative Development Plan for Whakapapa that is developed and agreed with iwi, with DOC and with the Tongariro/Taupo Conservation Board (TTCB). Until this has been agreed no material changes will be pursued.

WHL will commit to maintaining, and enhancing where and when appropriate, all aspects of the relationship and support offered to iwi and the surrounding communities. Including but not limited to:

- Sponsorship to the Matariki celebrations on and off mountain.
- Kura Kaupapa skiing and snowboarding activities, the squads and snow academies which provide opportunities for youth and adults to learn ski and snowboard skills.

- Initiatives to increase employment uptake from iwi and communities, including work programs and pre-employment training.
- Strong support will continue for all local primary and secondary schools for skiing and snowboarding. This support improves the accessibility to the ski areas for all children and youths.
- To engender respect for the mountain, presentation of cultural values and the significance of the mountain to iwi will be an integral part of WHL staff induction programs.

Tāngata Whenua have expressed interest regarding safety on the mountain. WHL will have robust health and safety practices in place and in the event of a serious accident in the Ski Areas iwi will be notified immediately so that karakia and other cultural protocols can be performed.

WHL is committed to taking all necessary actions to mitigate cultural effects while maintaining a viable Ski Area. This Cultural Effects Assessment aims to enhance understanding of the concessionaire's activities for Ngāti Tūwharetoa and Hikairo, and to improve the concessionaire's awareness of cultural values and impacts. It seeks to strengthen the relationship between this iwi and hapu and WHL, document the cultural significance of the area, identify potential impacts on cultural values, and outline methods to avoid, remedy, or mitigate adverse effects.

WHL believes that the cultural importance of the mountain requires a close, ongoing relationship between Tāngata Whenua and WHL at both governance and management levels to foster understanding, which will lead to more effective mitigation of adverse effects and create more opportunities for positive outcomes.

In the first 3 years WHL will work with all other iwi and DOC to have Cultural Effects Assessments prepared, which reflect each iwi's views. The intent being to have these completed, with any resulting Governance structure in place, before there can be consideration given to any Indicative Development Plan and to any change to the 10-year term proposed in this licence application.

8.3 Landscape Values

The TNPMP discusses landscape values. From TNPMP p206:

"A landscape study was carried out in 1986, based on an earlier landscape report of 1979. Both studies included an assessment of the natural landscape and the impact of ski area development on that landscape in both winter and summer conditions. The studies evaluated the landscape implications of alternative development options and produced guidelines for future site and building developments.

Whakapapa Ski Area follows a well-defined landscape boundary along its eastern edge. Te Herenga Ridge, Meads Wall, Whakapapa Valley and Pinnacle Ridge are all strong landscape elements. Te Heuheu Valley and ridge further define the upper limits of the ski area. The ski area can be divided into three broad landscape areas: the area east of Delta Ridge and Hut Flat, the area west of Delta Ridge and Hut Flat, and the area above Knoll and Restful ridges. The long remnant lava flow making up Delta Ridge essentially splits the present ski area in two. The eastern side can be described as a 'feature landscape' with abundant landmarks and landscape focal points. The area to the west is panoramic with relatively weak boundary definition.

The area above 2,300 metres becomes constricted by the Te Heuheu and Paretaitonga ridges. Two tails of the Whakapapa Glacier feature here. Because of its altitude this area offers

spectacular views out from the mountain and highlights the juxtaposition of Mounts Ruapehu, Ngauruhoe, and Tongariro. Absence of human development, however, is the most distinctive characteristic. This provides an important contrast to the other two areas where ski area elements dominate the landscape. For many visitors to the park, this area is their only experience of a relatively unmodified high altitude alpine area.

Vegetation at lower altitudes of the ski area is heavily threatened by intensive development. In places the loss of this vegetation has been accepted by the department if an extensive restoration planting programme has been proposed following major works. The restored sites and a number of other vegetated sites remain under threat where management controls are not in place.

Areas exhibiting a high degree of natural landscape diversity and therefore likely to be regarded as having high visual interest in comparison to adjacent areas are Whakapapanui Gorge, Pinnacle Ridge, the Amphitheatre, Te Heuheu Ridge and Whakapapa Glacier.

The principal conclusions and recommendations of the 1986 landscape study as it relates to existing developments were:

- In general, the impact of most ski area development is localised within the ski area although some structures are visible from some distance;
- Ski area development has resulted, however, in concentrated areas of highly modified landscape to the detriment of landscape values in adjacent areas;
- An absence of landscape planning is reflected in the poor integration with the landscape of developments such as car parks, buildings and structures;
- Development to date has resulted in a broad band of modified landscape to an altitude of 2,250 metres. Within this existing band, opportunities exist for further provision of facilities without significantly reducing visual quality, either from within or beyond the ski area. "

Existing buildings and ski lifts have the potential to affect the landscape values of the area. The mountain landscape is vast however and therefore generally accommodates relatively large structures.

In recent years buildings have been designed to blend into the summer landscape as much as possible by the use of appropriate colours, materials and design elements. This addresses the concern regarding poor integration between the landscape and buildings. Large scale earthworks can also be of concern as actual or potential effects can be long term in alpine environments compared to other landscapes. Rock in the locality weathers very slowly and changes colour through the weathering process. Hence if large areas of rock are blasted the area can be visually distinctive from natural rock due to the homogenous size and different shade of the modified rock. Accordingly, in recent years practices were adopted limiting any blasting required for site works and replacing large rocks on the completion of works with the weathered side up to maintain a natural appearance. The technique of rock pining tower foundations is used where terrain is suitable, which significantly minimises the area of disturbance.

Recent practices have also responded to issues regarding vegetation affected by development. In conjunction with DOC, successful methods were developed to harvest vegetation prior to construction and rehabilitate the area with the harvested plants on completion.

Enhancing the landscape values is now an essential and normal process incorporated within all facility upgrade projects.

A Landscape and Visual Effects Assessment was undertaken by LA4 Landscape Architects in October 2024 (Appendix 3), this concluded that the landscape character and visual amenity effects of the existing ski area are entirely acceptable within the context of the existing alpine landscape and visual environment. While there are several large built structures, in relatively prominent locations within the ski area, their effects are localised and have low adverse landscape effects given the alpine context. The ski area infrastructure is visually accommodated within the alpine landscape without adversely affecting the landscape character, landscape values or visual amenity of the wider environment.

8.4 Ecological Values

The alpine environment creates unique ecology. The altitude associated harsh climatic conditions and soil/rock conditions of the Ski Area make it difficult for vegetation to become established and as a general rule, vegetative cover diminishes as attitude increases. Snow cover during the ski season reduces and mitigates the potential adverse effects of human activity in the Ski Area by protecting plants from trampling. A number of methods have been employed at the Ski Areas in response to the ecology of the area as discussed below.

Fuels

The provision of onsite fuel storage has the potential to result in adverse ecological effects. Accordingly, tanks are double skinned, and staff are trained in the correct handling and fuelling of machinery to avoid accidental spills. Emergency spill kits are also available onsite.

The number (and overall volume) of fuel storage tanks has significantly reduced over the past decade. Currently at Whakapapa Ski Area there are eleven permanent fuel tanks with a combined capacity of 52.5m³ (1 tank at 30,000L; 2 at 10,000L; 8 at under 500L). This total storage has reduced more than 100m³ from 15 years ago. The risk of spills and the severity of environmental damage from a spill has been reduced over time.

Site Works

Site works have the potential to result in adverse ecological effects and construction methodology has evolved over the years to mitigate potential adverse effects. Standard practices for site works now include:

- Avoiding areas of high ecological value (such as flush areas) and avoiding streams and their margins;
- Harvesting vegetation prior to works and replacing vegetation at the completion of works;
- Undertaking rehabilitation planting (e.g. Happy Valley tussock planting), which is additional planting in an area (more than the harvesting and replacement planting described above);
- Erosion and sediment control practices during works;
- Steam cleaning equipment prior to entry to the Park to avoid the introduction of invasive weeds;
- Use of specialised machinery (such as tracked diggers);
- Identifying machinery routes to work sites in conjunction with DOC staff prior to works commencing;
- Limiting the area of disturbance and taping off the area of disturbance;
- Over-snow transport of equipment and materials where possible

Any future site works will still need to be authorised by DOC in conjunction with Iwi through the assessment of a detailed Construction Management Plan and Works Approval process.

Ecological Impact Assessment

An assessment of the ecological effects of the continuation of the ski field operation is appended and concludes that:

“Ongoing management and operation of the Whakapapa Ski Area should pose negligible effects to natural values of the Ski Area as long as best practice systems currently in use are adhered to, such as undertaking regular servicing and maintenance of plant, buildings and fuel storage tanks. There is potential for greater effects to occur, for example, if a building fire were to occur, which historically occurred at the Knoll Ridge Café. But the risk of these type of events is very low and to some extent has been mitigated for through the provision of fire sprinkler systems. The greatest effects to natural values are from human visitors, walking on vulnerable alpine vegetation communities and causing loss of plant cover and erosion of soils. As these effects have not been monitored, the scale of effects is largely anecdotal. They are however concentrated mostly in two areas, Meads Wall and Salt Hut Ridge.”

The report identifies recommendations to further enhance efforts to improve the ecological value of the Ski Area. The recommendations include:

- Using high resolution aerial imagery to map human effects to measure the distribution and scale of effects. The highest priority area to monitor is near Meads Wall. As the effects are likely caused by multiple user groups, DOC should contribute to the design and implementation of this monitoring work.
- To monitor the water quality of Waipuna Stream on the lower boundary of the Whakapapa Ski Area, and upper reaches of Whakapapiti catchment.
- DOC to determine whether historic tracks within the Ski Area are ‘tracks’ within the TNPMP. If they are tracks, improve the unformed tracks in locations where cumulative deleterious effects have occurred or are occurring and are causing cumulative effects. If they are not ‘tracks’ undertake a plan change to add a policy in the TNPMP that allows for improvement of unformed tracks and construction of new tracks specifically in locations where cumulative deleterious effects have occurred or are occurring and are causing cumulative effects.
- That hardened tracks and soil erosion structures are built in the Meads Wall area and from Knoll Ridge Café down Salt Hut Ridge to reduce environmental effects.
- That a summer visit be undertaken to assess whether effects are the same or similar. Of particular importance is to understand whether effects have changed with greater summer use and human effects from operating the gondola.

In regard to the recommendations of the ecological assessment, none of the recommendations are currently areas which WHL would have responsibility for. The maintenance of the summer trails is not a current responsibility of the concessionaire of Whakapapa Ski Area. The report and the recommendations, when considered in the context of WHL's responsibilities, demonstrate that WHL would meet its ecological obligations at Whakapapa Ski Area.

Overall, the Whakapapa Ski Area operations are in a unique and ecologically sensitive environment where damaged vegetation is slow to re-establish on its own. The ongoing management and operation of the Whakapapa Ski Area should pose negligible effects to natural values of the ski area as long as best practice systems currently in use are adhered to. WHL will continue to use the established robust methods of managing ecological effects while operating within the ski area.

8.5 Recreational Values

Whakapapa and Tūroa are the only commercial ski areas in the North Island of New Zealand. The benefits of each ski area to North Island skiers, snow boarders and mountain climbers are significant and obvious. During winter Whakapapa provides access and facilities (such as bathrooms, cafés, retail, medical services, transport, parking, and hazard management) for non-skiers such as sightseers and families wishing to play in the snow. In the North Island there are very few places with easy access that receive natural snowfalls. Winter access to the area is a significant island-wide benefit. Mt Ruapehu and the top of Mt Taranaki are the only true alpine environments in the North Island².

The ski area provides for other recreational uses outside of the ski season also. The Sky Waka is open all year which provides access to the upper mountain, and Knoll Ridge Café for sight seers and hikers. The Sky Waka provides transport to members of the public that would otherwise be physically unable to access the mountain beyond the road end and therefore provides a valuable facility for all persons. Patronage at the visitor accommodation at Whakapapa Village is high in summer due to the number of hikers which traverse the Tongariro Crossing, and short walks available in the ski area contributing to the activities on offer to summer visitors. Guided hikes are also available during summer within the ski area.

Appreciation for nature often requires experience with it – hence the provision in the National Parks Act 1980 for public benefit, use and enjoyment. The Act also provides for the public to have freedom of entry and access to national parks, so that the public may receive the inspiration, enjoyment, recreation, and other benefits that may be derived from mountains and other natural features³. This demonstrates the importance of access to the Park which the proposed licence supports. Hiking tracks throughout the Park provide for able bodied persons to experience the natural beauty, indigenous fauna and flora and natural quiet of the Park. For others whom are not as physically able, the ski areas provide the only facilities that provide the necessary access to allow an experience of physical connection with the mountain. Consequently, the recreational opportunities provided by the proposed licence are significant to all persons.

8.6 Social and Economic Effects

The Ski Area clearly provides a valued recreational facility. Not only is the Ski Area valued for its snow activities but also for summer activities which are currently tramping and sightseeing.

The Whakapapa Ski Area provides employment for 40 persons on full year (winter and summer) contracts plus an additional 280 persons during the winter season. The Ski Area is the primary tourism industry in the district and supports local retailers, visitor accommodation, cafes etc. in the wider locality.

Although economic effects are not considered by DOC, the social and community benefits provided by ski field operations cannot be denied. The economic benefits undoubtedly support social and community benefits.

² TNPMP (2006-2016) DOC page 35

³ National Parks Act 1980 section 4 principles to be applied in National Parks

8.7 Public Safety

The mountain contains many potential hazards and risks such as eruptions with lahar flows, avalanches, exposure due to terrain and climatic conditions and injury sustained from being involved in an accident. To mitigate these hazards, and consequential risk to all who visit or work on the maunga, Whakapapa Ski field has a comprehensive Safety Management System (SMS) in place. This SMS is reviewed on an annual basis and is approved by DOC as required under the current licence. These current safety systems applied at Whakapapa conform to ISO 45001:2018. Adherence to this ISO registration is reviewed and recertified annually. All buildings, lifts and associated structures are fully compliant with codes of practice and relevant legislation, as required this compliance is also confirmed with annual certification and inspections. WHL commits to maintaining this SMS and the associated ISO accreditation. WHL will continue with the processes of annual review and audit that are embodied within the strong safety culture existing at Whakapapa.

8.8 Climate Change

Our climate is changing, without a doubt. As part of due diligence undertaken in considering the opportunity to purchase Whakapapa WHL have, of course, considered the potential effects of climate change.

Climate change predictions and the associated effects of a warmer wetter climate will eventually limit the opportunity for Whakapapa to offer the current experiences of the core business, i.e. skiing and snowboarding. We do not know though whether this outcome will occur over the next 60 years, or next 90 years or next 120 years. We do know though that this change will happen gradually over time, with the gradual effects occurring over decades rather than months or years. There is a transition occurring to, on average, shorter winter seasons but within this transition weather patterns will be more volatile. There will still be seasons with exceptionally good natural snow cover and a higher frequency of seasons with light natural snow cover.

WHL will not seek an extension to the upper limits of the Ski Area to mitigate effects of climate change.

WHL will complement this overarching strategy to mitigate the effects on the core business with concurrent activities which will encourage increasing visitation, throughout all seasons of each year, for the other available experiences of walking, tramping, learning and generally enjoying the maunga.

On the other side of this ledger WHL, like all similar organisations, is committed to continuously be reviewing and adapting our operating processes and systems to ensure we are "taking better care of papatuanuku". A logical outcome of this will be the ongoing reduction of the entities carbon footprint. Examples of programs in place at Whakapapa which will be adopted and enhanced by WHL include, but are not limited to:

- The energy used to drive the ski area, all lifts, buildings, snowmaking systems is electricity which in this part of the NZ must come from renewable generating plants associated with hydro and geothermal resource.

- An annual refuse recovery program which removes the waste that is dropped by us all during the winter season then once the snow cover melts away is left on the natural ground. Effectively the terrain within the ski area is walked, referred to as an emu parade, and all refuse is picked up and taken to landfill.
- Waste to landfill reduction. Staff instigated this program in 2021 with an initial focus on evaluating the opportunity on converting food waste, primarily from the cafes into compost. This is working.
- Restoration of modified sites within the ski area. Staff collect seed and a nursery is contracted to grow these seeds into small plants that are then returned to the maunga and planted. In 2021 200 plants returned and were placed in zones effected by the Sky Waka build. This has continued since and in 2024 there are a further 1,600 plants to be planted.

Whakapapa Ski field is registered and has annual certification under the ISO 14001 standard for Environmental Management Systems. This is a proactive framework which encompasses various aspects of the environmental footprint from resource usage and waste management to monitoring environmental performance and involving stakeholders in environmental commitments, WHL commits to maintaining this internationally recognised certification.

8.9 Quality of Visitor Experience

Consumers, whether domestic or international, continue to have higher and higher expectations. We operate in a competitive world. Anyone who visits and doesn't enjoy their time on the maunga will not return. We must strive across all aspects of the day's experience to ensure visitors enjoy themselves.

An immediate focus during the core winter business is associated with the few, maybe 10 - 15 days in winter when too many people are wanting to visit. The carparks fill up too soon, the road gets blocked, there are limited seats available in cafes, it feels overcrowded even though there may be only short queues on some of the lifts.

WHL will develop and implement changes to management practise to make even these busy days more enjoyable. Examples of options which must be developed include (but are not limited to);

Can we:

- Limit demand for carparks through incentivising drivers to carry 3 plus passengers, and/or incentivising use of park and ride options?
- Accept that at times the road will be closed because Whakapapa is full, but can we change the point of closure to before arrival at Whakapapa Village such that the road does not block?
- Are there options to provide shelter on outside decks to increase availability of seating without adding new buildings in the short term?

WHL will enhance snowmaking on the Happy Valley and Rockgarden/Tennants Valley trails to allow better utilisation of the lift capacity (especially Rangatira Express) through this part of the ski area. This will assist with reducing overall demand on the busier upper mountain slopes and offer a safer more enjoyable experience when there is more inclement weather up high.

8.10 Summary of Effects

The Ski Area provides significant economic, social and recreational benefits to the wider region and supports various school and Iwi ski groups. A high quality visitor experience will be provided. WHL will operate under a strict Safety Policy with various methods for managing the numerous hazards on the mountain.

WHL will be responsive to cultural, landscape and ecological values, and although adverse cultural effects cannot be fully mitigated or avoided, the intent is to reduce them wherever practicable. WHL is committed to implementing every action possible that will mitigate cultural effects whilst maintaining a viable Ski Area and this is reflected in the 5-year review to develop an agreed development plan, and 10 year duration of the licence.

Overall, WHL aims to continue operating the Whakapapa Ski Field. The committed governance and management team have expertise and a proven track record. WHL will ensure responsible operation. WHL is committed to running the Whakapapa Ski Area in a way that aligns with customer expectations, cultural values, and landscape preservation.

9. POLICY

Appended to this report is a detailed policy assessment of the licence application against the various relevant policy documents. The TNPMP and the World Heritage Status are deemed the two most important policy considerations relevant to the processing of the licence application. The assessment finds that the proposed licence is provided for in the TNPMP. The TNPMP not only provides for the Ski Area but recognises the benefits of the Whakapapa Ski Area.

The TNPMP was written in accordance with its governing legislation and policy documents including the National Parks Act 1980, Conservation Act 1987, General Policy for National Parks 2005 and the Conservation Management Strategy. Consequently, the licence is also well aligned with these statutes and policy documents. The licence is also supported by DOC's Destination Management Framework.

Overall, the appended assessment finds that there are no policy reasons to decline the licence and lease application and policy support for the proposal exists.

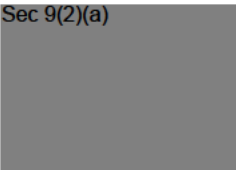
10. CONCLUSION

Approval is requested for a Lease and Licence allowing WHL to operate the Whakapapa Ski Area for the next 10 years. The initial 5 years will provide time for further progress on the settlement of Wai 1130 (Waitangi Tribunal Claim) and the establishment of a new governance structure for Tongariro National Park (TNP), along with the development of an agreed Indicative Development Plan. This proposal aligns with the TNPMP, which supports the Ski Area while addressing and mitigating adverse effects. The mountain's dual World Heritage status and its recognized values will be integrated into WHL's operations.

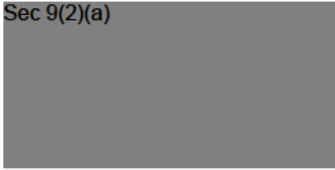
The mountain is a taonga to Tāngata Whenua and is subject to a Treaty claim. Long-term planning for Whakapapa Ski Area will be conducted in collaboration with Tāngata Whenua. In the short term, existing infrastructure will be maintained, and snowmaking capabilities will be enhanced to mitigate the potential impacts of climate change, without altering the ski area boundary or encroaching into the tuku area.

Overall, WHL's operation as the concessionaire at Whakapapa Ski Area is consistent with the TNPMP, relevant legislation, and the World Heritage status. WHL is committed to continuously improving the Ski Area from a recreational perspective (including safety), as well as in terms of cultural, ecological, and landscape values.

We certify that the information provided herein complies with the requirements of the Conservation Act 1987.

Signed: 

Dave Mazey
DIRECTOR
WHAKAPAPA HOLDINGS 2024 LIMITED



Tom Elworthy
DIRECTOR
WHAKAPAPA HOLDINGS 2024 LTD

Appendix 1

Licence and Lease Area
Plan

NOTES:

Coordinates are in terms of NZGD1949 Tuhirangi circuit.

Geo-referenced photogrammetry are imported from LINZ data service under Commons Licence.

Block boundaries have been adapted from M1 3003 using Trig H Panetiaitonga as origin. Origin coordinates have been taken from LINZ Geodetic Database.

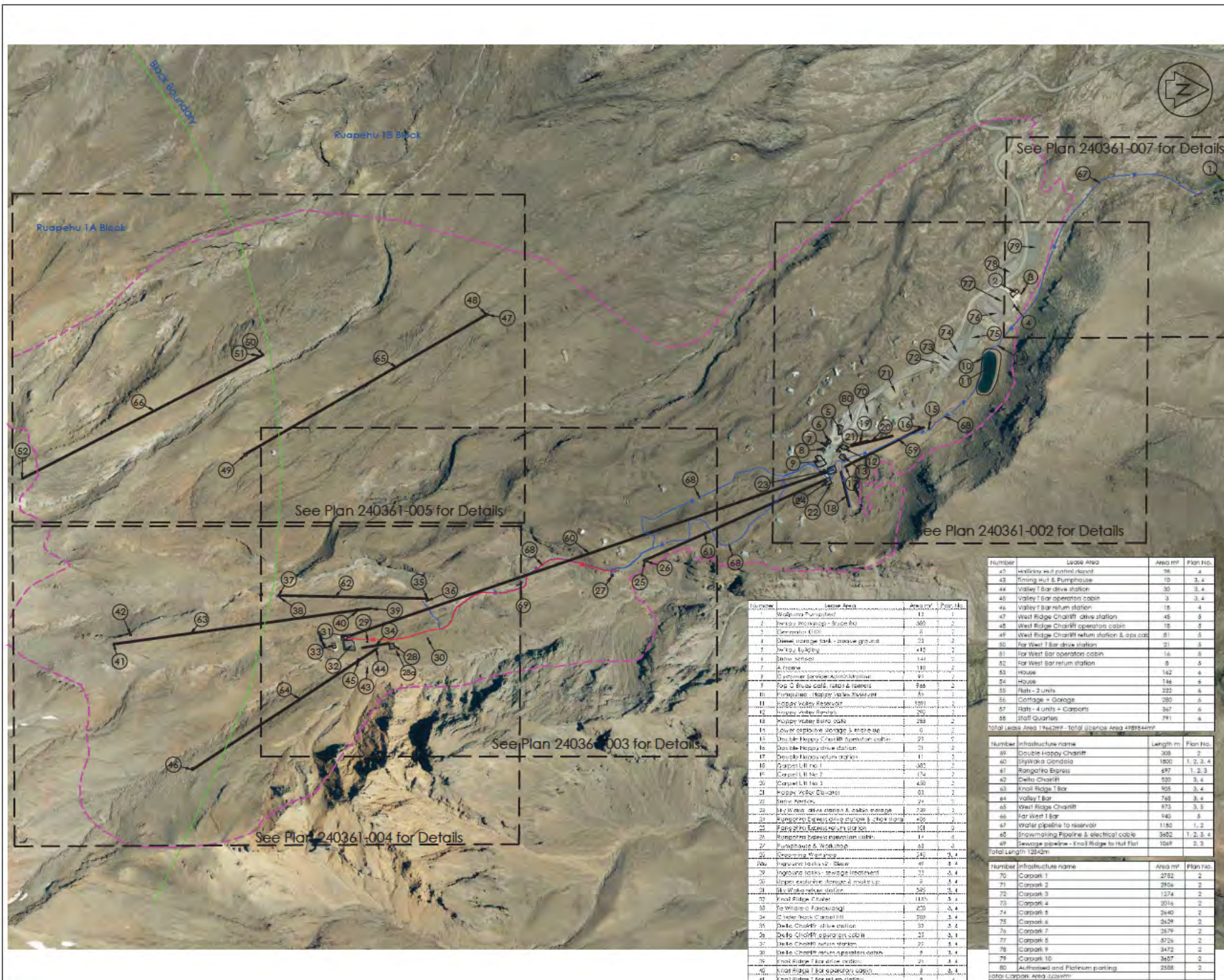
SkiField Zone has been digitised from Ruapehu District Council Map 11.

Infrastructure areas and lengths have been scaled from aerial imagery and are approximate only.

See Plan 240361-001 for overall ski field extent. See Plan 240361-006 for Whokapapa Village.

LEGEND:

- Ski Field Zone
- Chairlifts and T-bars
- Buildings
- Existing Snow Making Pipeline
- Sewer Pipeline



Number	Leads Area	Area m ²	Plan No.
47	Valley T Bar return station	16	4
48	Valley T Bar operation cabin	3	3, 4
44	Valley T Bar drive station	30	3, 4
45	Valley T Bar return station	16	4
47	West Ridge Chairlift drive station	45	5
48	West Ridge Chairlift operation cabin	18	5
49	West Ridge Chairlift return station & ops cab	31	5
50	For West T Bar drive station	21	5
51	For West T Bar operation cabin	16	5
52	For West T Bar return station	6	5
53	House	142	6
54	House	134	6
55	Halls - 2 units	222	6
56	Garage + Garage	390	6
57	Halls - 4 units + Corbors	347	6
58	Staff Quarters	391	6
Total Leads Area 13627m ² - Total Licence Area 49894m ²			

Number	Infrastructure Name	Length m	Plan No.
39	Double Happy Chairlift	308	2
40	Whakapapa Gondola	1900	1, 2, 3, 4
61	Rangiorua Express	697	1, 2, 3
62	Delta Chairlift	520	3, 4
63	Small Ridge T Bar	926	3, 4
64	Valley T Bar	748	3, 4
65	West Ridge Chairlift	973	3, 5
66	For West T Bar	940	5
67	Water pipeline to reservoir	1180	1, 2
68	Drainage pipeline + electrical cables	3652	1, 2, 3, 4
69	Sewerage pipeline - Small Ridge to Hot Flat	1048	3, 5
Total Length 12426m			

Number	Infrastructure Name	Area m ²	Plan No.
70	Carpark 1	2732	2
71	Carpark 2	2924	2
72	Carpark 3	1274	2
73	Carpark 4	3016	2
74	Carpark 5	2440	2
75	Carpark 6	5239	2
76	Carpark 7	3579	2
77	Carpark 8	6726	2
78	Carpark 9	3472	2
79	Carpark 10	3427	2
80	All-Weathered and Platinum parking lots Carpark Area 6257m ²	2528	2

Number	Leads Area	Area m ²	Plan No.
1	Whakapapa Pump house	11	2
2	Whakapapa Pump house Rd	380	2
3	Generator Cabin	6	2
4	Dam - storage tank - concrete ground	21	2
5	Whakapapa Pumping	145	2
6	Whakapapa Pumping	144	2
7	A frame	180	2
8	Oil storage tank - concrete ground	91	2
9	Log 2 River gate, water & return	88	2
10	Whakapapa Pumping cabin - timber one	75	2
11	Whakapapa Pumping cabin - timber one	1091	2
12	Whakapapa Pumping cabin - timber one	292	2
13	Whakapapa Pumping cabin - timber one	289	2
14	Whakapapa Pumping cabin - timber one	61	2
15	Whakapapa Pumping cabin - timber one	27	2
16	Whakapapa Pumping cabin - timber one	01	2
17	Whakapapa Pumping cabin - timber one	01	2
18	Whakapapa Pumping cabin - timber one	382	2
19	Whakapapa Pumping cabin - timber one	174	2
20	Whakapapa Pumping cabin - timber one	430	2
21	Whakapapa Pumping cabin - timber one	01	2
22	Whakapapa Pumping cabin - timber one	24	2
23	Whakapapa Pumping cabin - timber one	729	2
24	Whakapapa Pumping cabin - timber one	400	2
25	Whakapapa Pumping cabin - timber one	101	2
26	Whakapapa Pumping cabin - timber one	11	2
27	Whakapapa Pumping cabin - timber one	53	2
28	Whakapapa Pumping cabin - timber one	141	2
29	Whakapapa Pumping cabin - timber one	47	2
30	Whakapapa Pumping cabin - timber one	31	2
31	Whakapapa Pumping cabin - timber one	3	2
32	Whakapapa Pumping cabin - timber one	117	2
33	Whakapapa Pumping cabin - timber one	230	2
34	Whakapapa Pumping cabin - timber one	209	2
35	Whakapapa Pumping cabin - timber one	141	2
36	Whakapapa Pumping cabin - timber one	22	2
37	Whakapapa Pumping cabin - timber one	27	2
38	Whakapapa Pumping cabin - timber one	6	2
39	Whakapapa Pumping cabin - timber one	21	2
40	Whakapapa Pumping cabin - timber one	21	2
41	Whakapapa Pumping cabin - timber one	2	2

Project Title
Whakapapa Holdings 2024 Ltd
Whakapapa Ski Field
Mt Ruapehu

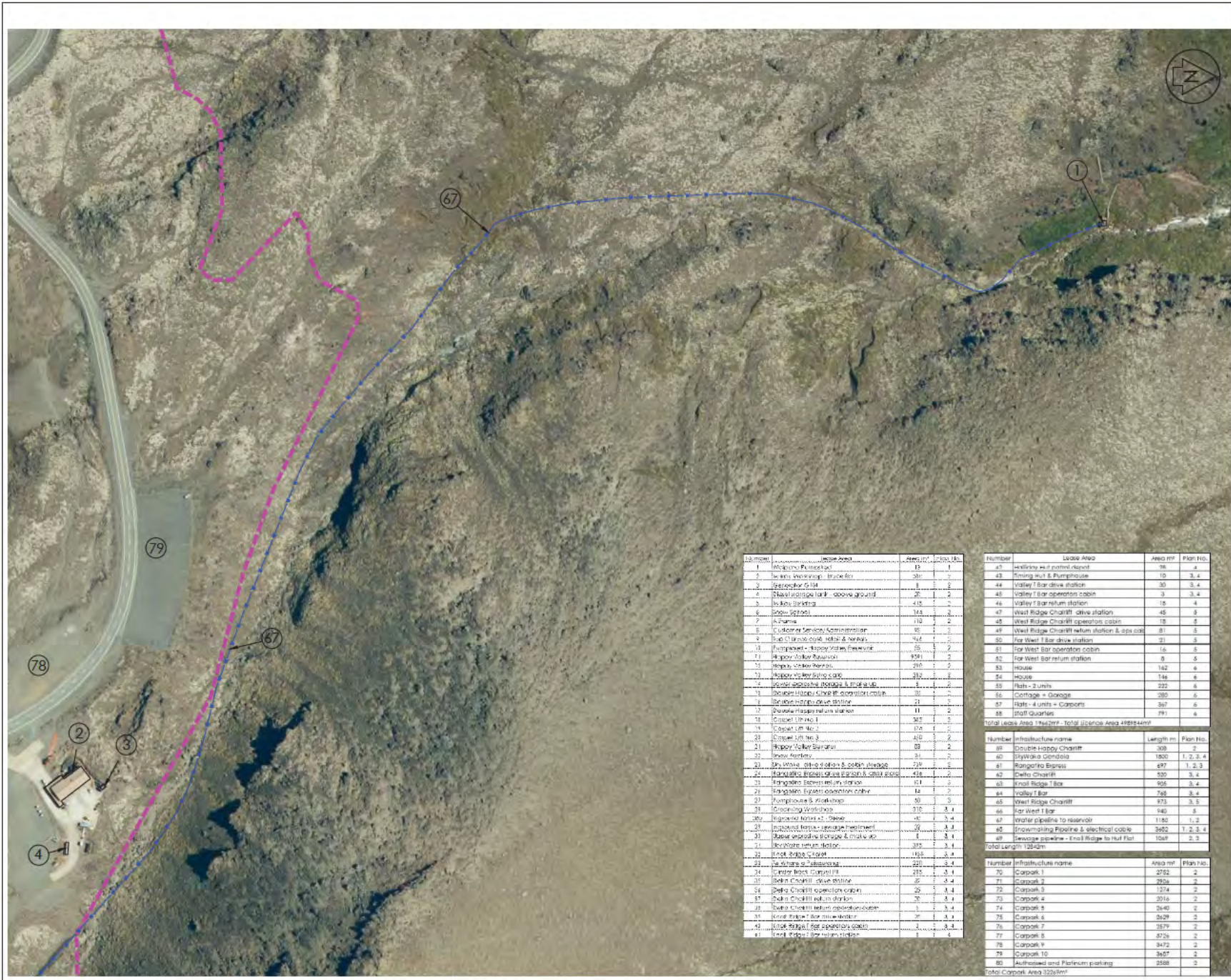
Drawing Title
Whakapapa Ski Field
Structures and Facilities
Location Plan

Surveyed	Designed	Drawn	Checked	Approved
		A. Mear	M. Ryder	S. Hunt

Status **INFORMATION**

Scale	A1	A3
1:6250	1:12500	

Drawing Number **240361-001** Rev **D**



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NOTES:
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Block boundaries have been adopted from ML 3003 using Trig H Pareteitaitonga as origin. Origin coordinates have been taken from LINZ Geodetic Database.

Skifield Zone has been digitised from Ruapehu District Council Map 11

Infrastructure areas and length have been scaled from aerial imagery and are approximate only.

See Plan 240361-001 for overall ski field extent
 See Plan 240361-006 for Whakapapa Village

- LEGEND:**
- Skifield Zone
 - Chairlifts and T-bars
 - Buildings
 - Existing Snow Making Pipeline
 - Sewer Pipeline

Item No.	Infrastructure Name	Area (m ²)	Length (m)
1	Reception Building	15	1
2	Te Anau Store/Storage - Brooker	200	2
3	Storage Shed	1	2
4	Skifield Storage (air) - above ground	20	2
5	Skifield Storage	415	2
6	Skifield Storage	114	2
7	Skifield Storage	110	2
8	Customer Services/Information	95	2
9	Shop (1) - Skifield	146	2
10	Workshop - Skifield	15	2
11	Skifield Storage	251	2
12	Skifield Storage	290	2
13	Skifield Storage	212	2
14	Skifield Storage	178	2
15	Skifield Storage	10	2
16	Skifield Storage	21	2
17	Skifield Storage	307	2
18	Skifield Storage	178	2
19	Skifield Storage	10	2
20	Skifield Storage	30	2
21	Skifield Storage	31	2
22	Skifield Storage	219	2
23	Skifield Storage	416	2
24	Skifield Storage	12	2
25	Skifield Storage	12	2
26	Skifield Storage	50	2
27	Skifield Storage	112	2
28	Skifield Storage	46	2
29	Skifield Storage	36	2
30	Skifield Storage	225	2
31	Skifield Storage	335	2
32	Skifield Storage	164	2
33	Skifield Storage	220	2
34	Skifield Storage	225	2
35	Skifield Storage	35	2
36	Skifield Storage	25	2
37	Skifield Storage	20	2
38	Skifield Storage	1	2
39	Skifield Storage	3	2
40	Skifield Storage	1	2
41	Skifield Storage	1	2
42	Skifield Storage	1	2
43	Skifield Storage	1	2

Number	Infrastructure Name	Area (m ²)	Plan No.
43	Skifield Storage	16	4
44	Skifield Storage	10	3, 4
45	Skifield Storage	30	3, 4
46	Skifield Storage	3	3, 4
47	Skifield Storage	15	4
48	Skifield Storage	45	5
49	Skifield Storage	15	4
50	Skifield Storage	31	5
51	Skifield Storage	21	5
52	Skifield Storage	16	5
53	Skifield Storage	6	5
54	Skifield Storage	142	4
55	Skifield Storage	144	4
56	Skifield Storage	222	4
57	Skifield Storage	380	6
58	Skifield Storage	347	6
59	Skifield Storage	391	6

Number	Infrastructure Name	Area (m ²)	Plan No.
60	Skifield Storage	309	2
61	Skifield Storage	1900	1, 2, 3, 4
62	Skifield Storage	497	1, 2, 3
63	Skifield Storage	520	3, 4
64	Skifield Storage	425	3, 4
65	Skifield Storage	745	3, 4
66	Skifield Storage	973	3, 5
67	Skifield Storage	940	5
68	Skifield Storage	1180	1, 2
69	Skifield Storage	3652	1, 2, 3, 4
70	Skifield Storage	1047	3, 5

Number	Infrastructure Name	Area (m ²)	Plan No.
71	Skifield Storage	2712	2
72	Skifield Storage	2924	2
73	Skifield Storage	1274	2
74	Skifield Storage	2016	2
75	Skifield Storage	2440	2
76	Skifield Storage	3529	2
77	Skifield Storage	3579	2
78	Skifield Storage	3472	2
79	Skifield Storage	3457	2
80	Skifield Storage	2558	2

Number	Infrastructure Name	Area (m ²)	Plan No.
81	Skifield Storage	174	2
82	Skifield Storage	174	2
83	Skifield Storage	174	2
84	Skifield Storage	174	2
85	Skifield Storage	174	2
86	Skifield Storage	174	2
87	Skifield Storage	174	2
88	Skifield Storage	174	2
89	Skifield Storage	174	2
90	Skifield Storage	174	2

Number	Infrastructure Name	Area (m ²)	Plan No.
91	Skifield Storage	174	2
92	Skifield Storage	174	2
93	Skifield Storage	174	2
94	Skifield Storage	174	2
95	Skifield Storage	174	2
96	Skifield Storage	174	2
97	Skifield Storage	174	2
98	Skifield Storage	174	2
99	Skifield Storage	174	2
100	Skifield Storage	174	2

Rev	Date	Amendment	By	CHK/APP
D	13/12/24	Title amended	AGM	MR SH
C	20/10/24	Title amended	AGM	MR SH
B	10/10/24	Layout and licence areas	AGM	MR SH
A	02/10/24	Issued for information	AGM	MR SH

Project Title
**Whakapapa Holdings 2024 Ltd
 Whakapapa Ski Field
 Mt Ruapehu**

Drawing Title
**Whakapapa Ski Field
 Structures and Facilities
 Location Plan**

Surveyed	Designed	Drawn	Checked	Approved
		A. Mear	M. Ryder	S. Hunt
		02/10/24	02/10/24	02/10/24
		AGM	MR	SH

Status **INFORMATION**

Scale A1 1:1250 | A3 1:2500

Drawing Number **240361-007** | Rev **D**



NOTES:

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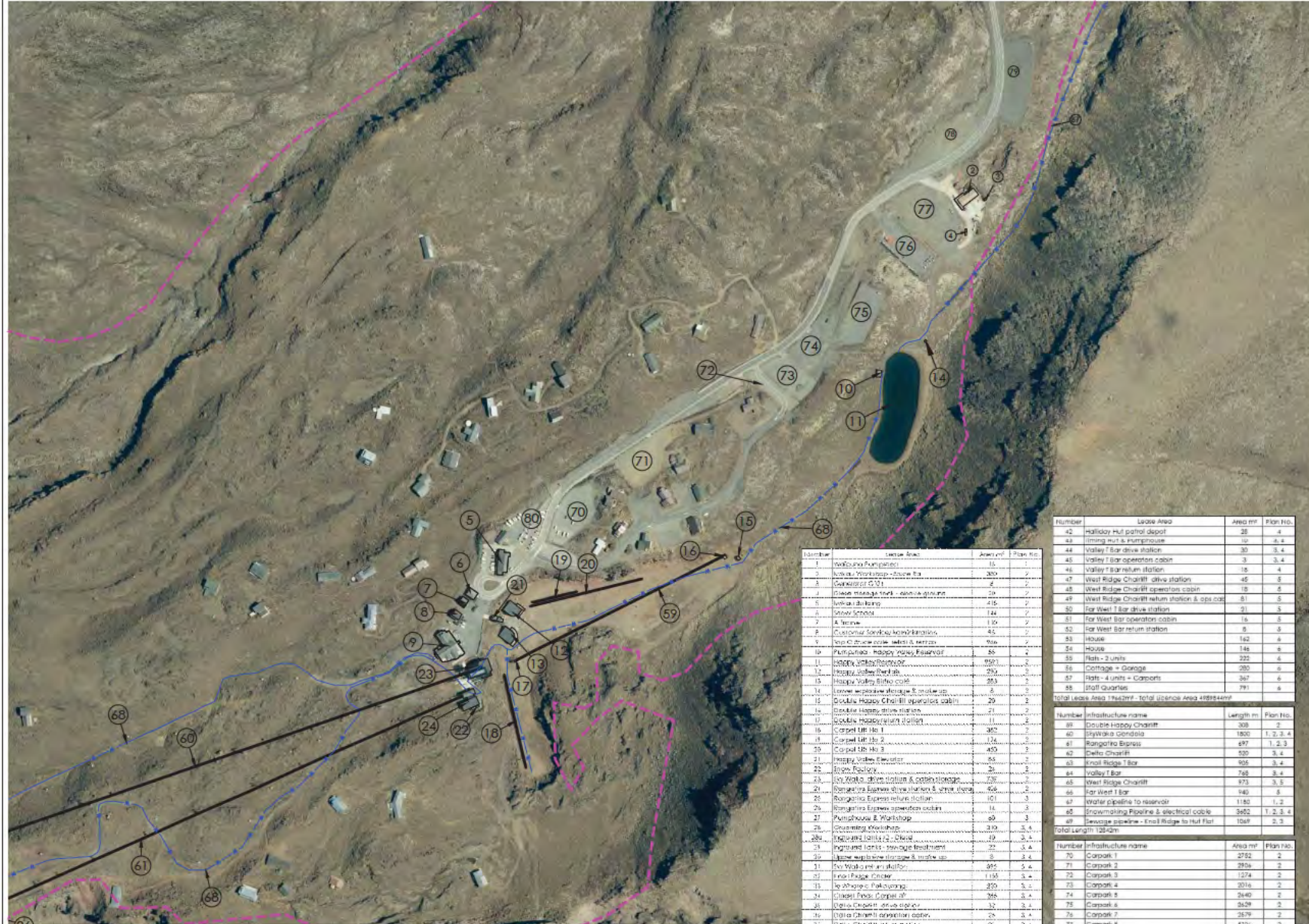
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See Plan 240361-001 for overall ski field extent
See Plan 240361-006 for Whakapapa Village

LEGEND:

- SkiField Zone
- Chairlifts and T-bars
- Buildings
- Existing Snow Making Pipeline
- Sewer Pipeline



Number	Infrastructure Name	Area m ²	Plan No.
1	Whakapapa Pump Station	15	1
2	Valley 7 Workshop + snow store	200	2
3	Debris shed G12	4	2
4	Debris shed G13	4	2
5	Debris shed G14	4	2
6	Debris shed G15	4	2
7	Debris shed G16	4	2
8	Debris shed G17	4	2
9	Debris shed G18	4	2
10	Debris shed G19	4	2
11	Debris shed G20	4	2
12	Debris shed G21	4	2
13	Debris shed G22	4	2
14	Debris shed G23	4	2
15	Debris shed G24	4	2
16	Debris shed G25	4	2
17	Debris shed G26	4	2
18	Debris shed G27	4	2
19	Debris shed G28	4	2
20	Debris shed G29	4	2
21	Debris shed G30	4	2
22	Debris shed G31	4	2
23	Debris shed G32	4	2
24	Debris shed G33	4	2
25	Debris shed G34	4	2
26	Debris shed G35	4	2
27	Debris shed G36	4	2
28	Debris shed G37	4	2
29	Debris shed G38	4	2
30	Debris shed G39	4	2
31	Debris shed G40	4	2
32	Debris shed G41	4	2
33	Debris shed G42	4	2
34	Debris shed G43	4	2
35	Debris shed G44	4	2
36	Debris shed G45	4	2
37	Debris shed G46	4	2
38	Debris shed G47	4	2
39	Debris shed G48	4	2
40	Debris shed G49	4	2
41	Debris shed G50	4	2
42	Debris shed G51	4	2
43	Debris shed G52	4	2
44	Debris shed G53	4	2
45	Debris shed G54	4	2
46	Debris shed G55	4	2
47	Debris shed G56	4	2
48	Debris shed G57	4	2
49	Debris shed G58	4	2
50	Debris shed G59	4	2
51	Debris shed G60	4	2
52	Debris shed G61	4	2
53	Debris shed G62	4	2
54	Debris shed G63	4	2
55	Debris shed G64	4	2
56	Debris shed G65	4	2
57	Debris shed G66	4	2
58	Debris shed G67	4	2
59	Debris shed G68	4	2
60	Debris shed G69	4	2
61	Debris shed G70	4	2
62	Debris shed G71	4	2
63	Debris shed G72	4	2
64	Debris shed G73	4	2
65	Debris shed G74	4	2
66	Debris shed G75	4	2
67	Debris shed G76	4	2
68	Debris shed G77	4	2
69	Debris shed G78	4	2
70	Debris shed G79	4	2
71	Debris shed G80	4	2
72	Debris shed G81	4	2
73	Debris shed G82	4	2
74	Debris shed G83	4	2
75	Debris shed G84	4	2
76	Debris shed G85	4	2
77	Debris shed G86	4	2
78	Debris shed G87	4	2
79	Debris shed G88	4	2
80	Debris shed G89	4	2
81	Debris shed G90	4	2
82	Debris shed G91	4	2
83	Debris shed G92	4	2
84	Debris shed G93	4	2
85	Debris shed G94	4	2
86	Debris shed G95	4	2
87	Debris shed G96	4	2
88	Debris shed G97	4	2
89	Debris shed G98	4	2
90	Debris shed G99	4	2
91	Debris shed G100	4	2

Number	Infrastructure Name	Length m	Plan No.
42	Hobby Hut patrol depot	28	4
43	Living out to pump house	15	3, 4
44	Valley 7 Bar drive station	30	3, 4
45	Valley 7 Bar operation cabin	3	3, 4
46	Valley 7 Bar return station	15	4
47	West Ridge Chairlift drive station	45	5
48	West Ridge Chairlift operation cabin	15	4
49	West Ridge Chairlift return station & ops cab	51	5
50	For West 1 Bar drive station	31	5
51	For West 1 Bar operation cabin	15	5
52	For West 1 Bar return station	5	5
53	House	142	4
54	House	144	4
55	Halls - 2 units	222	4
56	Carriage + Garage	290	4
57	Halls - 4 units + Carports	347	4
58	Staff Quarters	791	4
Total Lease Area 19420m ² - total licence Area 49894m ²			
Number	Infrastructure Name	Length m	Plan No.
59	Double Hobby Chairlift	308	2
60	SpryWaka Gondola	1900	1, 2, 3, 4
61	RangerWaka Express	497	1, 2, 3
62	Delta Chairlift	520	3, 4
63	West Ridge T-Bar	425	3, 4
64	Valley 7 Bar	745	3, 4
65	West Ridge Chairlift	973	3, 5
66	For West 1 Bar	940	5
67	Water pipeline to reservoir	1180	1, 2
68	Drinking water pipeline - small Ridge to Hut Flat	1047	3, 5
69	Drinking water pipeline - electrical cables	3452	1, 2, 3, 4
70	Drinking water pipeline - small Ridge to Hut Flat	1047	3, 5
Total Length 12420m			
Number	Infrastructure Name	Area m ²	Plan No.
70	Carpark 1	2732	2
71	Carpark 2	2924	2
72	Carpark 3	1274	2
73	Carpark 4	2076	2
74	Carpark 5	2440	2
75	Carpark 6	5429	2
76	Carpark 7	3579	2
77	Carpark 8	4725	2
78	Carpark 9	3472	2
79	Carpark 10	3427	2
80	All-terrain and Platinum parking	2558	2
Total Carpark Area 42520m ²			

Rev	Date	Amendment	By	CHK/APP
D	13/10/24	Title amended	MR	BRG/ MR
C	20/10/24	Building 3 amended and 14 added	AGM	MR/ SH
B	10/10/24	Lease and licence areas	AGM	MR/ SH
A	02/10/24	Issued for information	AGM	MR/ SH
Rev	Date	Amendment	By	CHK/APP

Project Title
Whakapapa Holdings 2024 Ltd
Whakapapa Ski Field
Mt Ruapehu

Drawing Title
Whakapapa Ski Field
Structures and Facilities
Location Plan

Surveyed	Designed	Drawn	Checked	Approved
		A. Moss	M. Ryder	S. Hunt
		02/10/24	02/10/24	02/10/24
		AGM	MR	SH

Status INFORMATION

Scale A1	1:2500	A3
Scale A3	1:5000	MR

Drawing Number	240361-002	Rev	D
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NOTES:

Coordinates are in terms of NZGD1949 Tuhirangi circuit.

Geo-referenced photogrammetry are imported from LINZ data service under Commons Licence

Block boundaries have been adopted from ML 3003 using Trig H Pareteitotonga as origin. Origin coordinates have been taken from LINZ Geodetic Database.

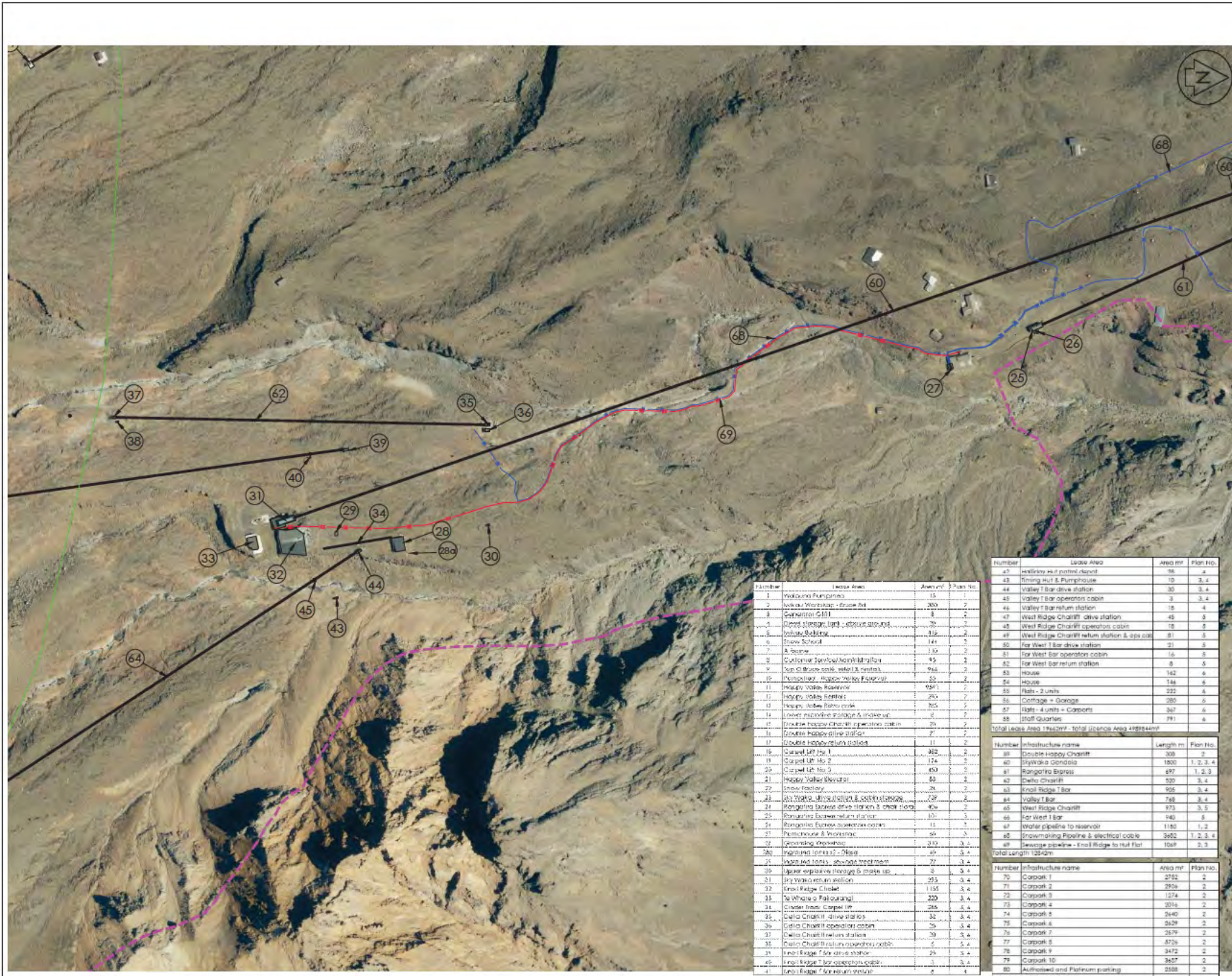
SkiField Zone has been digitised from Ruapehu District Council Map 11

Infrastructure areas and length have been scaled from aerial imagery and are approximate only.

See Plan 240361-001 for overall ski field extent
See Plan 240361-006 for Whakapapa Village

LEGEND:

- SkiField Zone
- Chairlifts and T-bars
- Buildings
- Existing Snow Making Pipeline
- Sewer Pipeline



Number	Lease Area	Area (m ²)	Plan No.
1	Whakapapa Pumping Station	15	
2	Whakapapa Pumping Station - Storage Tank	200	
3	Generator Cabin	9	
4	Open Storage Light - Storage Station	36	
5	Valley T-bar Station	315	
6	Snow School	141	
7	Staff House	110	
8	Customer Services Building	99	
9	Sanitary Buildings, Retail & Rental	964	
10	Whakapapa - Ruapehu Valley Regional Council	50	
11	Heavy Vehicle Base	691	
12	Heavy Vehicle Base	200	
13	Heavy Vehicle Base	300	
14	Heavy Vehicle Base	300	
15	Heavy Vehicle Base	300	
16	Heavy Vehicle Base	300	
17	Heavy Vehicle Base	300	
18	Heavy Vehicle Base	300	
19	Heavy Vehicle Base	300	
20	Heavy Vehicle Base	300	
21	Heavy Vehicle Base	300	
22	Heavy Vehicle Base	300	
23	Heavy Vehicle Base	300	
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33	Heavy Vehicle Base	300	
34	Heavy Vehicle Base	300	
35	Heavy Vehicle Base	300	
36	Heavy Vehicle Base	300	
37	Heavy Vehicle Base	300	
38	Heavy Vehicle Base	300	
39	Heavy Vehicle Base	300	
40	Heavy Vehicle Base	300	
41	Heavy Vehicle Base	300	
42	Heavy Vehicle Base	300	
43	Heavy Vehicle Base	300	
44	Heavy Vehicle Base	300	
45	Heavy Vehicle Base	300	
46	Heavy Vehicle Base	300	
47	Heavy Vehicle Base	300	
48	Heavy Vehicle Base	300	
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55	Heavy Vehicle Base	300	
56	Heavy Vehicle Base	300	
57	Heavy Vehicle Base	300	
58	Heavy Vehicle Base	300	
59	Heavy Vehicle Base	300	
60	Heavy Vehicle Base	300	
61	Heavy Vehicle Base	300	
62	Heavy Vehicle Base	300	
63	Heavy Vehicle Base	300	
64	Heavy Vehicle Base	300	

Number	Lease Area	Area (m ²)	Plan No.
43	Valley T-bar Pumping Station	36	4
44	Valley T-bar Pumping Station	36	4
45	Valley T-bar Pumping Station	36	4
46	Valley T-bar Pumping Station	36	4
47	Valley T-bar Pumping Station	36	4
48	Valley T-bar Pumping Station	36	4
49	Valley T-bar Pumping Station	36	4
50	Valley T-bar Pumping Station	36	4
51	Valley T-bar Pumping Station	36	4
52	Valley T-bar Pumping Station	36	4
53	Valley T-bar Pumping Station	36	4
54	Valley T-bar Pumping Station	36	4
55	Valley T-bar Pumping Station	36	4
56	Valley T-bar Pumping Station	36	4
57	Valley T-bar Pumping Station	36	4
58	Valley T-bar Pumping Station	36	4
59	Valley T-bar Pumping Station	36	4
60	Valley T-bar Pumping Station	36	4
61	Valley T-bar Pumping Station	36	4
62	Valley T-bar Pumping Station	36	4
63	Valley T-bar Pumping Station	36	4
64	Valley T-bar Pumping Station	36	4

Number	Infrastructure Name	Length (m)	Plan No.
40	Whakapapa Chairlift	1000	1, 2, 3, 4
41	Whakapapa Chairlift	1000	1, 2, 3, 4
42	Whakapapa Chairlift	1000	1, 2, 3, 4
43	Whakapapa Chairlift	1000	1, 2, 3, 4
44	Whakapapa Chairlift	1000	1, 2, 3, 4
45	Whakapapa Chairlift	1000	1, 2, 3, 4
46	Whakapapa Chairlift	1000	1, 2, 3, 4
47	Whakapapa Chairlift	1000	1, 2, 3, 4
48	Whakapapa Chairlift	1000	1, 2, 3, 4
49	Whakapapa Chairlift	1000	1, 2, 3, 4
50	Whakapapa Chairlift	1000	1, 2, 3, 4
51	Whakapapa Chairlift	1000	1, 2, 3, 4
52	Whakapapa Chairlift	1000	1, 2, 3, 4
53	Whakapapa Chairlift	1000	1, 2, 3, 4
54	Whakapapa Chairlift	1000	1, 2, 3, 4
55	Whakapapa Chairlift	1000	1, 2, 3, 4
56	Whakapapa Chairlift	1000	1, 2, 3, 4
57	Whakapapa Chairlift	1000	1, 2, 3, 4
58	Whakapapa Chairlift	1000	1, 2, 3, 4
59	Whakapapa Chairlift	1000	1, 2, 3, 4
60	Whakapapa Chairlift	1000	1, 2, 3, 4
61	Whakapapa Chairlift	1000	1, 2, 3, 4
62	Whakapapa Chairlift	1000	1, 2, 3, 4
63	Whakapapa Chairlift	1000	1, 2, 3, 4
64	Whakapapa Chairlift	1000	1, 2, 3, 4

Number	Infrastructure Name	Area (m ²)	Plan No.
70	Carpark 1	2732	2
71	Carpark 2	2904	2
72	Carpark 3	1274	2
73	Carpark 4	2076	2
74	Carpark 5	2440	2
75	Carpark 6	2429	2
76	Carpark 7	3679	2
77	Carpark 8	8704	2
78	Carpark 9	3472	2
79	Carpark 10	3467	2
80	Authorized and Platinum parking	2008	2
Total Carpark Area (approx)			

Rev	Date	Description	By	CHK	APP
D	13/10/24	Item 30 added	MR	BRG	MR
C	02/10/24	Building 30 moved	AGM	MR	SH
B	09/10/24	Items 28 and 29 amended	AGM	MR	SH
A	02/10/24	Issued for Information	AGM	MR	SH
Rev	Date	Amendment	By	CHK	APP

Project Title
**Whakapapa Holdings 2024 Ltd
Whakapapa Ski Field
Mt Ruapehu**

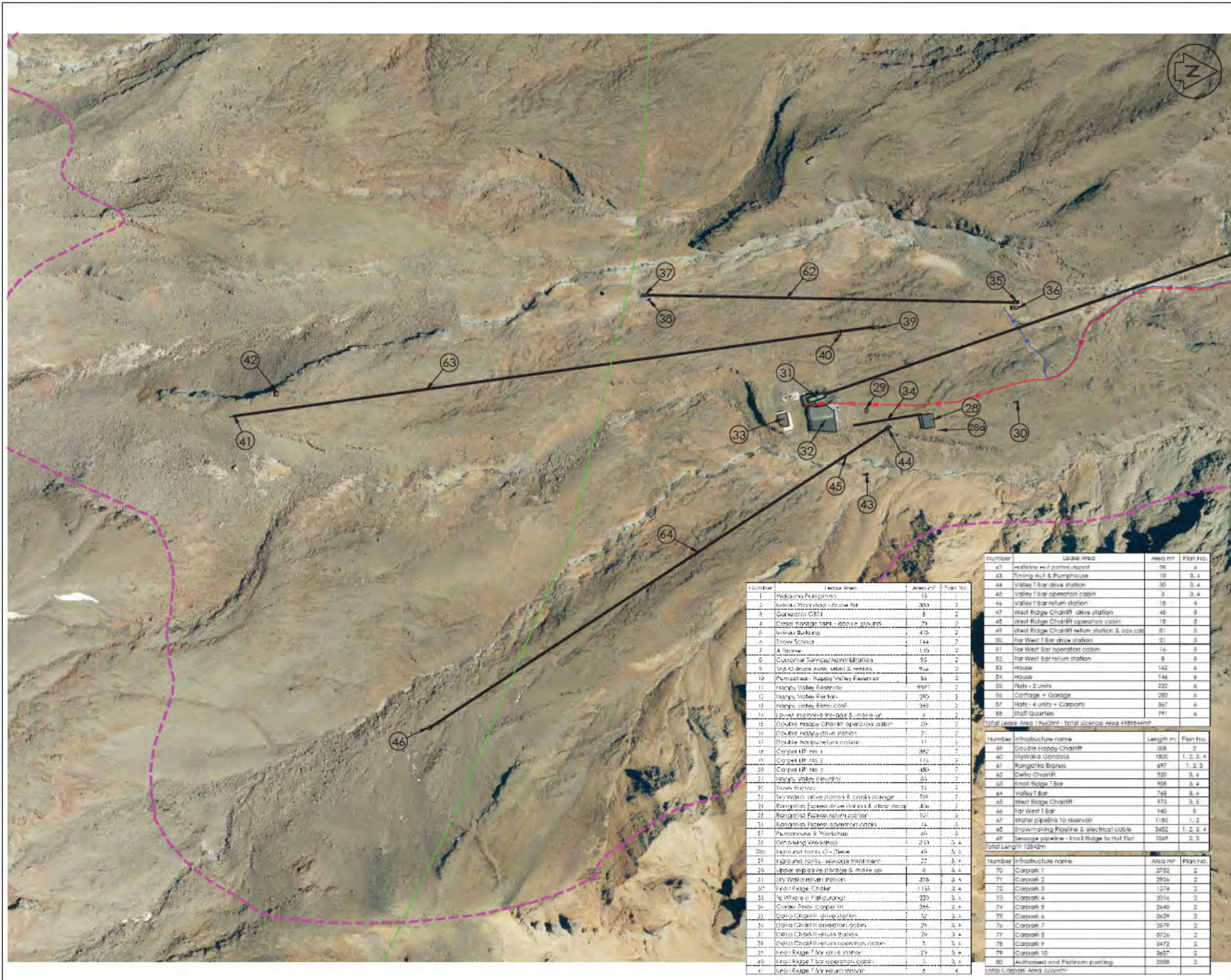
Drawing Title
**Whakapapa Ski Field
Structures and Facilities
Location Plan**

Surveyed	Designed	Drawn	Checked	Approved
		A. Moss	M. Ryder	S. Hunt
		02/10/24	02/10/24	02/10/24
		AGM	MR	SH

Status **INFORMATION**

Scale A1 1:2500 | A3 1:5000

Drawing Number **240361-003** | Rev **D**



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NOTES:
 Coordinates are in terms of NZGD1949 Tuhirangi circuit.
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Block boundaries have been adopted from ML 3003 using Trig H Pareteitotonga as origin. Origin coordinates have been taken from LINZ Geodetic Database.

Skifield Zone has been digitised from Ruapehu District Council Map 11

Infrastructure areas and length have been scaled from aerial imagery and are approximate only.

See Plan 240361-001 for overall ski field extent
 See Plan 240361-006 for Whakapapa Village

LEGEND:

- Skifield Zone
- Chairlifts and T-bars
- Buildings
- Existing Snow Making Pipeline
- Sewer Pipeline

Number	Lotus Area	Area m ²	Plan No.
1	Whakapapa Buildings	15	2
2	Whakapapa Buildings - House 58	300	2
3	Whakapapa Buildings - House 59	8	2
4	Whakapapa Buildings - House 60	20	2
5	Whakapapa Buildings - House 61	415	2
6	Whakapapa Buildings - House 62	144	2
7	Whakapapa Buildings - House 63	110	2
8	Whakapapa Buildings - House 64	55	2
9	Whakapapa Buildings - House 65	90	2
10	Whakapapa Buildings - House 66	90	2
11	Whakapapa Buildings - House 67	50	2
12	Whakapapa Buildings - House 68	240	2
13	Whakapapa Buildings - House 69	240	2
14	Whakapapa Buildings - House 70	20	2
15	Whakapapa Buildings - House 71	20	2
16	Whakapapa Buildings - House 72	20	2
17	Whakapapa Buildings - House 73	20	2
18	Whakapapa Buildings - House 74	20	2
19	Whakapapa Buildings - House 75	20	2
20	Whakapapa Buildings - House 76	20	2
21	Whakapapa Buildings - House 77	20	2
22	Whakapapa Buildings - House 78	20	2
23	Whakapapa Buildings - House 79	20	2
24	Whakapapa Buildings - House 80	20	2
25	Whakapapa Buildings - House 81	20	2
26	Whakapapa Buildings - House 82	20	2
27	Whakapapa Buildings - House 83	20	2
28	Whakapapa Buildings - House 84	20	2
29	Whakapapa Buildings - House 85	20	2
30	Whakapapa Buildings - House 86	20	2
31	Whakapapa Buildings - House 87	20	2
32	Whakapapa Buildings - House 88	20	2
33	Whakapapa Buildings - House 89	20	2
34	Whakapapa Buildings - House 90	20	2
35	Whakapapa Buildings - House 91	20	2
36	Whakapapa Buildings - House 92	20	2
37	Whakapapa Buildings - House 93	20	2
38	Whakapapa Buildings - House 94	20	2
39	Whakapapa Buildings - House 95	20	2
40	Whakapapa Buildings - House 96	20	2
41	Whakapapa Buildings - House 97	20	2
42	Whakapapa Buildings - House 98	20	2
43	Whakapapa Buildings - House 99	20	2
44	Whakapapa Buildings - House 100	20	2
45	Whakapapa Buildings - House 101	20	2
46	Whakapapa Buildings - House 102	20	2

Number	Lotus Area	Area m ²	Plan No.
47	Whakapapa Buildings - House 103	20	2
48	Whakapapa Buildings - House 104	20	2
49	Whakapapa Buildings - House 105	20	2
50	Whakapapa Buildings - House 106	20	2
51	Whakapapa Buildings - House 107	20	2
52	Whakapapa Buildings - House 108	20	2
53	Whakapapa Buildings - House 109	20	2
54	Whakapapa Buildings - House 110	20	2
55	Whakapapa Buildings - House 111	20	2
56	Whakapapa Buildings - House 112	20	2
57	Whakapapa Buildings - House 113	20	2
58	Whakapapa Buildings - House 114	20	2
59	Whakapapa Buildings - House 115	20	2
60	Whakapapa Buildings - House 116	20	2
61	Whakapapa Buildings - House 117	20	2
62	Whakapapa Buildings - House 118	20	2
63	Whakapapa Buildings - House 119	20	2
64	Whakapapa Buildings - House 120	20	2
65	Whakapapa Buildings - House 121	20	2
66	Whakapapa Buildings - House 122	20	2
67	Whakapapa Buildings - House 123	20	2
68	Whakapapa Buildings - House 124	20	2
69	Whakapapa Buildings - House 125	20	2
70	Whakapapa Buildings - House 126	20	2
71	Whakapapa Buildings - House 127	20	2
72	Whakapapa Buildings - House 128	20	2
73	Whakapapa Buildings - House 129	20	2
74	Whakapapa Buildings - House 130	20	2
75	Whakapapa Buildings - House 131	20	2
76	Whakapapa Buildings - House 132	20	2
77	Whakapapa Buildings - House 133	20	2
78	Whakapapa Buildings - House 134	20	2
79	Whakapapa Buildings - House 135	20	2
80	Whakapapa Buildings - House 136	20	2
81	Whakapapa Buildings - House 137	20	2
82	Whakapapa Buildings - House 138	20	2
83	Whakapapa Buildings - House 139	20	2
84	Whakapapa Buildings - House 140	20	2
85	Whakapapa Buildings - House 141	20	2
86	Whakapapa Buildings - House 142	20	2
87	Whakapapa Buildings - House 143	20	2
88	Whakapapa Buildings - House 144	20	2
89	Whakapapa Buildings - House 145	20	2
90	Whakapapa Buildings - House 146	20	2
91	Whakapapa Buildings - House 147	20	2
92	Whakapapa Buildings - House 148	20	2
93	Whakapapa Buildings - House 149	20	2
94	Whakapapa Buildings - House 150	20	2
95	Whakapapa Buildings - House 151	20	2
96	Whakapapa Buildings - House 152	20	2
97	Whakapapa Buildings - House 153	20	2
98	Whakapapa Buildings - House 154	20	2
99	Whakapapa Buildings - House 155	20	2
100	Whakapapa Buildings - House 156	20	2

Number	Infrastructure Name	Length m	Plan No.
89	Double Happy Chairlift	300	2
90	Double Happy Chairlift	1000	1, 2, 3, 4
91	Rangerford Bypass	697	1, 2, 3
92	Delia Chairlift	520	3, 4
93	Small Ridge T-Bar	925	3, 4
94	Valley T-Bar	745	3, 4
95	West Ridge Chairlift	973	3, 5
96	For West T-Bar	940	5
97	Water pipeline to reservoir	1180	1, 2
98	Drinking Water Pipeline & electrical cables	3652	1, 2, 3, 4
99	Sewerage pipeline - Small Ridge to Hut Flat	1045	3, 5
Total Length 10480m			

Number	Infrastructure Name	Area m ²	Plan No.
70	Carpark 1	2732	2
71	Carpark 2	2926	2
72	Carpark 3	1274	2
73	Carpark 4	2076	2
74	Carpark 5	2440	2
75	Carpark 6	5429	2
76	Carpark 7	3579	2
77	Carpark 8	8726	2
78	Carpark 9	3472	2
79	Carpark 10	3457	2
80	Asphalted and Platinum parking	2558	2
Total Carpark Area 49824m ²			

Rev	Date	Description	By	CHK	APP
D	13/10/24	Item 38a added	MR	BRG	MR
C	20/10/24	Building 30 moved	AGM	MR	SH
B	09/10/24	Items 28 and 29 amended	AGM	MR	SH
A	09/10/24	Issued for information	AGM	MR	SH
		Amendment			By Chl/App

Project Title
**Whakapapa Holdings 2024 Ltd
 Whakapapa Ski Field
 Mt Ruapehu**

Drawing Title
**Whakapapa Ski Field
 Structures and Facilities
 Location Plan**

Surveyed	Designed	Drawn	Checked	Approved
	A. Moss	02/10/24	AGM	
	M. Ryder	02/10/24	MR	
	S. Hunt	02/10/24	SH	

Status **INFORMATION**

Scale A1	1:2500	A3
A3	1:5000	

Drawing Number **240361-004** Rev **D**

NOTES:

Coordinates are in terms of NZGD1949 Tuhirangi circuit.

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Block boundaries have been adopted from ML 3003 using Trig H Pareitaitonga as origin. Origin coordinates have been taken from LINZ Geodetic Database.

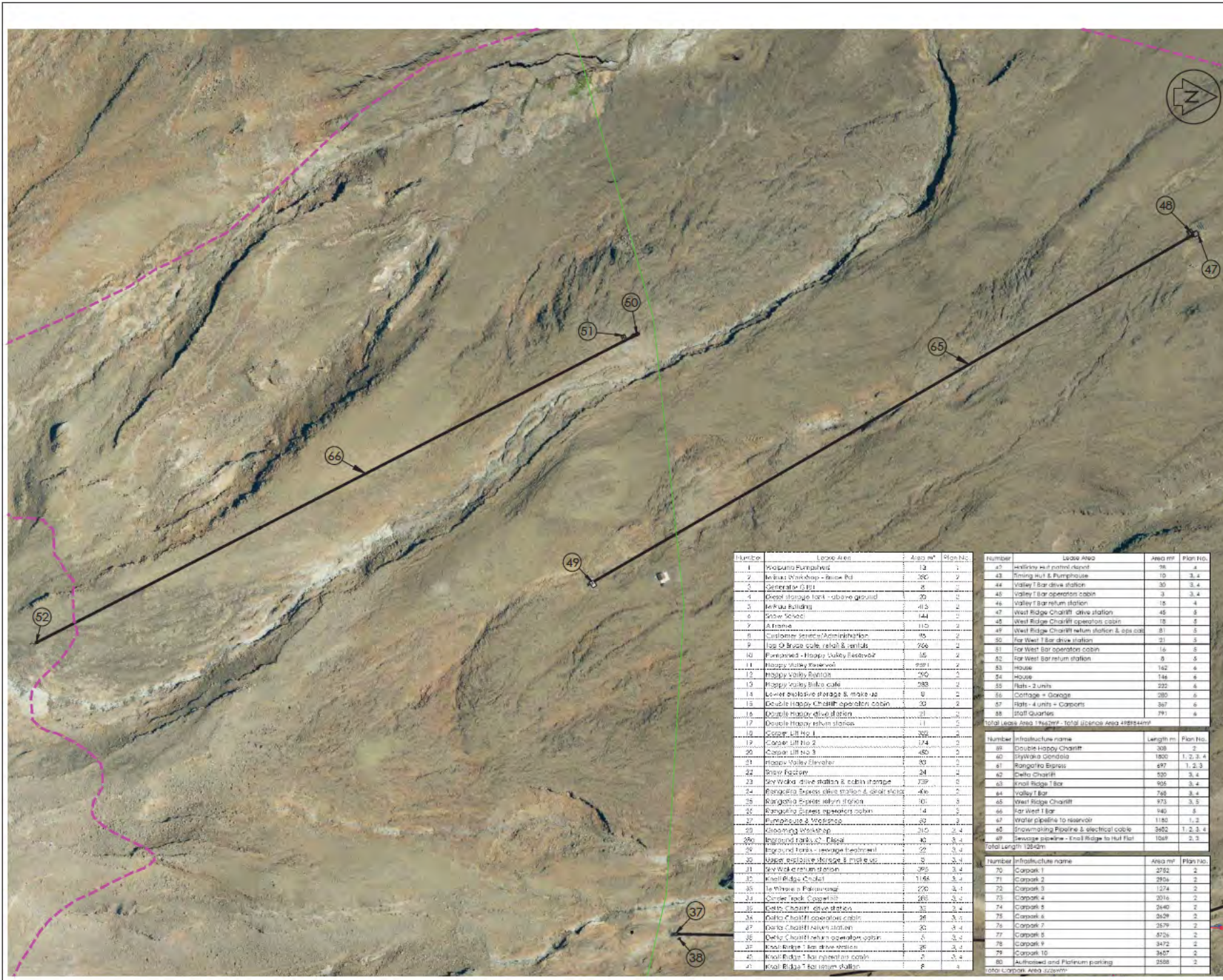
SkiField Zone has been digitised from Ruapehu District Council Map 11

Infrastructure areas and length have been scaled from aerial imagery and are approximate only.

See Plan 240361-001 for overall ski field extent
See Plan 240361-006 for Whakapapa Village

LEGEND:

- SkiField Zone
- Chairlifts and T-bars
- Buildings
- Existing Snow Making Pipeline
- Sewer Pipeline



Number	Lease Area	Area m ²	Plan No.	Number	Lease Area	Area m ²	Plan No.
1	Whakapapa Pumpsheds	12	1	43	Valley T-bar return station	16	4
2	Whakapapa Workshop - Busse Rd	260	2	44	Valley T-bar drive station	30	3, 4
3	Controlled Off Road	2	1	45	Valley T-bar operation cabin	3	3, 4
4	Great Storage Tank - above ground	20	1	46	Valley T-bar return station	16	4
5	Whakapapa Building	415	2	47	West Ridge Chairlift drive station	45	5
6	Snow School	144	2	48	West Ridge Chairlift operation cabin	16	5
7	Alp House	110	2	49	West Ridge Chairlift return station & ops cab	31	5
8	Controlled Service Administration	95	2	50	For West T-bar drive station	21	5
9	Top Of Basin scale, relay & control	206	2	51	For West T-bar operation cabin	16	5
10	Removable - Hoopu Valley Reservoir	35	2	52	For West T-bar return station	8	5
11	Hoopu Valley Reservoir	2291	2	53	House	142	4
12	Hoopu Valley Reservoir	200	2	54	House	144	4
13	Hoopu Valley Billie scale	283	2	55	Flats - 2 units	222	6
14	Lower explosive storage & make up	9	2	56	Garage + Garage	280	6
15	Double Hoopu Chairlift operation cabin	30	2	57	Flats - 4 units + Carport	347	6
16	Double Hoopu return station	11	2	58	Staff Quarters	291	6
17	Controlled Off Road	2	1	Total Lease Area 14620m² - total licence Area 49824m²			
18	Controlled Off Road	2	1				
19	Controlled Off Road	2	1				
20	Controlled Off Road	2	1				
21	Controlled Off Road	2	1				
22	Controlled Off Road	2	1				
23	Controlled Off Road	2	1				
24	Controlled Off Road	2	1				
25	Controlled Off Road	2	1				
26	Controlled Off Road	2	1				
27	Controlled Off Road	2	1				
28	Controlled Off Road	2	1				
29	Controlled Off Road	2	1				
30	Controlled Off Road	2	1				
31	Controlled Off Road	2	1				
32	Controlled Off Road	2	1				
33	Controlled Off Road	2	1				
34	Controlled Off Road	2	1				
35	Controlled Off Road	2	1				
36	Controlled Off Road	2	1				
37	Controlled Off Road	2	1				
38	Controlled Off Road	2	1				
39	Controlled Off Road	2	1				
40	Controlled Off Road	2	1				
41	Controlled Off Road	2	1				
42	Controlled Off Road	2	1				
43	Controlled Off Road	2	1				
44	Controlled Off Road	2	1				
45	Controlled Off Road	2	1				
46	Controlled Off Road	2	1				
47	Controlled Off Road	2	1				
48	Controlled Off Road	2	1				
49	Controlled Off Road	2	1				
50	Controlled Off Road	2	1				
51	Controlled Off Road	2	1				
52	Controlled Off Road	2	1				
53	Controlled Off Road	2	1				
54	Controlled Off Road	2	1				
55	Controlled Off Road	2	1				
56	Controlled Off Road	2	1				
57	Controlled Off Road	2	1				
58	Controlled Off Road	2	1				
59	Controlled Off Road	2	1				
60	Controlled Off Road	2	1				
61	Controlled Off Road	2	1				
62	Controlled Off Road	2	1				
63	Controlled Off Road	2	1				
64	Controlled Off Road	2	1				
65	Controlled Off Road	2	1				
66	Controlled Off Road	2	1				
67	Controlled Off Road	2	1				
68	Controlled Off Road	2	1				
69	Controlled Off Road	2	1				
70	Controlled Off Road	2	1				
71	Controlled Off Road	2	1				
72	Controlled Off Road	2	1				
73	Controlled Off Road	2	1				
74	Controlled Off Road	2	1				
75	Controlled Off Road	2	1				
76	Controlled Off Road	2	1				
77	Controlled Off Road	2	1				
78	Controlled Off Road	2	1				
79	Controlled Off Road	2	1				
80	Controlled Off Road	2	1				
Total Lease Area 14620m² - total licence Area 49824m²							

Rev	Date	Amendment	By	Chk/App
D	13/10/24	Title amended	MR	BRG MR
C	20/10/24	Title amended	AGM	MR SH
B	10/10/24	Lease and licence areas	AGM	MR SH
A	02/10/24	Issued for information	AGM	MR SH

Project Title
**Whakapapa Holdings 2024 Ltd
Whakapapa Ski Field
Mt Ruapehu**

Drawing Title
**Whakapapa Ski Field
Structures and Facilities
Location Plan**

Surveyed	Designed	Drawn	Checked	Approved
		A. Mas	M. Ryan	S. Hunt
		02/10/24	02/10/24	02/10/24
		AGM	MR	SH

Status **INFORMATION**

Scale A1	1:2500	A3
A3	1:5000	MR

Drawing Number **240361-005** | Rev **D**



NOTES:
 Coordinates are in terms of NZGD1949 Tuhirangi circuit.
 Geo-referenced photogrammetry are imported from LINZ data service under Commons Licence.

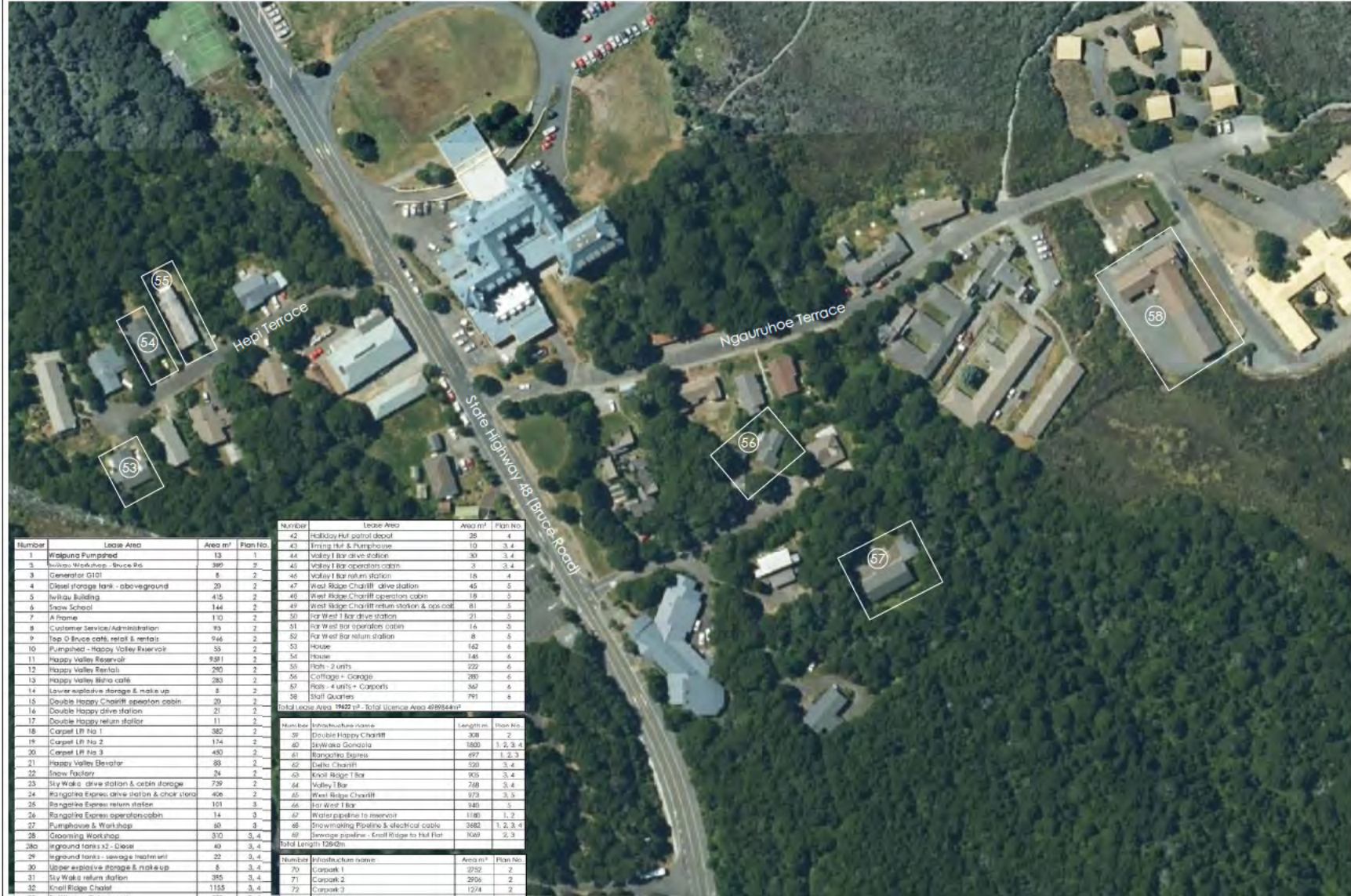
Block boundaries have been adopted from ML 3003 using Trig H Panatitahonga as origin. Origin coordinates have been taken from LINZ Geodetic Database.

Ski field Zone has been digitised from Ruapehu District Council Map 11.

Infrastructure areas and lengths have been scaled from aerial imagery and are approximate only.

See Plan 240361-001 for overall ski field extent. See Plan 240361-006 for Whakapapa Village.

- LEGEND:**
- - - - - Ski Field Zone
 - Chairlifts and T-bars
 - Buildings
 - Existing Snow Making Pipeline
 - Sewer Pipeline



Number	Local Area	Area m ²	Plan No.
1	Wahung Pumpshed	13	1
2	Wahung Workshop - Service Bldg	395	2
3	Generator G101	8	2
4	Diesel storage tank - aboveground	20	2
5	Workshop Building	415	2
6	Snow School	144	2
7	IT Home	110	2
8	Customer Service/Administration	93	2
9	Top O Bruce cafe, retail & rental	946	2
10	Pumphouse - Happy Valley Reservoir	55	2
11	Happy Valley Reservoir	931	2
12	Happy Valley Rentals	290	2
13	Happy Valley Store cafe	283	2
14	Livener explosive storage & make up	8	2
15	Double Happy Chairlift operation cabin	20	2
16	Double Happy drive station	21	2
17	Double Happy return station	11	2
18	Carpet Lift No 1	382	2
19	Carpet Lift No 2	174	2
20	Carpet Lift No 3	480	2
21	Happy Valley Elevator	83	2
22	Snow Factory	24	2
23	Sky Walk - drive station & cabin storage	739	2
24	Rangitikei Express drive station & chair stero	456	2
25	Rangitikei Express return station	101	3
26	Rangitikei Express operators cabin	14	3
27	Pumphouse & Workshop	60	3
28	Greening Workshop	370	3, 4
29	Inground tanks x2 - Diesel	40	3, 4
30	Inground tanks x2 - Sewage treatment unit	32	3, 4
31	Livener explosive storage & make up	8	3, 4
32	Sky Walk return station	385	3, 4
33	Knoll Ridge Chairlift	1155	3, 4
34	Te Whare o Pokaurangi	230	3, 4
35	Circle Track Carpet lift	285	3, 4
36	Delta Chairlift drive station	32	3, 4
37	Delta Chairlift operators cabin	25	3, 4
38	Delta Chairlift return station	20	3, 4
39	Knoll Ridge T Bar drive station	25	3, 4
40	Knoll Ridge T Bar operators cabin	3	3, 4
41	Knoll Ridge T Bar return station	6	4

Number	Local Area	Area m ²	Plan No.
42	Holiday Hut patrol depot	28	4
43	Erving Hut & Pumphouse	10	3, 4
44	Valley 1 Bar drive station	39	3, 4
45	Valley 1 Bar operators cabin	3	3, 4
46	Valley 1 Bar return station	18	4
47	West Ridge Chairlift drive station	45	5
48	West Ridge Chairlift operators cabin	18	5
49	West Ridge Chairlift return station & ops cab	81	5
50	Top West 1 Bar drive station	21	5
51	Top West 1 Bar operators cabin	14	5
52	Top West 1 Bar return station	8	5
53	House	162	6
54	House	148	6
55	Flat - 2 units	229	6
56	Collage + Garage	280	6
57	Flat - 4 units + Carports	342	6
58	Staff Quarters	791	6

Total Local Area: 1942 m² - Total Licence Area: 48984m²

Number	Infrastructure Name	Length m	Plan No.
59	Double Happy Chairlift	308	2
60	SkyWalk Gondola	1800	1, 2, 3, 4
61	Rangitikei Express	697	1, 2, 3
62	Delta Chairlift	520	3, 4
63	Knoll Ridge T Bar	905	3, 4
64	Valley 1 Bar	768	3, 4
65	West Ridge Chairlift	973	5
66	Top West 1 Bar	340	5
67	Water pipeline to reservoir	1180	1, 2
68	Snowmaking Pipeline & electrical cable	3482	1, 2, 3, 4
69	Sewerage pipeline - Knoll Ridge to Hut Flat	1069	2, 3

Total Length: 12500m

Number	Infrastructure Name	Area m ²	Plan No.
70	Carpark 1	9752	2
71	Carpark 2	2906	2
72	Carpark 3	1274	2
73	Carpark 4	3016	2
74	Carpark 5	2640	2
75	Carpark 6	3829	2
76	Carpark 7	2579	2
77	Carpark 8	5726	2
78	Carpark 9	3472	2
79	Carpark 10	3607	2
80	Authorised and Platform parking	2588	2

Total Carpark Area: 32260m²

Rev	Date	Amendment	By	CHK	APP
D	13/10/24	Table amended	MR	BRG	MR
C	02/10/24	Table amended	AGM	MR	SH
B	10/10/24	License and licence areas	AGM	MR	SH
A	02/10/24	Issued for information	AGM	MR	SH

Project Title
Whakapapa Holdings 2024 Ltd
Whakapapa Ski Field
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Whakapapa Village
Structures and Facilities
Location Plan

Surveyed	Designed	Drawn	Checked	Approved
		A. Moss	02/10/24	AGM
		M. Ryder	02/10/24	MR
		S. Hunt	02/10/24	SH

Status: **INFORMATION**

Scale A1	1:6250	A3
A3	1:12500	

Drawing Number: **240361-006** | Rev: **D**

Appendix 2

Policy Assessment, Cheal
Consultants, October 2024

Whakapapa Holdings 2024 Ltd

Whakapapa Ski Area, Mt Ruapehu

Application for Lease and Licence- Policy Assessment

*240361
October 2024*

Whakapapa Holdings 2024 Ltd



Whakapapa Ski Area, Mt Ruapehu

Application for Lease and Licence – Policy Assessment

Prepared by:

Sec 9(2)(a)

Planning Lead, Taupō

**Reviewed and Approved
for Release by:**

Sec 9(2)(a)

Cheal Consultants Director

Date: October 2024
Reference: 240361
Status: Final
Revision: NA

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1. INTRODUCTION

Whakapapa Holdings 2024 Ltd (WHL) is applying for a new lease and licence to continue to operate the Whakapapa Ski Area within Tongariro National Park. A separate report outlines the details and effects of the proposal. A suite of policy documents and legislation are relevant to the lease and licence application and are considered below. Potentially most important are the Tongariro National Park Management Plan (TNPMP) and the World Heritage status considerations.

Below is an assessment of each relevant policy document in the following order:

1. TNPMP 2006-2016.
2. Tongariro Taupo Conservation Management Strategy (CMS).
3. Tongariro Whanganui Taranaki CMS.
4. General Policy for National Parks 2005.
5. National Parks Act 1980.
6. Conservation Act 1987.
7. DOC Destination Management Framework.
8. World Heritage Status.

Direct quotes from the respective documents are shown in *italics* in textboxes.

Sec 9(2)(ba)(i)

2. TONGARIRO NATIONAL PARK MANAGEMENT PLAN 2006-2016

The TNPMP was prepared by the Department of Conservation (DOC) under the National Parks Act 1980 and prescribes the management intentions for the Park over a ten year period.

3.1 Key Management Philosophies

1. *To protect Tongariro National Park in its natural state in perpetuity*

This principle is drawn down from the National Parks Act 1980 and is at the heart of National Park planning globally.

Tongariro National Park is a place of national and international significance. Its outstanding natural and cultural values must be protected even though protection may at times be in conflict with other community aspirations.

Comment:

The TNPMP is the primary tool for protection and management of the Park and it provides for the Whakapapa Ski Area. WHL would like the ski area to continue operating. Given the Waitangi Tribunal Claim, and other sensitivities around the TNP, WHL are only seeking a 10 year duration to enable time for issues to be resolved. WHL does not have any plans for redevelopment in the longer term as that

requires a longer concession duration to provide certainty for investment. The Ski Area forms a small part of the Park and through the TNPMP it has been deemed that it is appropriate in its legislative context.

2. *To manage Tongariro National Park consistent with conservation legislation and General Policy.*

The management of Tongariro National Park must be consistent with its overarching legislation, the National Parks Act 1980 and where relevant, the Conservation Act 1987 and legislation identified in its schedules and the General Policy for National Parks 2005.

A large number of ad-hoc relevant strategies and guidelines are taken into account during the development of this plan and in day-to-day management of the park.

Comment:

The proposal and the TNPMP are consistent with the National Parks Act, Conservation Act and General Policy for National Parks.

3. *To protect the taonga - the peaks of Tongariro National Park*

The mountain peaks are a taonga, a gift to the people of New Zealand from the Tūwharetoa people. They must be managed in a way which acknowledges and respects their mana and mauri. World Heritage status recognises the park's cultural heritage: co-operative conservation management must protect them.

That early gift by the people of Tūwharetoa reinforces a sentiment felt by many New Zealanders towards their protected places and in particular the peaks and landscape of Tongariro National Park, which are so much a part of New Zealanders' lives.

Comment:

The Ski Area terminates at 2,300m above sea level (**asl**) and does not extend to the peaks of Mt Ruapehu but does encompass some of the terrain included in the original Tuku. WHL seeks to recognise the cultural value of the mountain whilst allowing the use and enjoyment of the park for recreational purposes.

4. *To ensure World Heritage obligations are met and given effect to.*

Tongariro National Park was among the first sites in the world to receive World Heritage status for both its natural and cultural heritage. With this international recognition comes an obligation to protect those values in the face of global scrutiny.

The New Zealand Government is committed to maintaining those core values.

Comment:

The TNMPM protects the values of the park. The proposal is assessed in this report against both the Operational Guidelines for Implementation of the World Heritage Convention and the original nomination for World Heritage Status.

5. *To give effect to the principles of the Treaty of Waitangi*

The Crown has a statutory requirement to give effect to the principles of the Treaty of Waitangi in its management of public conservation lands. Through a process in the 1990s these principles were established for the Tongariro/Taupo Conservancy. They apply particularly to Tongariro National Park and must be given force through this plan.

The implementation of He Kaupapa Rangatira, a framework and protocol for giving practical expression to the partnership with Iwi, will ensure tāngata whenua have an evolving and ongoing role in the management of the park.

There is a strong synergy between the Treaty principles and the broader conservation philosophies applied to park management.

Comment:

WHL is cognisant of the Waitangi Tribunal Claim (Wai1130) hence the request for a 10-year duration of the lease and licence. The Ski Area needs to be kept in operation, otherwise the environmental, cultural, recreational and economic consequences will be significant, and unpalatable for many New Zealanders. Until there is progress with the Wai 1130 WHL will maintain and operate the existing ski assets in a culturally sensitive manner. During the first 5 years of the licence being applied for, WHL will engage with Iwi to determine what are the long term opportunities for asset replacement and ski area operation that is acceptable. This vision can then be incorporated in an Indicative Development Plan. Within this same 5 year period it is expected there will be progress in negotiations towards settlement of Wai 1130. WHL then expects to apply for a new licence, or an extension of the then current licence. Although WHL recognise that adverse cultural impacts cannot be avoided in entirety, WHL seek to mitigate cultural impacts as much as practicable, particularly in relation to the Tuku Area.

6. *To provide for co-operative conservation management.*

The Department of Conservation cannot manage public conservation lands without a relationship with tāngata whenua.

The relationship between the Crown and Iwi will be exercised within the park through co-operative conservation management.

The implementation of He Kaupapa Rangatira, a framework and protocol for giving practical expression to the partnership with Iwi, will ensure that Iwi and hapū have an evolving and ongoing role in the management of the park.

Be it in decision making processes for use of cultural materials, the reintroduction of previously present bird species, the consideration of concessions which may impact on cultural values or the development of further park guidelines or strategies, Iwi will be involved.

Comment:

Iwi and hapū will be involved in the lease and licence application. Discussions have occurred with the applicant and are continuing. The application has been tailored to address many concerns raised e.g. the lease and licence term, no long term development until the governance of TNP is resolved and a longer term lease and licence can be considered.

7. To provide for public enjoyment of natural and cultural heritage

This principle, also at the heart of the National Parks Act 1980, is demonstrated through the management of an extensive visitor infrastructure which caters for a range of experiences consistent with the park environment.

The department is frequently reminded by the visitor community of the importance of protecting the park's natural values so they may be enjoyed for all time. Historically some of those values have been traded off, particularly at sites where visitors spend a short period of time, in order to provide a park experience for those unable to enjoy more remote locations.

Managing the associated tension is a significant challenge facing park managers who have at heart the notion that the New Zealand outdoor cultural heritage should be recognised and consistent with good conservation practice, be made available so that New Zealanders may experience these magical places.

Comment:

A key aspect of public enjoyment is access to and utilisation of the area concerned. The Whakapapa Ski Area is the premier visitor facility in the Ruapehu District. Visitors are attracted to the outstanding natural and cultural values of the area. The Ski Area occupies less than 1% of the total lands of Tongariro National Park.

The wider National Park maintains a high level of naturalness and Ski Areas are limited to the three existing Ski Areas (Whakapapa, Tūroa and Tukino). The proposal is supported by philosophy 7 above *To provide for public enjoyment of natural and cultural heritage* and the extent of the Ski Area boundaries is considered to represent an appropriate balance between use and preservation of natural and cultural values.

8. To protect the ancestral, historical, archaeological and cultural landscape of Tongariro National Park

The cultural heritage of the park cannot be divorced from its natural values. The relationship between Māori and the land is spiritual and physical.

Historical and cultural heritage within the park is primarily associated with Māori cultural values and usage, the establishment of the park during the late 19th century, the use of the park for tramping, hunting and skiing, railway related activities and the early timber-milling industry. Historic features include archaeological sites, tracks, roads, buildings, bridges and memorials.

The protection of these sites is provided for in legislation.

Comment:

The lease and licence duration is reflective of keeping the ski area in operation, while TNP governance issues are resolved. There will be no change to the existing extent of the ski area, nor will there be any new significant infrastructure. This will protect the ancestral, historical, archaeological and cultural landscape of TNP.

9. *To reflect the values of the park partners in management*

Tongariro National Park is managed by the Department of Conservation for the people of New Zealand. At the core of park management is the interaction between communities of interest and the environment. Many of the park's partners, non-Government organisations, research institutions, and universities, along with groups set up specifically to protect the park, play an ongoing role in its management.

The partnership with Māori is specifically reflected in principles 5 and 6. The contribution of many hundreds of people and tens of thousands of hours of volunteer time per annum reflects a deep affinity for this special place.

Comment:

WHL would like to build on and enhance the key partnerships in the Ski Area between Tāngata Whenua, DOC, the mountain clubs, and other stakeholders. Māori values have shaped the form of WHL proposal in terms of the lease and licence duration and keeping the ski area operating.

10. *To minimise infrastructure to that essential to provide for visitors' benefit, use and enjoyment of the park*

The park is managed for its natural and cultural values. In order to maximise benefits to the park visitor, a level of infrastructure is provided, allowing for a range of experiences. From the intensity of ski areas with their associated buildings, lifts, car parks and crowds to the natural quiet and simplicity of remote areas like Hauhungatahi, a range of infrastructure meets visitor needs.

It has become clear, however, that a point is reached where the park experience is compromised by infrastructure. Infrastructure must be maintained at present levels and in places it must be reduced and disturbed sites restored. Management to ensure the ongoing protection of essential park values is paramount.

Comment:

There are no long-term plans for Whakapapa until there is progress with negotiations on settlement of Wai 1130. The purpose of this application is to keep the ski area operational and maintained to provide the infrastructure that is essential to provide for visitors' benefit, use and enjoyment of the park. The existing infrastructure is considered the minimum in order to provide for visitors and some structures are below the visitors' expected level of service. Accordingly the proposal is considered consistent with key management philosophy 10 above.

Section 4.4.1 Concessions General**Objectives**

- a To process all applications for concession proposals in accordance with the relevant legislation, statutory planning instruments and objectives and policies of this plan.
- b To ensure concessions avoid, remedy or mitigate any adverse effects, including cumulative effects, and maximise any positive effects on national park values.
- c To minimise infrastructure to that essential to provide for people's benefit, use and enjoyment.

Comment:

The proposal is considered consistent with the objectives and policies of the TNPMP and avoids, remedies and mitigates adverse effects through various means. The lease and licence provides for recreational opportunities and the ensuing positive effects on the Park's recreational values in accordance with objective b. Adverse cultural effects are mitigated by maintaining the status quo until there is progress with settlement of Wai 1130. Sec 9(2)(ba)(i)

Landscape and visual effects are remedied and or mitigated by maintaining the existing infrastructure preventing it from falling into disrepair.

Potential ecological effects are avoided through avoidance of ecologically significant areas. Potential ecological effects of upgrade projects will be mitigated through the control of works. The ecological effects of the lease and licence have been assessed by Sec 9(2)(a) and his conclusion states:

Ongoing management and operation of the Whakapapa Ski Area should pose negligible effects to natural values of the Ski Area as long as best practice systems currently in use are adhered to, such as undertaking regular servicing and maintenance of plant, buildings and fuel storage tanks. The Department of Conservation's works approval process and participation in monitoring works is also important for setting limits for avoiding effects. There is potential for greater effects to occur, for example, if a building fire were to occur, which historically occurred at the Knoll Ridge Café. But the risk of these type of events is very low and to some extent has been mitigated for through the provision of fire sprinkler systems.

The greatest effects currently to natural values are from human visitors, mostly in summer, walking on vulnerable alpine vegetation communities and causing loss of plant cover and erosion of soils. As these effects have not been monitored, the scale of effects is largely anecdotal. They are however concentrated mostly to two areas, Meads Wall and Salt Hut Ridge.

Similarly, there is no water quality data for water which leaves the Ski Area so no conclusions can be made as to whether it is pristine or contains measurable contaminants, such as from petroleum sources.

Further assessment of the effects is included in the application report, section 6.

WHL considers maintaining the existing infrastructure is essential to provide for people's benefit, use and enjoyment of the area.

Policies

2. *In assessing and making recommendations on concession applications, the department should seek information on and consider the following:*

- *Whether the activity can be conducted outside the park;*

Comment:

The activity cannot be undertaken outside of the National Park due to the altitude and topography required for the Ski Area and also significant infrastructure is already established on the site.

- *Whether the activity can be conducted in an amenities area;*

Comment:

Some of the Ski Area is an Amenities Area and the entire area for which a licence is sought is designated as a Ski Area. An assessment is included below in response to Policy 4.

- *If skiing-related, whether the activity can be conducted in the Whakapapa or Tūroa amenities areas;*

Comment:

The activity includes skiing and is at the Whakapapa amenities area (and the wider Ski Area).

- *Whether the activity will benefit the park, public use and enjoyment or safety;*

Comment:

The activity will clearly benefit the public use and enjoyment of the Park. WHL will have robust safety policies with ski patrols and medical services and is the key facilitator of snow sports in the North Island.

- *Whether the activity will have an effect on indigenous plants and animals, natural features, scenic values, sites of historical or cultural interest, on soil stability, on water quality and the natural state of the park;*

Comment:

Various methods are proposed to provide for ecological values including continuing to adhere to best practice systems currently in use, monitoring of water quality, and monitoring of human effects from increased use of (unformed) tracks during summer particularly near Meads Wall. Further detail is provided in the ecological assessment from Nicholas Singers appended to the application. Scenic values are provided for by maintaining existing infrastructure. This is also relevant in terms of cultural effects given no one wants infrastructure falling into disrepair on the maunga. No increased adverse effects on soil stability and water quality are anticipated. Wastewater is removed from the Maunga to a DOC owned and operated wastewater treatment plant.

- *What effect the activity will have on other park users, natural quiet, other activities already taking place in the park or the ability of staff to manage the park;*

Comment:

The Ski Area activity is already established with compatible users located nearby (clubs at Iwikau Village and accommodation at Whakapapa Village). The activity provides for a variety of recreational activities such as skiing, sightseeing and hiking. The policy is under the general objectives and a different level of amenity (including noise) is anticipated within the Ski Area. The natural quiet of the wider Park environment, and particularly the pristine areas, is not expected to be affected by the proposal. Furthermore, WHL will continue to use over snow vehicles which are modern and noise output is reduced compared to earlier models. This was recognised in the last partial review of the TNPMP which provided for over-snow passenger transport services.

- *Whether the activity is consistent with the reasonable demands of existing legitimate public usage;*

Comment:

Public use will not be limited by the proposal and the Whakapapa Ski Area is provided for as a legitimate use in the TNPMP. It would be the WHL operation that enables the public patronage referred to.

- *Whether the activity will have national or regional benefits;*

Comment:

The Ski Areas have regional and national economic, social and recreational benefits. The Turoa and Whakapapa Ski Areas are the only commercial ski areas within the North Island. The Ski Area infrastructure also provides access to the upper alpine environment allowing less able-bodied persons to experience an environment that would be otherwise inaccessible to them. Access to the environment often promotes conservation amongst the public.

- *If further development might result from the activity and if so, what impact that further development might have on the park and on park users;*

Comment:

Given the proposed 10 year duration, no significant further development will result. Any minor modifications will be limited to the current Ski Area. Construction effects will be carefully managed, and a detailed Construction Management Plan will be required for any future works.

- *Whether the applicant is well-enough equipped – in terms of expertise and finance, for example – to carry through and complete the proposal in a safe and proper manner;*

Comment:

WHL will employ people with the appropriate expertise and financial management to operate in a safe and proper manner. In addition, the Directors of WHL have decades of experience running ski field operations as demonstrated in the AEE.

- *The impact of the activity on cultural values; and*
- *The views of iwi, obtained through consultation by the department.*

Comment:

WHL acknowledges that the ski field has adverse cultural effects by being located on the Maunga. However, the infrastructure and operation exist. WHL will work with Tāngata Whenua to enable the continued operation of the ski field. Long term engagement will be committed to through formal Relationship Agreements and structures.

3. *Protocols under He Kaupapa Rangatira will be established to ensure appropriate iwi participation in the consideration of concession applications (also refer to section 4.1.2 He Kaupapa Rangatira).*

Comment:

Tāngata Whenua participation in the application is of utmost importance. WHL has engaged with iwi through this process, and it is understood DOC and other agencies have also engaged with iwi.

4. *Concessionaire infrastructure should be limited to that essential to visitors' benefit, use and enjoyment of the park. Where concessionaire infrastructure is necessary it should be located within an amenities area, with the exception of skiing-related infrastructure that complies with provisions in section 5.2 Ski Area Policies.*

Comment:

The majority of infrastructure is located within the Amenities Area and infrastructure is limited to that essential to visitors' benefit, use and enjoyment of the Park. Accommodation for staff is located further down the mountain outside of the Ski Area boundaries. The TNPMP recognises that ski lifts are required outside of the Amenities Areas. There are no long-term plans for development as the duration of the lease and licence is 10 years. Within that time, it is expected that ongoing engagement and consultation with iwi will enable preparation of a longer term Indicative Development that is acceptable to iwi.

From the outdated plan below that is in the TNPMP it is clear that the upper west area of the Ski Area cannot be accessed without ski lifts extending outside of the Amenities Area. This existing situation indicates that the Amenities Area was not created to control the location of ski lifts. This is further reinforced in policy 2 of 5.2.1 of the TNPMP which makes a specific exception for ski lifts outside of the Amenities Area.

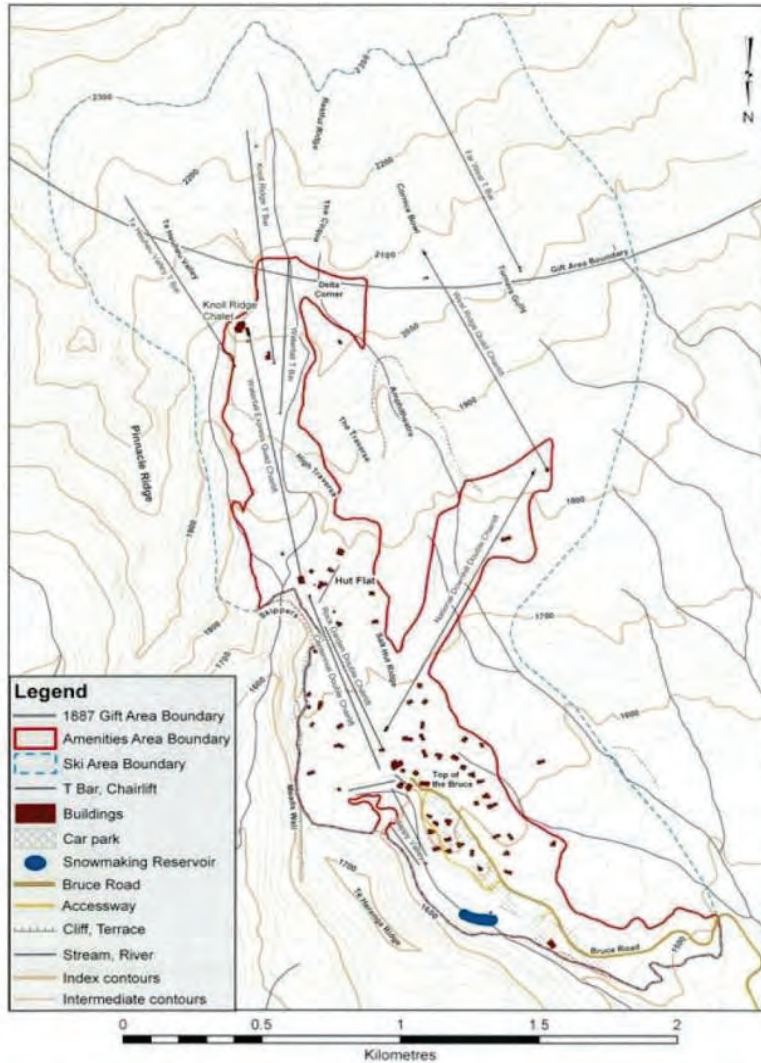


Figure 1 – Whakapapa Ski Area boundary (dashed blue line) with Amenities Area boundary (red line)
(Source: Tongariro National Park Management Plan)

5. *Concessionaires and their clients may share facilities such as huts on a first-come, first-served basis with other visitors but should not be given exclusive use of any facility.*

Comment:

The use of DOC huts is not proposed.

6. *Concession activity should be monitored in order to ensure that the activity is consistent with the conditions of that concession and with this plan and in order to inform future management decisions.*

Comment:

It is expected that monitoring will continue and will be a clause of the lease and licence, if granted.

7. *Where the cumulative effects of concessionaire activity have an adverse impact on the park or on the experience of park users, further applications for that activity should be declined.*

Comment:

The activity has a positive effect for recreational park users. The Ski Area is provided for in the TNPMP. WHL is committed to mitigating cultural effects whilst maintaining a viable Ski Area.

8. *Concessionaires will be responsible for the safe conduct of their operations, including the safety of their employees, clients and contractors.*

Comment:

WHL will operate with a comprehensive safety policy and conditions of the lease and licence regarding safety responsibilities are anticipated.

9. *The reasonable costs of processing, consultation and monitoring should be recovered from applicants. Not for profit activities should incur processing, consultation and monitoring costs.*

Comment:

DOC costs of processing, consultation and monitoring are expected to be charged to WHL.

The TNPMP contains specific objectives and policies for concessions for various activities including guiding, club accommodation, events, public transport, aircraft, advertising, filming, electricity transmission, grazing. Specific consideration of Ski Area licences is included in Section 5.2 of the TNPMP and that section of the TNPMP is discussed below.

5.2.1 Management of Existing Ski Areas

Objectives

a *To maximise the recreational experience of skiers in Tongariro National Park through the highest quality ski area operation.*

Comment:

In order to meet market demands WHL will provide a high quality operation through providing a variety of all year round recreational activities, services for all customer types (e.g. families, overseas tourists, youths etc.), high quality amenities and a high level of customer service. The Sky Waka enables year-round access up the mountain for people of all physical abilities.

b *To assess future development and growth of ski areas against the overriding constraints of preserving natural resources and historical and cultural heritage of the park.*

Comment:

No extension of the existing Ski Area boundaries is sought. The effects of climate change have been considered by WHL and future planning, including snowmaking and snow management, will mitigate the effects of a changing climate.

c To minimise the adverse effects of ski area operations within ski areas.

Comment:

WHL will minimise the adverse effects of ski area operations with a variety of techniques including:

- Employee training includes ecological and cultural values;
- Construction and design methods to minimise landscape, ecological and cultural effects;
- Implementation of the comprehensive safety policy;
- Waste management;
- Removal of redundant structures;
- Ecological enhancement

d To ensure that the operation of ski areas does not adversely affect the experience of park visitors, the natural landscape, and the biophysical environment beyond ski area boundaries.

Comment:

The Ski Area facilitates the use of the Park by visitors. The natural landscape is considered in detail for each proposal with assessments from qualified and experienced landscape architects. The operation does not have an adverse effect on the biophysical environment beyond the Ski Area boundaries.

e To ensure tāngata whenua have opportunity for input into the development and management of the ski areas.

Comment:

WHL will seek Tāngata Whenua collaboration in future development plans. Further consultation is intended **Sec 9(2)(ba)(i)** WHL is committed to fostering a close, continuous relationship between Tāngata Whenua and WHL at governance and management levels in order to enhance understanding that will provide more effective mitigation of adverse effects and allow more opportunity for beneficial effects and Tāngata Whenua involvement.

f To limit the effects of large-scale development and intensive use to existing amenities areas.

Comment:

Large scale development, such as carparks and most buildings are limited to existing amenity areas. Ski lifts are located both inside and outside of the Amenities Areas as provided for in policy 2 below. No new intensive or large-scale developments are proposed.

Policies

1. *Facilities and services appropriate for downhill skiing will be restricted to three ski areas as defined by the boundaries shown on Map 11 Turoa Ski Area, Map 12 Whakapapa Ski Area, and Map 14 Tukino Ski Area.*

Comment:

The proposal does not seek a new Ski Area and is therefore consistent with policy 1 above.

2. *All major infrastructure including ski-lifts, buildings, car parks, roads, and other major earthworks, should, wherever possible, be located within the amenities areas at Whakapapa and Turoa in order to avoid or mitigate environmental impacts and protect the park in its natural state. To provide for skiing within ski areas, exceptions may be allowed for locating ski-lifts and associated facilities outside of amenities areas where these cannot reasonably be located inside amenities areas.*

Comment:

For the duration of this lease and licence there will be no major infrastructure projects.

The Amenities Area generally takes in most buildings within the Ski Area and the chairlifts in the east. All the terrain in the upper western Ski Area is outside of the Amenities Area however and therefore cannot be accessed without utilising infrastructure outside of the Amenities Area. Also the higher altitude areas of the Ski Area are outside of the Amenities Area and they would be inaccessible without some encroachment of infrastructure out of the Amenities Area.

It is clear from the shape of the Amenities Area (shown in figure 1 above) that the majority of the Ski Area cannot be utilised if ski lifts were to be confined to the Amenities Area. Hence it follows that the Amenities Area was intended to control development such as car parks, administration buildings, café buildings, ski school buildings, machinery depots etc and not limit the location of ski lifts. Accordingly, the proposal is considered consistent with the TNPMP and policy 2 above.

3. *Indicative development plans will be prepared and maintained by each concessionaire for the ski areas within the park, to the satisfaction of the conservator. These will form the basis of decisions made on concession applications.*

Comment:

During the first 5 years of this licence WHL will engage with Iwi on options for the long term provision of assets at Whakapapa that are acceptable to Iwi.

4. *Ski area concessionaires will be responsible for the provision and financing of all visitor services and ancillary activities associated with skiing.*

Comment:

WHL accepts responsibility for the provision and financing of all visitor services required by those visitors who use Whakapapa Ski Area.

5. *All ski area planning and services will be of a high standard, appropriate to a park of Tongariro's environmental quality and international stature.*

Comment:

Planning and services are of a high standard. Each future proposal from its inception will be considered in terms of cultural, landscape and ecological effects.

6. *A range of skiing opportunities compatible with national park values and objectives will be fostered.*

Comment:

A range of skiing opportunities compatible with Park values and objectives are provided, including skiing, snowboarding, tobogganing, gear hireage and lessons. Whakapapa provides for beginner, intermediate and advance skill levels.

7. *The use of aircraft for skiing-related activities will be controlled via 4.4.2.6 Aircraft and the Tongariro/Taupo Conservation Management Strategy.*

Comment:

Approval of aircraft use for skiing-related activities is controlled by DOC.

8. *No further ski area extensions, new ski areas or licences to operate ski area activities should be approved.*

Comment:

An extension to the Ski Area is not proposed, nor is a new ski area.

9. *No extension of infrastructure for ski area management should be permitted beyond 2300 metres at the Whakapapa and Tukino ski areas and 2325 at Turoa Ski Area (also refer to section 4.2.3 Pristine Areas).*

Comment:

No extension of Infrastructure beyond 2,300m asl is proposed.

11. *Every proposal for ski area development will be prepared in a staged process in consultation with the conservator. This process is outlined in sections 4.1.16 Works Approvals and 5.2.2 Indicative Development Plans for Ski Areas.*

Comment:

To date, all proposals have followed the above prescribed process.

12. *Ski areas may be utilised for summer activities without expanding the range of facilities provided for the principal winter use (refer to 5.2.15 Summer Use).*

Comment:

Whakapapa Ski Area is open all year round, and during summer provides access for hiking and sightseeing.

14. *He Kaupapa Rangatira will include protocols for the involvement of tāngata whenua in the development and management of the ski areas (refer to 4.1.2 He Kaupapa Rangatira).*

Comment:

WHL will collaborate with tāngata whenua on the development and management of Whakapapa Ski Area.

5.2.2 Indicative Development Plans for Ski Areas

Objectives

- a To require preparation and maintenance of indicative development plans which provide for the operation of ski areas for approximately ten years and enable efficient consideration of applications made to the department for development works.*
- b To meet the needs of skiers through the appropriate provision of ski area infrastructure and services.*

Comment:

WHL will prepare an Indicative Development Plan in accordance with the objectives and policies of section 5.2.2 of the TNPMP.

5.2.3 Base Area Strategies

Objectives

- a To concentrate the intense land use of base areas on already-disturbed areas.*
- b To ensure that base area developments provide for the efficient flow of ski area visitors and meet their core needs.*

Policies

- 1 The base area strategies for the three ski areas on Mount Ruapehu will be approved by the conservator prior to any capital works being applied for or approved.*
- 2 Beginner ski facilities will be included in each base area strategy, in particular Happy Valley at Whakapapa Ski Area and the Alpine Meadow at Tūroa Ski Area.*
- 3 Ski area concessionaires will demonstrate that they have actively provided for snow playing activities within ski area boundaries, to minimise conflict with traditional skiing activities. The ski area concessionaire may impose reasonable charges for the provision of infrastructure and services which support snow playing activities.*
- 7 All car parks and pedestrian surfaces will be hard-sealed at the time of any development in their vicinity. Each base area strategy will identify development timelines for this work. (This does not apply to Tukino Ski Area.)*
- 8 Hard-surfaced areas will be maintained.*
- 9 All stormwater from hard-surfaced areas will be collected and processed in line with best practice.*
- 10 There will be no migration of imported or contaminated material from hardsurfaced areas during construction or when in operation. Hard control edges will be constructed and maintained on the margins of all hard-surfaced areas.*
- 12 No further terrain modification should be approved.*

- 13 *New developments in the base area should modify a minimum area of natural topography consistent with planned functions. The ski area concessionaires will retain appropriately-qualified consultants to provide advice in this respect.*
- 14 *All public and private buildings in the base area should be grouped together in an integrated design and, where possible, should be outside the loop road vehicular circulation pattern. Separating base area pedestrian routes from vehicular routes is desirable.*
- 15 *Base areas will provide public toilets in line with national tourist standards. Water conservation at these sites will be provided for to the best practical extent.*
- 16 *Construction of car parks in unmodified environments will not be permitted, except where there is an existing written agreement. Further efficiencies in car parking on existing sites will be supported. The car-parking needs for club lodge operations will be taken into account during planning through active consultation with the Ruapehu Mountain Clubs Association.*
- 19 *Concessionaires will incorporate car park fees into their lift ticket prices.*
- 20 *Tūroa and Whakapapa ski areas should be developed in accordance with their carrying capacities. The constraints to further development, including car parking, road capacity, and natural values on the ski area margins, will be carefully analysed in any application.*
- 21 *Where construction and engineering activities for ski area infrastructure are not related to installation or maintenance and could practically be carried out elsewhere, they will be undertaken outside the park.*

Comment:

The Whakapapa base area is managed in accordance with Section 5.2.3 above. Happy Valley will continue to provide beginner facilities in accordance with policy 2. Snow play areas are available in accordance with policy 3. The car parks are sealed in accordance with policy 7 and all carparks are maintained in accordance with policy 8, 9 and 10. Also in accordance with policy 10, erosion and sediment control methods are employed during any construction activities. Water conserving fixtures are utilised in the buildings and public toilets are available in accordance with policy 15. Construction of carparks in unmodified areas is not proposed. The ski field will operate within its carrying capacity. As much as practicable, components of buildings or structures will be partially constructed outside of the Park prior to transport to the site.

5.2.4 Landscape Planning is addressed in the Assessment of Landscape and Visual Effects prepared by LA4 and appended to the lease and licence application.

5.2.5 Building Development

Objectives

- a *To ensure that current and proposed buildings within the ski areas do not affect Tongariro National Park values.*
- b *To avoid localised effects of building projects beyond the building envelope.*

Policies

- 1 *Whenever possible, integration of compatible facilities and/or uses under one roof will be required.*
- 2 *Building development will be concentrated at a minimum number of ski area servicing points.*
- 3 *Buildings will be designed and sited to harmonise with other buildings and with the natural contour of the site.*

- 4 *Buildings should not be sited in locations where their profiles would be prominent on the skyline when viewed from a distance. Applications to undertake infrastructure development on ridge-lines should be declined.*
- 5 *Any building development will provide for car parking (where required) within the project design. This infrastructure will be completed with the building project.*

Comment:

All existing buildings in the Ski Area are of recessive colours in order to minimise landscape effects and ecological assessments and initiatives are undertaken with each project. Accordingly, the lease and licence is consistent with the objectives of 5.2.5. Car parking within any future upgrade beyond the base area as indicated in policy 5, is not appropriate for obvious reasons and would conflict with other policies of the TNPMP such as 5.2.11. Accordingly parking outside of the base area is not proposed.

5.2.6 Ski Area Licences

Ruapehu Alpine Lifts Ltd holds all licences relating to Whakapapa and Turoa ski areas. The department believes that a ski area operated and managed by one concessionaire has benefits through a co-ordinated approach to public safety, the development of facilities and ultimately the quality of the skier experience. A unified approach to ski area management enables the department and the concessionaire to work effectively together in the best interests of the park and the public. Whakapapa and Turoa ski areas will continue to operate on individual licenses under the coordinated management of Ruapehu Alpine Lifts Ltd.

Objectives

- a *To protect the values of Tongariro National Park through co-ordinated, efficient licence management for ski areas.*

Comment:

This is no longer relevant. Tūroa is operated and managed by Pure Tūroa Limited. WHL has gone through a thorough process to reach to this point where it is identified as a suitable entity to apply to hold a lease and licence for Whakapapa ski field.

- b *To facilitate high quality skier experience in line with the objectives of the respective licensees.*

Comment:

WHL will provide for high quality skier experiences.

Policies

1. *Terms of the ski area licences will be subject to the objectives and policies of this plan.*
2. *Licence areas will remain consistent with the ski area boundaries defined by this plan.*
3. *The efficiencies of single concessionaire regimes will be maximised.*

Comment:

The proposed lease and licence is consistent with policy 2 above as no changes are sought to the Ski Area boundaries. Policy 3 is no longer relevant. Lease and licence conditions subject to the TNPMP are anticipated.

5.2.7 Cafeterias and Day Shelter*Objective*

a To ensure that sheltered public space is available for skiers and other Tongariro National Park visitors at the base areas.

Policies

1 Provision of adequate public shelter and cafeteria facilities is required through indicative development plans and base area strategies.

Comment:

Public shelter is available at the base area in accordance with objective (a) above.

5.2.8 Water Uses and Snowmaking*Objective*

a To protect water within Tongariro National Park, as far as possible, in its natural state.

Policies

- 1 Where possible, water within the general catchment in which it is to be used will be made available for ski area activities. Contamination of this water should not occur unless it is subsequently discharged through a consented and monitored scheme which can ensure discharge of same-state water.*
- 2 Where water is taken from one catchment and discharged to a different catchment, the department will ensure iwi are fully consulted prior to any decision on an application. For the purposes of determining catchment of origin, the department will adopt the broad catchment descriptions utilised by Horizons Regional Council and Environment Waikato.*
- 3 The use of stream and spring sources of water within ski areas will be considered providing there are no permanent effects on natural ecosystems and the impacts are closely monitored over time.*
- 4 Utilisation of low water consumption technology will be required in public toilets, cafeterias, and other public facilities.*
- 5 Water takes for snowmaking and water storage will not be provided for outside amenities areas except where no other practical option exists. An assessment by suitably-qualified independent specialists, peer reviewed at the department's discretion, will be required as part of any application.*
- 6 Where water storage is required for consumptive uses other than snowmaking, water will be stored underground, within the footprint of existing infrastructure or within approved infrastructure to be constructed.*
- 8 Any applications for snowmaking operations will require consultation with adjacent club licence holders.*
- 9 Approvals for snowmaking operations should require that all reasonable efforts be made to minimise noise.*

Comment

WHL will operate snow making and water takes in accordance with a resource consent from Horizons Regional Council and Works Approval from the Department. Water conserving fixtures are utilised within the buildings in accordance with policy 4. The existing water reservoirs are located within the amenities area in accordance with policy 5, and new reservoirs are not proposed.

5.2.9 Snow Fencing and Grooming*Objectives*

- a. *To maximise visitor enjoyment of the ski areas through snow fencing and grooming.*
- b. *To approve snow management techniques which reduce or eliminate the need for rock grooming.*

Policies

- 1 *Snow grooming will not disturb ground surface and vegetated environments.*
- 2 *Where hazards no longer exist, all snow fences will be dismantled and stored out of sight in an appropriate storage facility.*

Comment:

Snow fencing and grooming is undertaken in accordance with existing approvals from the Department and the objectives and policies of 5.2.9.

5.2.10 Slope Modification and Rock Grooming*Objectives*

- a *To meet the needs of skiers through the provision of safe ski runs in identified areas.*
- b *To minimise rock grooming to that which is essential for the operation of the ski areas.*

Policies

- 1 *Rock grooming will be allowed only for significant safety reasons or where, under average snow conditions, appropriate management advantages can be demonstrated.*
- 2 *Rock grooming and slope modification may only be undertaken in line with an indicative development plan agreed with the concessionaire.*
- 3 *In processing applications for rock grooming and slope modification the department will consider whether:*
 - the obstruction is in an intensively used beginners' area;*
 - the obstruction is in a restricted and congested area of a main ski run (particularly if this limits capacity of that run as a whole);*
 - the obstruction is on a main trail identified and approved in the concessionaire's indicative development plan;*
 - the obstruction is on approved surface lift lines;*
 - the obstruction is within an area of loose surface material where blasting is not required;*
 - there would be little or no vegetation modification; and*
 - proposed techniques would not cause any environmental impacts beyond the area of modification.*
- 4 *Any slope modification or rock grooming application over 100 cubic metres will require an environmental impact assessment in line with section 5.2.4 Landscape Planning.*

Comment:

Ski runs are constantly monitored and reassessed and records of accidents kept and reviewed. Rock grooming is kept to an absolute minimum in accordance with objective (b).

5.2.11 Vehicular Access Onto Ski Areas*Objective*

a To confine the use and effects of over-snow and off-road vehicles to ski areas and to core ski area management purposes.

Policies

1 Concessionaires' use of over-snow vehicles will be restricted to within the ski area boundaries, in line with the Tongariro/Taupō Conservation Management Strategy.

2 Movement of concessionaires' vehicles over the ski area in summer will be limited to approved routes and will only be permitted on an individual controlled basis, in line with the CMS.

3 The department may require ski area concessionaires to undertake noise assessments and monitoring with a view to modifying use should this matter be identified as a concern.

4. The department will consider applications to undertake limited over-snow passenger transport service by licensed ski field operators:

a) at Tukino within the current ski area boundaries; and

b) at Tūroa and Whakapapa within the current ski area boundaries where services will be limited to transport to and from club lodges, ski area buildings and during organised events.

5. Approved concessionaires will be required to avoid effects relating to noise levels, hours and location of operation and type of vehicle.

Comment:

The existing access and practices are consistent with 5.2.11 objectives and policies.

5.2.12 Ski-Lift Construction and Maintenance*Objective*

a To undertake lift construction and maintenance in a way that minimises adverse impacts on natural resources, historical and cultural heritage, and park visitors.

Policies

1 Concessionaires will adhere to all statutory requirements, to the Tongariro National Park Bylaws 1981 and to the Approved Code of Practice for Passenger Ropeways in New Zealand in the construction and maintenance of all ski-lifts and tows in their licence areas.

2 When components or structures are dismantled for maintenance, that maintenance should be undertaken inside a lift maintenance facility or outside the park, where at all practical.

3 No sandblasting, spray-painting or use of contaminants should be undertaken in a way which enables those elements to enter the general environment.

Comment:

WHL will adhere to their legal obligations in relation to the lifts in accordance with policy 1. Maintenance will be undertaken outside of the park where practical in accordance with policy 2. A condition of the lease and licence consistent with policy 3 is acceptable to WHL.

5.2.13 Public Safety*Objectives*

a To take all reasonable precautions to provide for the safety of ski area visitors.

b To promote safe and responsible attitudes to use of ski areas through educational and interpretive means.

Policies

1 Each concessionaire will be required to prepare, and annually review prior to each season, a ski area safety plan for approval by the department. This plan will cover lift-serviced terrain promoted by the concessionaire. It will be received by the department prior to the beginning of the ski season to allow peer review and assessment.

2 Ski area concessionaires will be required to have regular independent audits of ski area safety plans.

3 Close liaison will be maintained with all organisations, both public and voluntary, which have active involvement in visitor safety.

4 Every effort will be made to assist and co-operate with search and rescue authorities and other authorities having responsibilities for public safety and health.

5 The department will maintain the Eruption Detection System to provide an early warning volcanic hazard programme for Mount Ruapehu. Ski area concessionaires will contribute to the cost of this system on an agreed basis.

6 Concessionaires will provide emergency public shelter in appropriate locations on the ski areas. Club lodges at Tukino and Whakapapa will be available for emergency accommodation.

7 All ski area facilities will meet appropriate public health standards.

Comment:

Visitor and employee safety is of paramount importance to WHL and all reasonable safety precautions will be taken. Safe and responsible attitudes will be promoted to visitors with signage and communicated through the Whakapapa website. Training for staff in safety procedures and emergency responses is also undertaken. Operations will be undertaken in accordance with all the requirements of section 5.2.13 above.

5.2.14 Public Access to the Ski Areas*Objective*

a To maintain public access to those parts of Tongariro National Park that are ski areas.

Policy

1 Freedom of public access to the ski areas will be maintained unless restrictions are necessary to ensure the safety and protection of the public and/or for management of road congestion. The department will seek bylaws to achieve certainty in this matter within one year of this plan becoming operative.

Comment:

Freedom of public access to the Ski Area will be maintained in accordance with section 5.2.14 of the TNPMP.

5.2.15 Summer Use*Objectives*

a To ensure that ski areas are used for their primary purpose, which is winterbased snow activities.

b To allow summer activities which utilise winter infrastructure without additional requirements.

Comment:

The lease and licence is consistent with 5.2.15 objectives as it provides for the primacy of the winter-based activities. The Sky Waka and Knoll Ridge Chalet will operate during the summer which utilises existing winter infrastructure.

The above objectives and policies are the most relevant to the Ski Area as they are specific to the Ski Areas. The TNPMP includes other objectives and policies which can also be considered relevant.

2.4 Park Values

The Park Values of section 2.4 are:

2.4.1 World Heritage

2.4.2 Cultural Heritage

2.4.3 Park Heritage

2.4.4 Physical Environment

2.4.5 Scenic and Landscape Values

2.4.6 Flora and Fauna

2.4.7 Recreation Use

2.4.8 Economic Significance

Comment:

The World Heritage value is addressed further in this report. Cultural Heritage will be considered through Iwi consultation. The Ski Area is reliant on the Physical Environment for elevation, climate and landform suitable for snow sports. A landscape assessment is provided by LA4. Likewise an ecologist's assessment is prepared by Nick Singers, and assesses the effects on flora and fauna. Recreation Use is supported by the Ski Area and the Economic Significance is immense for the region. The Ski Area is consistent with the Park Values and is even specifically provided for within other sections of the TNPMP.

Key Management Philosophies

1 To protect Tongariro National Park in its natural state in perpetuity

This principle is drawn down from the National Parks Act 1980 and is at the heart of national park planning globally. Tongariro National Park is a place of national and international significance. Its outstanding natural and cultural values must be protected even though protection may at times be in conflict with other community aspirations.

2 To manage Tongariro National Park consistent with conservation legislation and General Policy

The management of Tongariro National Park must be consistent with its overarching legislation, the National Parks Act 1980, and, where relevant, the Conservation Act 1987 and legislation identified in its schedules and the General Policy for National Parks 2005. A large number of ad hoc relevant strategies and guidelines are taken into account during the development of this plan and in day-to-day management of the park.

3 To protect the taonga - the peaks of Tongariro National Park

The mountain peaks are a taonga, a gift to the people of New Zealand from the Tūwharetoa people. They must be managed in a way which acknowledges and respects their mana and mauri. World Heritage status recognises the park's cultural heritage: co-operative conservation management must protect them. That early gift by the people of Tūwharetoa reinforces a sentiment felt by many New Zealanders towards their protected places and in particular the peaks and landscape of Tongariro National Park, which are so much a part of New Zealanders' lives.

4 To ensure World Heritage obligations are met and given effect to

Tongariro National Park was among the first sites in the world to receive World Heritage status for both its natural and cultural heritage. With this international recognition comes an obligation to protect those values in the face of global scrutiny. The New Zealand Government is committed to maintaining those core values.

5 To give effect to the principles of the Treaty of Waitangi

The Crown has a statutory requirement to give effect to the principles of the Treaty of Waitangi in its management of public conservation lands. Through a process in the 1990s these principles were established for Tongariro/Taupō Conservancy. They apply particularly to Tongariro National Park and must be given force through this plan. The implementation of He Kaupapa Rangatira, a framework and protocol for giving practical expression to the partnership with iwi, will ensure tāngata whenua have an evolving and ongoing role in the management of the park. There is a strong synergy between the Treaty principles and the broader conservation philosophies applied to park management.

6 To provide for co-operative conservation management

The Department of Conservation cannot manage public conservation lands without a relationship with tāngata whenua. The relationship between the Crown and iwi will be exercised within the park through co-operative conservation management. The implementation of He Kaupapa Rangatira, a framework and protocol for giving practical expression to the partnership with iwi, will ensure that iwi and hapū have an evolving and ongoing role in the management of the park. Be it in decision-making processes for use of cultural materials, the reintroduction of previously-present bird species, the consideration of concessions which may impact on cultural values or the development of further park guidelines or strategies, iwi will be involved.

7 To provide for public enjoyment of natural and cultural heritage

This principle, also at the heart of the National Parks Act 1980, is demonstrated through the management of an extensive visitor infrastructure which caters for a range of experiences consistent with the park environment.

The department is frequently reminded by the visitor community of the importance of protecting the park's natural values so they may be enjoyed for all time. Historically some of those values have been traded off, particularly at sites where visitors spend a short period of time, in order to provide a park experience for those unable to enjoy more remote locations. Managing the associated tension is a significant challenge facing park managers who have at heart the notion that the New Zealand outdoor cultural heritage should be recognised and, consistent with good conservation practice, be made available so that New Zealanders may experience these magical places.

8 To protect the ancestral, historical, archaeological and cultural landscape of Tongariro National Park

The cultural heritage of the park cannot be divorced from its natural values. The relationship between Māori and the land is spiritual and physical. Historical and cultural heritage within the park is primarily associated with Māori cultural values and usage, the establishment of the park during the late 19th century, the use of the park for tramping, hunting and skiing, railway related activities, and the early timber-milling industry. Historic features include archaeological sites, tracks, roads, buildings, bridges, and memorials. The protection of these sites is provided for in legislation.

9 To reflect the values of the park partners in management

Tongariro National Park is managed by the Department of Conservation for the people of New Zealand. At the core of park management is the interaction between communities of interest and the environment. Many of the park's partners, non-Government organisations, research institutions, and universities, along with groups set up specifically to protect the park, play an ongoing role in its management. The partnership with Māori is specifically reflected in principles 5 and 6. The contribution of many hundreds of people and tens of thousands of hours of volunteer time per annum reflects a deep affinity for this special place.

10 To minimise infrastructure to that essential to provide for visitors' benefit, use and enjoyment of the park

The park is managed for its natural and cultural values. In order to maximise benefits to the park visitor a level of infrastructure is provided, allowing for a range of experiences. From the intensity of ski areas with their associated buildings, lifts, car parks, and crowds to the natural quiet and simplicity of remote areas like Hauhungatahi, a range of infrastructure meets visitor needs. It has become clear, however, that a point is reached where the park experience is compromised by infrastructure. Infrastructure must be maintained at present levels and in places it must be reduced and disturbed sites restored. Management to ensure the ongoing protection of essential park values is paramount.

11 To honour existing legal agreements

All existing legal agreements will be honoured in the management of Tongariro National Park. These include concessions for ski areas, club and commercial accommodation, transport, scientific research, monitoring sites, and a range of recreation and use activities. No change can be contemplated to these existing agreements except where conditions within the agreements permit or by the mutual consent of the parties. All parties to these agreements are either bound or affected by this plan.

Comment:

The TNPMP was prepared subsequent to the National Parks Act 1980, General Policy for National Parks and Conservation Management Strategy and therefore should be consistent with the relevant provisions of those instruments. The operation of the Whakapapa Ski Field accords with Key Management Philosophy (KMP) 3. KMP 4, 5, 7 and 8 will be further addressed through Iwi consultation. The existing infrastructure is the minimum of what is required for operating the Ski Area to the expected standard. The landscape and visual effects due to the extent of infrastructure has been considered in the report from LA4 and found to be acceptable. Accordingly, the licence is consistent with KMP10. The legal obligations of the licence will be upheld by WHL in accordance with KMP11.

General Objectives and Policies:

The General Objectives and Policies cover a broad spectrum of matters, which are considered specifically in the Ski Area section of the TNPMP.

4.4.2.6 Aircraft*Objectives*

a To minimise the adverse effects of aircraft on Tongariro National Park users.

b To minimise the adverse effects of aircraft on natural resources, historical and cultural heritage, and national park values.

c To minimise the effects of aircraft used for legitimate park management purposes.

Comment:

Aircraft can be useful or necessary in on-mountain construction by avoiding the need for new vehicle tracks, accessing difficult terrain and shortening the construction time period to allow completion prior to the next ski season. This will be assessed in detail at the time of Works Approval applications and conditions imposed which align with the relevant above policies and objectives.

Overall, the proposed lease and licence is provided for in the TNPMP and the TNPMP specifically recognises the benefits of Whakapapa Ski Area. Accordingly, I consider the proposal is supported by the objectives and policies of the TNPMP.

3. TONGARIRO/TAUPŌ CONSERVATION MANAGEMENT STRATEGY 2002-2012

The Tongariro/Taupō Conservation Management Strategy (CMS) provides a broad level strategy for across the entire conservancy.

Key Principles

Principle 1

Protection and Enhancement of the Natural Environment within the Conservancy

Highest priority will be given to retaining and restoring natural biodiversity and protecting threatened indigenous natural resources within the conservancy.

The protection of threatened resources will be based principally on the maintenance of viable ecosystems and habitats on which they depend. A diverse range of natural ecosystems provides greater opportunity for species, communities and processes to survive. Concern for diversity includes geological landforms, soil, landscape and other natural features in addition to the more traditional concern for plant and animal species. The department will also protect diversity in terrestrial and freshwater ecosystems.

Protecting ecosystems from the threats of fire, animal and plant pests will remain high priorities.

Through the decades towards the year 2050 the department will:

- ◆ *Reintroduce native species which have disappeared from the region;*
- ◆ *Successfully manage presently threatened species and their habitats so that they are no longer in danger;*
- ◆ *Restore critical self-sustaining processes to high priority ecosystems, terrestrial or aquatic;*
- ◆ *Eliminate or control the major plant pests currently known from public conservation land;*
- ◆ *Have strategies to eliminate or control currently unknown plant pest threats as they occur;*
- ◆ *Manage significant predator and competitor populations to remove risk to threatened species;*
- ◆ *Manage the rainbow trout fishery consistent with legislative requirements;*
- ◆ *Ensure that monitoring and research supports managers in decision making;*
- ◆ *Remove from public conservation land past developments which no longer fulfil their original function, have no conservation function or are a threat to indigenous natural values;*
- ◆ *Give greater protection to the region's wild and scenic rivers, lakes and other natural water bodies, to maintain their intrinsic values, natural water quality, flows and aquatic ecosystems.*

Comment:

The ecological value of the Ski Area is considered in detail in each proposal for a Works Approval. Methods have been developed and implemented for the control and rehabilitation of construction sites. The area is relatively free of weed species and machinery is steam cleaned prior to arriving on site in order to avoid the introduction of weeds to the locality. Day to day operations are responsive to ecological values as directed by DOC.

Principle 2**Protection of Historic Resources where they are Managed by the Department**

The historic resources to receive highest protection priority are those with unique cultural or scientific value and high representative status.

Through the decades towards the year 2050 the department will:

- ◆ *Identify and conserve the key historic resources on public conservation land and, for other land, encourage the identification and protection of key historic resources by co-operating with others including tangata whenua, district councils and the Historic Places Trust.*

Comment:

The Tuku Area is of cultural significance and is within the Ski Area. The old stone workshop is listed as a Heritage Building. WHL does not wish to assume ownership of this building and advocates that ownership should transfer to DOC or to the Tongariro Natural History Society.

Principle 3**Development of an Effective Conservation Partnership with Tangata Whenua**

Section 4 of the Conservation Act 1987 states that:

"...the Act shall so be interpreted and administered as to give effect to the principles of the Treaty of Waitangi..."

The department's role is to manage this land on behalf of all people but with particular recognition of the Crown's principle of partnership with tangata whenua (section 3.7).

Through the decades towards the year 2050 the department will:

- ◆ *Actively give effect to the principles of the Treaty of Waitangi;*
- ◆ *Fully express and maintain an effective relationship with iwi;*
- ◆ *Recognise and provide for the mana and spiritual value of the tops of the volcanoes of Tongariro National Park maintaining their pristine nature;*
- ◆ *Assist in the resolution of any outstanding Treaty of Waitangi issues within the region relating to public conservation land;*
- ◆ *Operate protocols to facilitate the relationship between the Crown and iwi on conservation management issues focused on conservation outcomes;*
- ◆ *Provide for an expression of iwi values in the management of conservation resources.*

Comment:

Principle 3 relates to the relationship between DOC and Iwi. The peaks of the volcanoes are recognised in principle 3. WHL also wish to foster a close partnership with Tāngata Whenua.

Principle 4**Fostering Recreation Use of Public Conservation Land**

The conservancy is comparatively small in area but its land, lakes and rivers provide for the full range of recreation opportunities, from urban to the remote end of the spectrum. The opportunities available on public conservation land attract almost 3.5 million visitors per annum. The department is the largest tourism facilities operator within the region with a network of tourism infrastructure which assists in the provision of information to the public and the advocacy of conservation or enhanced public access for enjoyment of natural resources. At sites such as Huka Falls, with 900,000 visitors per annum and Whakapapa village with 1,000,000 visitors per annum, the department manages multi-million dollar infrastructure investments and interacts with visitors from throughout the world on a daily basis. There is intense visitor pressure on public conservation land at a number of key sites within the conservancy. The public have a right of access to this land and its use and enjoyment engender support for conservation. But it is important not to allow degradation of the visitor experience through overuse or threats to natural or historic values. Natural quiet – that is an environmental state around which external influences (for example infrastructure, noise or significant visitor numbers) are minimised in order to provide for a visitor experience which is unencumbered by outside influences – must be considered. Degradation of natural and historic resources beyond the current limits is the department's principal concern. Providing experiences without exceeding social or physical carrying capacities is a high management priority.

Commercial recreation concession holders can enhance the experience of visitors. Concessions (other than those involving development of overnight accommodation infrastructure or significant adverse effects on the environment) which assist in the protection of natural or historic resources, do not cause significant conflicts with other visitors to an area and contribute to the conservancy's recreational opportunities are seen as an appropriate use of public conservation land.

The pressure from concessionaires to develop sites with infrastructure is strong. Except in terms of existing legal agreements further construction of infrastructure to increase bednights on public conservation land will not be permitted. To do so would encourage the further loss of conservation values. The department will continue to maintain and upgrade its existing conservancy-wide hut network to provide for backcountry visitor use. This will not provide for an increase in bed numbers beyond existing levels at specific sites. Where co-location by recreation concessionaires is appropriate the department will initiate this.

Through the decades towards the year 2050 the department will:

- ◆ *Maintain the right of free access on public conservation land while continuing to protect natural and historic values;*
- ◆ *Through a good working relationship with visitors, including concessionaires and the wider tourism industry, establish limits to growth of recreational developments of the type that require substantial infrastructures;*
- ◆ *Manage use of public conservation land to minimise adverse impacts;*
- ◆ *Move non-essential visitor facilities from public conservation land wherever possible, i.e., facilities which do not provide for recreation opportunities consistent with the protection of natural areas, facilities which create unacceptable environmental, social, physical and visual impacts and those which contribute to an oversupply of facilities for a particular recreation opportunity in terms of the conservancy's recreation opportunity spectrum;*

- ◆ *By 2010 - investigate the need for a walking track around Lake Taupo and, if consistent with the criteria for supply of recreation facilities, implement development of this track in conjunction with other agencies, organisations and landowners.*

Comment:

Principle 4 seeks to limit visitor numbers to carrying capacity. The TNPMP identifies the comfortable carrying capacity at 6,500 skiers per day. The WHL planning for the next 10 years has a design capacity of 5,500 skiers per day. The Ski Area operation does not cause significant conflict with other visitors and provides important all year round access and recreational facilities for visitors. WHL will not have overnight accommodation within the Ski Area (some accommodation is located outside of the Ski Area in Whakapapa Village) nor wishes to establish it. There are only two commercial Ski Areas in the North Island which provide different terrain with different weather patterns and choice for visitors hence there is not an oversupply.

Principle 5

Limiting Non-recreation Commercial Use of Public Conservation Land

Principle 6

Enhancing Advocacy Outcomes and Community Relations

3.8.1 Recreation Concessions

Recreation and tourism concessions can assist the department to offer a wider range of opportunities for outdoor recreation through the provision of facilities and services. These recreation opportunities will be complementary to those provided directly by the department.

Recreation concessions are managed under the Conservation Act 1987. The department has produced standard operating procedures for concessions which cover recreation and tourism concessions granted under the National Parks, Reserves and Conservation acts. These deal with planning for and classification of concessions, requirements for concession applications and conditions in concession agreements.

The existing management plans for Tongariro National Park and Kaimanawa Forest Park include concessions policies. These plans reflect the impact of existing recreation concessions and the need to protect the special values of these areas.

High investment intensive commercial activity is focused at Whakapapa village and ski area and Turoa ski area in Tongariro National Park. Elsewhere commercial activities tend to be small scale, low impact, sometimes infrequent and spread over wide areas.

Objective

- ◆ *To foster visitor enjoyment of land managed by the department through authorising commercial recreation and tourism activities which are compatible with the natural and historic values of any area and which do not reduce the enjoyment of these values by other visitors.*

Implementation

- (a) *The department will assess and process applications for recreation concessions on public conservation land in accordance with the Conservation Act 1987 and standard operating procedures in place at the time.*
- (b) *The department will consider any application for commercial recreation use of public conservation land in Kaimanawa Forest Park or Tongariro National Park in accordance with the policies set out in the respective management plans for those areas.*
- (c) *Recreation and tourism concessions must conform with all other objectives and implementation provisions of this document.*
- (d) *The department will not authorise the development of new or further concessionaire overnight accommodation infrastructure unless permitted in terms of existing lease agreements at the time this strategy becomes operative or unless significant conservation benefits will be had.*
- (e) *The department will not grant any further concessions over an area if it is considered that an increase in use will adversely affect natural or historic resources or cause adverse and irresolvable conflict with other visitors to that area.*
- (f) *Public consultation and Tongariro/Taupo Conservation Board input will be sought for all advertised applications.*
- (g) *The department will establish processes with iwi for their involvement in concession applications through He Kaupapa Rangatira.*
- (h) *The department will closely monitor the impacts of existing commercial recreation operators on public conservation land to ensure that conditions of operations are adhered to. Monitoring will include ongoing assessment of the cumulative effects of concessions.*
- (i) *The department will work closely with local tourism organisations to assess visitor demand. If deemed to be appropriate and of benefit to conservation the department may advertise for interest in operating a particular type of commercial recreation activity on public conservation land.*
- (j) *Concessionaires and their clients may share facilities such as huts and camping grounds on a 'first-come, first-served basis' with other visitors (unless otherwise determined by the department) but will not be given exclusive use of any public facility.*
- (k) *Concessionaires must take primary responsibility for the safety of their clients and will comply with all relevant legislation.*
- (l) *The department will maintain close liaison with concessionaires.*
- (m) *The department will investigate all reports of unauthorised commercial activities on public conservation land and where necessary take action to remove the activity and to prosecute for any offence.*

Comment:

Principles 5 and 6 are not considered directly relevant to the application. The Ski Area is a recreation commercial use and Principle 5 seeks to limit non-recreation commercial use – hence it is not relevant. Principle 6 is concerned with the level of advocacy the Department of Conservation undertakes.

The proposed lease and licence accords with the objective for recreation concessions. WHL will provide a range of services that complement the recreational opportunities offered by DOC (e.g. hiking). The Ski Area provides for visitor enjoyment of the National Park. WHL will implement methods of ensuring that their operations are sensitive to the natural and historical values of the mountain in accordance with objective 1 above. Overnight accommodation is not sought (implementation point d above). This proposal does not represent an increase in use (implementation point e). WHL

will have a comprehensive Safety Policy and does not place responsibility for safety on DOC (implementation point k). WHL will foster a close working relationship with DOC at an operational level (l). Accordingly, the proposed lease and licence is consistent with the above objective and implementation methods of the CMS.

Section 4.1.2 He Kaupapa Rangatira

Principles of the Treaty of Waitangi and Objective 1 Kāwanatanga (Article I of the Treaty)

The authority to make laws for the good order and security of the country.

Objective:

a To manage the Tongariro/Taupo Conservancy in accordance with the Conservation Act 1987 and the acts listed in the First Schedule to the Conservation Act 1987 and to interpret and administer these acts so as to give effect to the principles of the Treaty of Waitangi.

Comment:

WHL have engaged with Iwi and this engagement will be ongoing. WHL will work with Iwi and DOC to ensure there is effect given to the principles of the Treaty of Waitangi.

2. Tino Rangatiratanga (Article II of the Treaty, Māori version)

The right of Māori to exercise traditional authority and control over their land, resources, and taonga.

Objectives:

a To recognise and actively promote the exercise by Iwi of tino rangatiratanga over their land and resources, and taonga of significance to them.

b To identify with Iwi opportunities for them to exercise an effective degree of control over traditional resources and taonga that are administered by the department, where this is not inconsistent with legislation. Note: "An effective degree of control" may vary from full authority at one end of the spectrum to a right to be consulted at the other end.

Comment:

It is understood that DOC involve Tāngata Whenua in decision making regarding Ski Area proposals from consultation through the application processing and liaison with regards to draft conditions for Works Approvals to training and involvement of Tāngata Whenua for monitoring of site works conditions.

3. Exclusive and Undisturbed Possession (Article II of the Treaty, English version)

The right of Māori to exclusive and undisturbed possession of their land, forests, estates and fisheries.

Objective:

- a To recognise, particularly when the department is exercising its advocacy function, the right of Māori to exclusive and undisturbed possession of land in Māori title and resources and other taonga of significance to Iwi.*

Comment:

The decision maker for this application is the Minister of Conservation or their delegate. The mountains are a taonga to Tāngata Whenua. Currently the land is National Park but is subject of a Treaty claim.

4. Ōritetanga (Article III of the Treaty, both versions)

The right of Māori and non-Māori alike to equality of treatment and the privileges and responsibilities of citizenship.

Objective

- a To ensure that tāngata whenua as individual citizens and taxpayers receive fair and equal access to the resources of the conservancy and the benefits offered by the department to the general public.*

Comment:

It is expected that the application will be publicly notified allowing individuals to submit. The Ski Area is open to the general public.

5. Kaitiakitanga

The right of Māori to undertake their duty of guardianship/custodianship/ stewardship of their land and resources, and taonga of significance to them.

Objectives

- a To recognise and actively promote the exercise of kaitiakitanga by Iwi in respect of their land, including resources and taonga of significance to them and under the control of the department.*
- b To facilitate the exercise of kaitiakitanga by Iwi in respect of traditional resources and taonga of significance to them where these are administered by the department.*

Comment:

The mountains are a significant taonga to Tāngata Whenua. WHL seeks to have continued engagement with Tāngata Whenua throughout the term of any lease and licence that is granted.

6. Whakawhanaungatanga

The Treaty provides for a partnership between Māori and the Crown, which requires the parties to afford each other reasonable co-operation and utmost good faith, in accordance with their Treaty obligations.

Objectives

- a To identify with Iwi the means to provide opportunities for partnership and participation in conservation management, particularly in respect of traditional land, resources and taonga administered by the department.*
- b To develop an active relationship of co-operation, utmost good faith and mutual respect between the department and Iwi and to reflect the importance and quality of that relationship in the culture of the department and all of its operations.*

9. Whakatika i te Mea He

The duty of the Crown to remedy past breaches of the Treaty and to prevent further breaches.

Objectives

- a To avoid any action which might frustrate or prevent redress of Treaty claims.*
- b To assist the Government actively in the resolution of Treaty claims where these relate to Tongariro/Taupo Conservancy.*
- c To address any grievances which tāngata whenua might bring to the attention of the department, formally or informally, in respect of any act or omission of the department in the administration of the park.*

Comment:

The proposed lease and licence will not frustrate the Treaty claim process or an increased partnership between Tāngata Whenua and DOC. WHL anticipates that any future changes to Park ownership and governance changes can be accommodated in the lease and licence.

4. TONGARIRO WHANGANUI TARANAKI CONSERVATION MANAGEMENT STRATEGY

This document is not yet available and therefore has not been considered here.

5. GENERAL POLICY FOR NATIONAL PARKS 2005

The General Policy for National Parks 2005 provides guidance and direction for the preparation of National Park Management Plans such as the TNPMP. As such, a proposal that is consistent with the relevant National Park Management Plan should therefore be consistent with the General Policy for National Parks.

Policies	
8.1	Planning and Management in General
8.1(b)	<i>Opportunities for the benefit, use and enjoyment of each national park will be provided. Where they are provided they should be consistent with the outcomes planned for places.</i>
8.1(c)	<i>Planning and management for recreation and other opportunities for the benefit, use and enjoyment of each national park should:</i>
i)	<i>Preserve national park values, including natural quiet, as far as possible;</i>
ii)	<i>Minimise adverse effects, including cumulative effects, on national park values;</i>
iii)	<i>Provide for a range of experiences to enable people with different capabilities, skills and interests to have the opportunity to benefit, use, enjoy and gain inspiration from national parks; and</i>
iv)	<i>Maintain the distinctive character of recreation in New Zealand national parks, including the traditional New Zealand backcountry experience with its ethos of self-reliance.</i>
8.1(e)	<i>Recreational opportunities, should be managed using a variety of tools to support the outcomes planned for places, including, but not limited to, zoning and limitations on the number of people or activities, including concessionaires.</i>

Comment:

The proposal is consistent with the above policies. It provides for the use and enjoyment of the Park and the Ski Area is included in the TNPMP and zoned for this purpose. Whakapapa Ski Area provides access to the mountain for a variety of people with differing physical capabilities.

10.4	Skifield facilities
10.4(a)	<i>A National Park Management Plan will identify the conditions under which applications for the establishment, modification or extension of any ski field and its associated facilities may be considered.</i>

Comment:

A new ski field, modification or extension to the boundaries is not sought.

10.5	Aerial cableways
10.5(a)	<i>The erection and operation of aerial cableways should be confined to defined amenities areas and existing ski fields except where required as part of the core track network maintained by the Department or for necessary natural hazards monitoring.</i>

Comment:

No new aerial cableways are proposed.

Overall the proposal is consistent with the General Policy for National Parks 2005.

6. NATIONAL PARKS ACT 1980

49. Concessions

- (1) *The Minister may, in accordance with Part 3B of the Conservation Act 1987, grant a concession in respect of any park; and the said Part 3B shall apply as if references in that Part to a conservation area were references to a park and with any other necessary modifications.*
- (2) *Before granting any concession over a park, the Minister shall satisfy himself or herself that a concession:*
- (a) *Can be granted without permanently affecting the rights of the public in respect of the park; and*
 - (b) *Is not inconsistent with section 4.*

Comment:

Section 4 of the National Parks Act 1980 (**NPA**) is that Parks are to be maintained in natural state, and the public are to have right of entry. Within Part One of the NPA are the Principles to be applied in National Parks (Sections 4-5A).

Section 4. Parks to be maintained in natural state and public to have right of entry

- (1) *It is hereby declared that the provisions of this Act shall have effect for the purpose of preserving in perpetuity as national parks, for their intrinsic worth and for the benefit, use, and enjoyment of the public, areas of New Zealand that contain scenery of such distinctive quality, ecological systems, or natural features so beautiful, unique, or scientifically important that their preservation is in the national interest.*
- (2) *It is hereby further declared that, having regard to the general purposes specified in subsection (1), national parks shall be so administered and maintained under the provisions of this Act that:*
- (a) *They shall be preserved as far as possible in their natural state;*
 - (b) *Except where the Authority otherwise determines, the native plants and animals of the parks shall as far as possible be preserved and the introduced plants and animals shall as far as possible be exterminated;*
 - (c) *Sites and objects of archaeological and historical interest shall as far as possible be preserved;*

- (d) *Their value as soil, water, and forest conservation areas shall be maintained;*
- (e) *Subject to the provisions of this Act and to the imposition of such conditions and restrictions as may be necessary for the preservation of the native plants and animals or for the welfare in general of the parks, the public shall have freedom of entry and access to the parks, so that they may receive in full measure the inspiration, enjoyment, recreation and other benefits that may be derived from mountains, forests, sounds, seacoasts, lakes, rivers and other natural features.*

Comment:

The TNPM identifies the area as a Ski Area and accordingly provides for the lease and licence. The public have freedom of entry to the area. The Ski Area operations are consistent with the purpose of the NPA preserving National Parks in perpetuity for their intrinsic worth and the benefit, use and enjoyment of the public. Although the Ski Area is associated with skiing it also provides an opportunity for less able-bodied persons to experience the inspiration and enjoyment that the environment provides by allowing access via Bruce Road and the Sky Waka to areas that would be otherwise inaccessible to those who are not physically capable of hiking in an alpine environment.

5. Indigenous plants and animals to be preserved

- (1) *No person shall, without the prior written consent of the Minister, cut, destroy or take, or purport to authorise any person to cut, destroy or take, any plant or part of a plant that is indigenous to New Zealand and growing in a national park.*
- (2) *No person shall, without the prior written consent of the Minister, disturb, trap, take, hunt or kill or purport to authorise any person to disturb, trap, take, hunt or kill any animal that is indigenous to New Zealand and found within a National Park.*
- (3) *The Minister shall not give his consent under subsection (1) or subsection (2) unless the act consented to is consistent with the management plan for the park.*

Comment:

During construction projects WHL may harvest plants in the area to be disturbed and replace these plants following completion of the project.

Section 49 Concessions

- (1) *The Minister may, in accordance with Part 3B of the Conservation Act 1987, grant a concession in respect of any park; and the said Part 3B shall apply as if references in that Part to a conservation area were references to a park and with any other necessary modifications.*
- (2) *Before granting any concession over a park, the Minister shall satisfy himself or herself that a concession:*
- (a) *Can be granted without permanently affecting the rights of the public in respect of the park;*
and
- (b) *Is not inconsistent with section 4.*

Comment:

The lease and licence provide for public access to the area. The licence is not contrary to Section 4 of the NPA.

Section 51A Other activities in parks

- (1) *The Minister may do, or authorise a person to do, any thing that the Minister considers appropriate for the proper and beneficial management, administration, and control of a park.*
- (2) *If there is a management plan for the park, the Minister must not do, or authorise a person to do, any thing that is inconsistent with the management plan.*
- (3) *If the Minister authorises a person to do any thing, the Minister may impose any terms and conditions the Minister considers appropriate in the circumstances, including a condition requiring the payment of fees.*

Comment:

The lease and licence sought is consistent with the TNPMP, and the TNPMP provides for the Ski Area.

7. CONSERVATION ACT 1987

Part 3B of the Conservation Act 1987 controls the processing of concession applications.

17R Applications for leases, licences, etc

- (1) *Any person may apply to the Minister for a concession to conduct an activity in a conservation area.*
- (2) *However, a person must not apply to the Minister for a concession if:*
 - (a) *The Minister has exercised a power under [section 17ZG\(2\)\(a\)](#) to initiate a process that relates to such an application for a concession; and*
 - (b) *The application would be inconsistent with the process.*

Comment:

The concession (lease and licence) application can be processed under Section 17R.

17T Process for complete application

- (1) *The Minister shall consider every complete application for a concession that is received by him or her.*
- (1A) *However, the Minister must not consider an application made in breach of section 17R(2).*
- (2) *If the Minister is satisfied that the complete application does not comply with or is inconsistent with the provisions of this Act or any relevant conservation management strategy or conservation management plan, he or she shall, within 20 working days after receipt of the application, decline the application and inform the applicant that he or she has declined the application and the reasons for declining the application.*
- (3) *Nothing in this Act or any other Act shall require the Minister to grant any concession if he or she considers that the grant of a concession is inappropriate in the circumstances of the particular application having regard to the matters set out in section 17U.*
- (4) *Before granting a lease, or a licence with a term (including all renewals) exceeding 10 years, in respect of a conservation area, the Minister must give public notice of the intention to do so.*
- (5) *Before granting a licence with a term (including all renewals) not exceeding 10 years, or a permit or easement, in respect of a conservation area, the Minister may give public notice of the intention to do so if, having regard to the effects of the licence, permit, or easement, he or she considers it appropriate to give the notice.*

- (6) Subsections (4) and (5) do not apply to the grant of a lease or licence resulting from the exercise of a right of renewal, or a right to a new lease or licence, that is contained in a lease or licence.
- (7) Section 49 applies to a public notice given under subsection (4) or (5).

Comment:

Public notification of the application is required.

17W Relationship between concessions and conservation management strategies and plans**Comment:**

The lease and licence is consistent with the TNPMP and CMS in accordance with Section 17W.

17Z Term of concession

- (1) A lease or a licence may be granted for a term (which term shall include all renewals of the lease or licence) not exceeding 30 years or where the Minister is satisfied that there are exceptional circumstances, for a term not exceeding 60 years.

Comment:

The term of lease and licence requested is 10 years. This is to enable the continued operation of the Whakapapa Ski field, and to enable time for an agreed future development plan to be developed.

8. DOC DESTINATION MANAGEMENT FRAMEWORK

The Destination Management Framework (DMF) is a set of principles and associated actions that support DOC's strategic vision for conservation and was created by DOC. DMF focuses on increasing the participation of people in recreation and in protecting our historic heritage.

The Conservation Message of the Destination Management Framework (DMF) is:
People prosper from a healthy functioning environment and all the benefits it brings – not just benefits like clean air and fresh water, but also a vast choice of recreational options and spaces. Investing in these public spaces is good for our future health and wellbeing.

The intermediate outcomes of the DMF are:

- *More people participate in recreation*
- *Our history is protected and brought to life*
- *More business opportunities delivering increased economic prosperity and conservation gain*

Key outputs of the DMF are:

- *Opportunity provision is driven by demand*
- *Destination investment is optimised to meet demand*
- *Every destination provides a quality experience*
- *Opportunities are promoted*
- *Outcomes are achieved by working with others*

Comment:

The proposal provides recreational options for winter snow sports activities and summer hiking, sightseeing and recreational activities. WHL's operations will support economic prosperity. WHL will provide a quality experience to visitors. WHL will work together with DOC and mountain clubs. The lease and licence is supported by the DOC Destination Management Framework.

9. WORLD HERITAGE STATUS

The Park is recognised by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) with World Heritage status. In 1990 the Park was acknowledged as a World Heritage Site for its natural landscape and in 1993 it became the first site in the world to receive recognition as a cultural landscape under a revised set of criteria.

World Heritage Convention

Operational Guidelines for the Implementation of the World Heritage Convention 2012

II.A Definition of World Heritage

Cultural and Natural Heritage

Cultural and natural heritage are defined in Articles 1 and 2 of the World Heritage Convention.

Article 1

For the purposes of this Convention, the following shall be considered as "cultural heritage":

- *Monuments: architectural works, works of monumental sculpture and painting, elements or structures of an archaeological nature, inscriptions, cave dwellings and combinations of features, which are of Outstanding Universal Value from the point of view of history, art or science;*
- *Groups of buildings: groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of Outstanding Universal Value from the point of view of history, art or science;*
- *Sites: works of man or the combined works of nature and of man, and areas including archaeological sites which are of Outstanding Universal Value from the historical, aesthetic, ethnological or anthropological points of view.*

Article 2

For the purposes of this Convention, the following shall be considered as "natural heritage":

- *Natural features consisting of physical and biological formations or groups of such formations, which are of Outstanding Universal Value from the aesthetic or scientific point of view; geological and physiographical formations and precisely delineated areas which constitute the habitat of threatened species of animals and plants of Outstanding Universal Value from the point of view of science or conservation;*
- *Natural sites or precisely delineated natural areas of Outstanding Universal Value from the point of view of science, conservation or natural beauty.*

ii. National Protection and International Protection of the Cultural and Natural Heritage

Article 4

Each State Party to this Convention recognizes that the duty of ensuring the identification, protection, conservation, presentation and transmission to future generations of the cultural and natural heritage

referred to in Articles 1 and 2 and situated on its territory, belongs primarily to that State. It will do all it can to this end, to the utmost of its own resources and, where appropriate, with any international assistance and co-operation, in particular, financial, artistic, scientific and technical, which it may be able to obtain.

Article 5

To ensure that effective and active measures are taken for the protection, conservation and presentation of the cultural and natural heritage situated on its territory, each State Party to this Convention shall endeavour, in so far as possible, and as appropriate for each country:

- (a) To adopt a general policy which aims to give the cultural and natural heritage a function in the life of the community and to integrate the protection of that heritage into comprehensive planning programmes;
- (b) To set up within its territories, where such services do not exist, one or more services for the protection, conservation and presentation of the cultural and natural heritage with an appropriate staff and possessing the means to discharge their functions;
- (c) To develop scientific and technical studies and research and to work out such operating methods as will make the State capable of counteracting the dangers that threaten its cultural or natural heritage;
- (d) To take the appropriate legal, scientific, technical, administrative and financial measures necessary for the identification, protection, conservation, presentation and rehabilitation of this heritage; and
- (e) To foster the establishment or development of national or regional centres for training in the protection, conservation and presentation of the cultural and natural heritage and to encourage scientific research in this field.

Article 6

1. Whilst fully respecting the sovereignty of the States on whose territory the cultural and natural heritage mentioned in Articles 1 and 2 is situated, and without prejudice to property right provided by national legislation, the States Parties to this Convention recognize that such heritage constitutes a world heritage for whose protection it is the duty of the international community as a whole to co-operate.
2. The States Parties undertake, in accordance with the provisions of this Convention, to give their help in the identification, protection, conservation and presentation of the cultural and natural heritage referred to in paragraphs 2 and 4 of Article 11 if the States on whose territory it is situated so request.

Each State Party to this Convention undertakes not to take any deliberate measures which might damage directly or indirectly the cultural and natural heritage referred to in Articles 1 and 2 situated on the territory of other States Parties to this Convention.

Article 7

For the purpose of this Convention, international protection of the world cultural and natural heritage shall be understood to mean the establishment of a system of international co-operation and assistance designed to support States Parties to the Convention in their efforts to conserve and identify that heritage.

Mixed Cultural and Natural Heritage

Properties shall be considered as "mixed cultural and natural heritage" if they satisfy a part or the whole of the definitions of both cultural and natural heritage laid out in Articles 1 and 2 of the Convention.

Cultural landscapes

Cultural landscapes are cultural properties and represent the "combined works of nature and of man" designated in Article 1 of the Convention. They are illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal

II.F Protection and management

Protection and management of World Heritage properties should ensure that their Outstanding Universal Value, including the conditions of integrity and/or authenticity at the time of inscription, are sustained or enhanced over time. A regular review of the general state of conservation of properties, and thus also their Outstanding Universal Value, shall be done within a framework of monitoring processes for World Heritage properties, as specified within the Operational Guidelines

All properties inscribed on the World Heritage List must have adequate long-term legislative, regulatory, institutional and/or traditional protection and management to ensure their safeguarding. This protection should include adequately delineated boundaries. Similarly States Parties should demonstrate adequate protection at the national, regional, municipal, and/or traditional level for the nominated property. They should append appropriate texts to the nomination with a clear explanation of the way this protection operates to protect the property.

Legislative, regulatory and contractual measures for protection

Legislative and regulatory measures at national and local levels should assure the survival of the property and its protection against development and change that might negatively impact the Outstanding Universal Value, or the integrity and/or authenticity of the property. States Parties should also assure the full and effective implementation of such measures.

Boundaries for effective protection

The delineation of boundaries is an essential requirement in the establishment of effective protection of nominated properties. Boundaries should be drawn to ensure the full expression of the Outstanding Universal Value and the integrity and/or authenticity of the property.

For properties nominated under criteria (i) to (vi), boundaries should be drawn to include all those areas and attributes which are a direct tangible expression of the Outstanding Universal Value of the property, as well as those areas which in the light of future research possibilities offer potential to contribute to and enhance such understanding.

For properties nominated under criteria (vii) to (x), boundaries should reflect the spatial requirements of habitats, species, processes or phenomena that provide the basis for their inscription on the World Heritage List. The boundaries should include sufficient areas immediately adjacent to the area of Outstanding Universal Value in order to protect the property's heritage values from direct effect of human encroachments and impacts of resource use outside of the nominated area.

The boundaries of the nominated property may coincide with one or more existing or proposed protected areas, such as national parks or nature reserves, biosphere reserves or protected historic districts. While such established areas for protection may contain several management zones, only some of those zones may satisfy criteria for inscription.

Management systems

Each nominated property should have an appropriate management plan or other documented management system which must specify how the Outstanding Universal Value of a property should be preserved, preferably through participatory means.

The purpose of a management system is to ensure the effective protection of the nominated property for present and future generations.

An effective management system depends on the type, characteristics and needs of the nominated property and its cultural and natural context. Management systems may vary according to different cultural perspectives, the resources available and other factors. They may incorporate traditional practices, existing urban or regional planning instruments, and other planning control mechanisms, both formal and informal. Impact assessments for proposed interventions are essential for all World Heritage properties.

In recognizing the diversity mentioned above, common elements of an effective management system could include:

- a) A thorough shared understanding of the property by all stakeholders;*
- b) A cycle of planning, implementation, monitoring, evaluation and feedback;*
- c) The monitoring and assessment of the impacts of trends, changes, and of proposed interventions;*
- d) The involvement of partners and stakeholders;*
- e) The allocation of necessary resources;*
- f) Capacity-building; and*
- g) An accountable, transparent description of how the management system functions.*

Effective management involves a cycle of short, medium and long-term actions to protect, conserve and present the nominated property. An integrated approach to planning and management is essential to guide the evolution of properties over time and to ensure maintenance of all aspects of their Outstanding Universal Value. This approach goes beyond the property to include any buffer zone(s), as well as the broader setting.

Sustainable use

World Heritage properties may support a variety of ongoing and proposed uses that are ecologically and culturally sustainable and which may contribute to the quality of life of communities concerned. The State Party and its partners must ensure that such sustainable use or any other change does not impact adversely on the Outstanding Universal Value of the property. For some properties, human use would not be appropriate. Legislations, policies and strategies affecting World Heritage properties should ensure the protection of the Outstanding Universal Value, support the wider conservation of natural and cultural heritage, and promote and encourage the active participation of the communities and stakeholders concerned with the property as necessary conditions to its sustainable protection, conservation, management and presentation.

Comment:

The 1990 International Union for Conservation of Nature (IUCN) report which recommended listing the national park for its outstanding natural values outlined concerns resulting from a 1987 field visit regarding:

"The extent of the ski development on Mt Ruapehu, the current plans for expansion and the impact of these developments on cultural values and 'image' of the park. This is compounded by new proposals for slope grooming and snowmaking which would have substantial impacts on scenic values and stream hydrology. It has been suggested that the ski fields of Tongariro would be very susceptible to effects of global warming which would require an upward movement of skiing activity." This IUCN report concluded that:

"In the preparation of the new management plan for the park, both these issues have been resolved in the manner that protects the natural values of the park and enhances the cultural and spiritual values associated with the Maori people. Ski field development is constrained within specific zones which have detailed plans and measures to place limits on their expansion and operation."

As stated above, the ICUN report noted concern that global warming may result in requests to extend the Ski Area upwards. WHL have considered the potential effects of global warming in their proposal. WHL will not seek an extension to the upper limits of the Ski Area and will manage the effects of global warming through snowmaking and snow management. The existing snow making systems provide a water resource and reticulation system which enables coverage on Happy Valley, Meads Wall, Rockgarden, Hut Flat, Staircase and Waterfall trails to an altitude of 1,900m asl. The water resource is from a 25,000m³ reservoir located at the bottom of Happy Valley with replenishment of water to this reservoir being from a spring located a further 1km downstream in the Waipuna Valley. Pumping stations are located at the reservoir and at Hut Flat.

The use of snow making and other snow management practices ensures a full winter snow season will continue to be available and will provide for skiing and snowboarding within the existing Ski Area boundaries even under the current worst case climate change predictions for the next 60 to 100 years.

In the 2020 Conservation Outlook Assessment for the IUCN World Heritage Outlook, Tourism / Recreation Area (ski field development) are given a "low threat" rating. Relationships with local people are given a "some concern" rating due to *"increasing concern from some indigenous groups that the management plan and its policies in relationship to ski field development are inconsistent with their own cultural values and those applicable to the World Heritage status. These concerns may be addressed through the impending Wai 1130: Te Kāhui Maunga settlement..."*

The current operation of the Ski Area and the sought lease and licence is consistent with this approach as it does not propose extension of the Ski Area boundaries. WHL's approach also provides a design carrying capacity well below the TNPMP's identified comfortable carrying capacity.

The National Parks Act, Conservation Act, General Policy for National Parks and the TNPMP are the legislation and policies that protect the World Heritage status and values of the park. The TNPMP was adopted in 2006 after the IUCN 1990, 1993 and 2002 reports and recognises the Park's World Heritage Status and provides for its management in accordance with its status. Additional levels of protection are also afforded through the Resource Management Act 1991 and the resource consenting regime. The Ruapehu District Plan identifies the mountain as an Outstanding Natural Feature and Landscape and it is included within the Protected Areas Zone of the Plan. Also the Horizons Regional Council One Plan categorises the mountain as an Outstanding Natural Feature and Landscape.

The application seeks the retention of the existing boundaries of the Ski Area without modification or extension.

Summary prepared by IUCN (August 1990)¹ based on the original nomination submitted by New Zealand and other sources:

State of Preservation / Conservation

The park is valued for its landscape, cultural importance, ecological diversity, as breeding habitat for a number of threatened species and for recreation. The 1990 management plan was prepared by the Tongariro National Parks and Reserves Board and approved by the National Parks and Reserves Authority. The 1980 National Parks Act provides all protective, legal and administrative mechanisms for the park. - The park is classified into natural environment, two wilderness areas, two pristine areas and three amenity service areas. Skifield development has been restricted and developments are prohibited above 1,500m in the Tongariro and Ngauruhoe area, and above 2,250m on Ruapehu Sport hunting of introduced red deer, goats and pigs is permitted under license and programmes to eradicate lodgepole pine, heather and broom are undertaken. The relative paucity of wildlife stems from the nationwide problem of introduced species. Furthermore, native flora have been reduced by exotic herbivores such as red deer and possum. Invasive lodgepole pine threatened to convert native communities into forest and has been a particular problem in the eastern Rangipo desert area. The park receives up to 800,000 visitors annually, mostly during the ski season.

Justification for Inclusion on the World Heritage List

The Tongariro National Park Nomination, as presented by the Government of New Zealand, provides the following justification for designation as a World Heritage property:

a. Natural property

- Earth's Evolutionary History. The park lies at the south-western terminus of a Pacific chain of volcanoes aligned along a major tectonic plate boundary.*
- Ongoing geological processes. The park's volcanoes contain a complete range of volcanic features. The related ecological succession of plant communities is of special scientific interest.*
- Superlative natural phenomena and natural beauty. The main volcanic peaks are outstanding scenic features of the island.*

b. Cultural property [evaluation of cultural attributes delayed till 1993]

Natural criteria (UNESCO, 1988, Operational Guidelines for the Implementation of the World Heritage Convention)

¹ IUCN report appended

ii – be outstanding examples representing significant ongoing geological processes, biological evolution and man’s interaction with his natural environment as distinct from the periods of the earth’s development, this focuses upon ongoing processes in the development of communities of plants and animals, landforms and marine areas and fresh water bodies.

iii – contain superlative natural phenomena, formations or features, for instance, outstanding examples of the most important ecosystems, areas of exceptional natural beauty or exceptional combinations of natural and cultural elements.

Comment:

The proposed lease and licence for the existing Ski Area does not conflict with the 1990 justification for the Parks’ inclusion on the World Heritage list. The Ski Area does not affect the geological history or ongoing geological processes which provided justification for the inscription. The third factor in justifying the Park’s inscription is its superlative natural phenomena and natural beauty. The Ski Area was established at the time of the World Heritage inscription and an expansion is not sought. Each proposal within the licence area is carefully assessed in terms of visual and landscape effects. This requirement is written into the TNPMP (section 4.1.3 Landscape within the General Objectives and Policies and 5.2.4 Landscape Planning within the Ski Areas chapter of the TNPMP). This generally necessitates a detailed assessment of landscape and visual effects from a qualified and experienced landscape architect engaged by the applicant and a review by a DOC landscape specialist. This application includes such an assessment by LA4 landscape architects. The LA4 assessment concludes that the landscape character and visual amenity effects of the existing ski area are entirely acceptable within the context of the existing alpine landscape and visual environment. While there are several large built structures, in relatively prominent locations within the ski area, their effects are localised and have low adverse landscape effects given the alpine context. The ski area infrastructure is visually accommodated within the alpine landscape without adversely affecting the landscape character, landscape values or visual amenity of the wider environment. Accordingly, the proposal does not affect the original justification under the natural criteria for the Park’s inclusion on the World Heritage list.

26 July 1993 Advisory Board Evaluation²:

The following attributes of the Tongariro National Park demonstrate its required integrity as a universally outstanding example of a culturally associative landscape:

- *The power of the unbroken associations of the Ngāti Tūwharetoa Iwi (Māori tribe) with the mountains since the landing of the Arawa canoe: the strong association is both a physical (Pacific "Ring of Fire") and a cultural (Ngato-roirangi) connection to their Pacific origins in the Hawaiis. The cultural links are clearly demonstrated in the oral history which is still a pervasive force for Ngāti Tūwharetoa. The peaks are spoken of with the same reverence and feeling as tribal ancestors, ensuring that the connection is one of spirituality as well as culture.*
- *The linkage of cultural identity with the mountains: Tongariro, Ngāti Tūwharetoa, and Te Heuheu are inextricably linked with the tribal pepeha (statement of connection to a tribe and an area) recited at any occasion hosted by the Ngāti Tūwharetoa Iwi.*
- *The cultural significance of the gift: Horonuku’s gift in 1887 formed the nucleus of the first national park in New Zealand, and only the fourth in the world. Significantly, this gift was the first from an indigenous people. The spirit of this gift fostered the formation of the national park network in New*

² IUCN report is appended

Zealand, and thus has safeguarded some of the most outstanding landscapes in the world from development.

- *The high recognition, throughout New Zealand, of the rich cultural tapestry woven between Ngāti Tūwharetoa and the Park.*

The outstanding natural values have already been recognized by World Heritage listing. The associative cultural values for Ngāti Tuwharetoa and Te Atihaunui a Pāparangi are inseparable from the natural qualities.

Cultural criteria (UNESCO, 1992, Operational Guidelines for the Implementation of the World Heritage Convention)

vi - to be directly or tangibly associated with events or with ideas or beliefs of outstanding universal significance. (The Committee considers that this criterion should preferably be used in conjunction with other criteria).

Comment:

The reasons for inclusion of the Park under the cultural criteria – Ngāti Tūwharetoa’s unbroken association with the mountains, cultural identity linked to the mountains and high national recognition of Ngāti Tūwharetoa with the Park – are not degraded by the proposed lease and licence. In recent years, changes were implemented to management, operations and planning within the Ski Areas to recognise the cultural values. The proposed term of lease and licence is designed specifically to address concerns raised by Tāngata Whenua.

The TNPMP safeguards iwi involvement with various objectives and policies including:

5.2.1 Management of Existing Ski Areas – Objectives

e To ensure Tāngata whenua have opportunity for input into the development and management of the ski areas.

This equates in practice to WHL undertaking consultation with Iwi prior to lodgement of a Works Approval application and DOC undertaking consultation with Iwi during processing of a Works Approval application.

Accordingly, the World Heritage status and the special values of the Park have been provided for and will continue to be incorporated into operations at Whakapapa Ski Area.

10. SUMMARY OF POLICY ANALYSIS

The proposed lease and licence are provided for in the TNPMP.

The TNPMP was written in accordance with its governing legislation and policy documents including the National Parks Act 1980, Conservation Act 1987, General Policy for National Parks 2005 and the CMS. Consequently, the lease and licence are also well aligned with these statutes and policy documents. The lease and licence are also supported by DOC's Destination Management Framework.

Overall, there are no policy reason to decline the lease and licence application and policy support for the proposal exists.

CHEAL CONSULTANTS LTD
October 2024

Appendix 3

Assessment of Landscape
and Visual Effects – LA4,
October 2024



WHAKAPAPA SKI AREA – MT RUAPEHU
Assessment of Landscape and Visual Effects

October 2024



LA4 Landscape Architects
PO Box 5669, Wellesley Street
Auckland

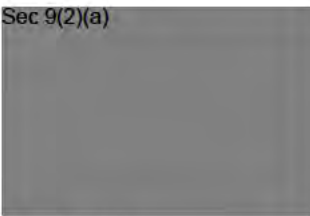
Assessment of Landscape and Visual Effects Quality Assurance Statement

Prepared by:

Sec 9(2)(a)

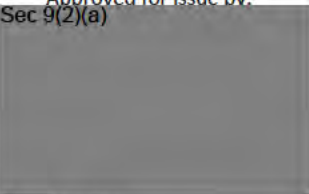

Director

Reviewed by:

Sec 9(2)(a)


Director

Approved for issue by:

Sec 9(2)(a)


Director

Status: **Final**
Date: 8 October 2024

File Number/Name	24316 Whakapapa Ski Area LVA
Author	Sec 9(2)(a) NZILA Registered Landscape Architect
Client	Whakapapa Holdings 2024 Limited

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Annexure 1: Ski Area Photographs

WHAKAPAPA SKI AREA – MT RUAPEHU

Landscape and Visual Effects Assessment

1 Introduction

- 1.1 LA4 Landscape Architects ('LA4') have been engaged by Whakapapa Holdings 2024 Limited ('WHL') to undertake a Landscape and Visual Effects Assessment ('LVA') of the Whakapapa Ski Area as part of an application by WHL to the Department of Conservation ('DOC') for a licence to operate the Whakapapa Ski Area.
- 1.2 The application is for a Lease and License to operate the current assets at Whakapapa. No new structures or changes to existing facilities are proposed in the application.
- 1.3 The objectives of this assessment are to:
 - provide an analysis of the existing alpine character and amenity values of the area; and
 - provide a high level landscape and visual assessment of the existing developments within the ski area
- 1.4 Investigations of the Whakapapa ski area and surrounding Tongariro National Park were carried out in September 2024, in fine and sunny conditions.

2 Assessment Methodology

- 2.1 The key to assessing the landscape character and visual amenity effects of the existing ski area on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of the ski area infrastructure on them. In accordance with the Resource Management Act (1991) ('RMA') this includes an assessment of the cumulative effects of the proposal combined with existing developments.
- 2.2 The methodology used in this assessment is in accordance with the Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, 2022 and designed to assess whether the ski area has adverse landscape character and visual amenity effects on the nature and quality of the surroundings. The following methodology has been used in this assessment.

Statutory Context

- 2.3 A review of the relevant statutory documents has been undertaken to identify the key landscape and visual related objectives, policies and assessment criteria. The key documents included the Resource Management Act 1991 ('RMA'), Horizons Regional Council One Plan (the '**One Plan**'), Ruapehu District Council District Plan ('**District Plan**') and the Tongariro National Park Management Plan 2006, updated in 2011 and 2018 ('**TNPMP**').

Site and Landscape Evaluation – Landscape and Visual Environment

- 2.4 Detailed site investigations and an analysis of the ski area and surrounding alpine environment were undertaken. The landscape character and visual amenity values were identified and outlined, and a photographic record of the ski area and surrounding environment compiled. Key landscape features and elements were identified and an analysis of the landscape values and the landscape's ability to accommodate the ski area infrastructure undertaken.

- 2.5 An analysis of the existing landscape character of the site and surrounding environment was undertaken. This included aesthetic value (vividness, complexity, cohesion, legibility, and other less tangible values); natural character values including natural processes, patterns and elements and cultural associations; rarity; visual absorption capability including land uses, vegetation cover and type and topographic diversity and type; as well as exposure and visibility. The analysis identified how vulnerable the ski area and the surrounding environment is to the existing infrastructure.

Landscape Character and Visual Effects Assessment

- 2.6 A specific analysis and assessment were undertaken, and key questions addressed derived from the very nature of effects on the landscape and alpine character. This process assessed the effects of the ski area infrastructure and identified any aspects which have high or adverse landscape character or visual effects.

3. The Landscape Context

Tongariro National Park

- 3.1 Tongariro National Park is located within the North Island Volcanic Plateau (Central Plateau) – a volcanic plateau covering much of the central North Island with volcanoes, lava plateaus, and crater lakes. Tongariro National Park was the first national park to be established in New Zealand. The park is recognised by UNESCO as a World Heritage Site under two categories – natural and cultural, a status that recognises the park's important Māori cultural and spiritual associations as well as its outstanding volcanic features.
- 3.2 The focus of Tongariro National Park are the three mountain peaks – Mt Ruapehu, Mt Ngauruhoe and Mt Tongariro, which in 1887 were 'bequeathed' to New Zealand by Horonuku Te Heu Heu Tukino, the then Paramount Chief of the Ngati Tuwharetoa people. This 'tuku' was made to bring the Crown into trusteeship of the mountains, and Iwi and Crown would then provide joint stewardship of this place. This 'tuku' then became the genesis of Tongariro National Park. The upper slopes of Whakapapa Ski Area, including much of the available intermediate and advanced skiing terrain, are located within the original terrain of the 'tuku'.
- 3.3 The three volcanoes and their glaciers, plants and animals represent a set of landforms and natural communities that have been recognised as outstanding heritage of international significance. The volcanoes are unique because of the frequency of eruptions, their highly explosive nature, and the high density of active vents.
- 3.4 Mt Ruapehu is the highest of the three volcanoes rising to a height of 2797m ASL. Mt Ngauruhoe lies to the northeast and rises to a height of 2287m ASL and Mt Tongariro lies adjacent to Mt Ngauruhoe at a height of 1967m ASL. Mt Ruapehu is an andesite cone that was once twice as high but has been eroded. All three cones are composite strato-volcanoes made up of layers of lava and tephra.
- 3.5 Snow cover on the upper mountains is generally above 2300m ASL in summer and 1400m ASL in winter. The park is extensively used year round for tramping, day walking, skiing, sightseeing, rock climbing and outdoor educational pursuits.

Whakapapa Ski Area

- 3.6 Whakapapa Ski Area is located on the north-western slopes of Mt Ruapehu and is New Zealand's largest ski area, with more than 67 trails spread across 500 hectares. The landform is comprised of a series of deep gullies, valleys, prominent ridgelines, peaks and relatively open areas. The ski area follows a well-defined landscape boundary along its

eastern edge. Te Herenga Ridge, Meads Wall, Whakapapa Valley and Pinnacle Ridge are all strong landscape elements. Te Heuheu Valley and ridge further define the upper limits of the ski area.

- 3.7 The ski area is divided into three broad landscape areas – the area east of Delta Ridge and Hut Flat, the area west of Delta Ridge and the area above Knoll and Restful Ridges. The long remnant lava flow comprising Delta Ridge essentially divides the ski area in two. The eastern side is more diverse with dramatic landforms, rocky outcrops and cliff faces. The area to the west is more uniform with less pronounced landforms. Visually dominant natural elements include Whakapapanui Gorge, Pinnacle Ridge, the Amphitheatre, Te Heuheu Ridge and Whakapapa Glacier. These are noted for their high degree of natural character and high visual interest in the Tongariro National Park Management Plan.
- 3.8 Access to the ski area is via SH48 and Bruce Road. A number of buildings and facilities are located at the ‘Top of the Bruce’ including ski area administration offices, café, retail shop, rentals, ticketing, staff rooms, public shelter and first aid facilities. The ski area itself comprises a number of buildings and structures including the Sky Waka Gondola, Knoll Ridge café and CAT shed building, Happy Valley café and ski rental shop, Rangatira Express chairlift, Delta Quad chairlift, West Ridge Quad chairlift, Valley T-bar, Knoll Ridge T-bar, lift lines, groomer maintenance workshop, snow gun storage area, toilets, servicing facilities and structures.
- 3.9 The vegetation of the ski area is sparse and comprises mainly mountain inaka (*Dracophyllum recurvum*) in stonefield. The plant cover above 2000m is generally much less than 5% while below 2000m it is about 10%. The predominant species within the Iwikau Village area is bristle tussock (*Rytidosperma setifolia*) which prefers sandy/gravel sites. Frost heave and mud action have prevented widespread plant establishment. Vegetation throughout the ski area is localised and sporadic, typically restricted to sheltered sites such as leeward slopes, bases of lava outcrops and gullies. The principal plant species within the ski area are anistome, mountain inaka, bristle tussock, everlasting daisy, gentian, mountain buttercup, mountain daisy and shrub senecio. The lower reaches of Mt Ruapehu comprises a mixture of mountain beech forest, shrubland and tussock. 1

Whakapapa Village

- 3.10 Whakapapa Village is located on the lower slopes of Mt Ruapehu. The village lies in the Whakapapanui Valley floor and is bound to the west by the Whakapapanui Stream. The area still contains much of the natural vegetation with a large mountain beech forest (*Nothofagus solandri var. cliffortioides*). North and east of the forest edge the vegetation is predominantly red tussock grassland and subalpine scrub. The village comprises a number of accommodation, retail, service and visitor facilities including the heritage listed Chateau Tongariro, staff accommodation chalets, Skotel Alpine Resort, Whakapapa Holiday Park and the Tongariro National Park Visitors Centre.

Iwikau Village

- 3.11 Iwikau Village is located at the top of Bruce Road and comprises a high level of built infrastructure including forty seven ski club lodges and associated buildings. The main car parking area for the mountain and the RAL workshop is also located in the vicinity. A large car parking area is used to store and maintain the snow making machines over the summer months.

¹ Tongariro National Park Management Plan, 2006-2016



Photograph 1: View towards Mt Ruapehu from State Highway 47

- 3.12 The mountain environment is constantly changing – daily and seasonally. The most marked differences occur seasonally. During winter, snow cover provides a very uniform and stark land cover in contrast to summer’s complex patterning of the exposed rock. The degree of visual effects during the different seasons varies depending on the nature and visual characteristics of the proposal. During summer, the well-designed buildings and structures with recessive colours integrate well into the surrounding landscape. The same buildings however can create a stark contrast during winter, depending on the amount of snow cover. Daily weather conditions also affect the degree of visibility with frequent cloud cover often shrouding the upper slopes of the mountain.



Photograph 2: View towards the Whakapapa Ski Area from Bruce Road

4 Statutory Context

- 4.1 Tongariro National Park is designated a world heritage site based on its outstanding natural and cultural values. Activities within the Tongariro National Park and Whakapapa Ski Area are governed by the following statutory documents.

Resource Management Act 1991

- 4.2 The purpose of the Resource Management Act is to achieve sustainable management of natural and physical resources. Section 6 of the Act sets out the matters of national importance that shall be recognised and provided for. Of particular relevance to this assessment are:

- b. *The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development;*
- c. *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.*

- 4.3 Section 7 outlines other matters which require particular regard including:

- a. *Kaitiakitanga;*
- b. *The efficient use and development of natural and physical resources;*
- c. *The maintenance and enhancement of amenity values;*
- d. *Intrinsic values of ecosystems;*
- e. *Recognition and protection of the heritage values of sites, buildings, places, or areas;*
- f. *Maintenance and enhancement of the quality of the environment; and*
- g. *Any finite characteristics of natural and physical resources.*

Tongariro National Park Management Plan 2006 – 2016

- 4.4 The Tongariro National Park Management Plan identifies Tongariro National Park as an outstanding scenic landscape. The preservation and enhancement of the natural environment is one of the Plan's key objectives. The following sections are relevant to the proposed development:

Section 4 – Conservation Policy

4.1.3 Landscape

Objectives:

- a) *To retain the natural landscape of Tongariro National Park in perpetuity.*
- b) *To restore landscape values where adverse effects of development have not caused irreversible consequences.*
- c) *To ensure that infrastructure is designed and located to avoid impacts on landscape values.*

Policies:

- 1 *Facilities should be designed and sited to avoid impacts on landscape values.*
- 2 *Design of infrastructure should ensure that it will blend into the environment, reducing the impact of facilities on the landscape.*
- 3 *Where infrastructure is redundant it will be removed.*

Section 5 – Ski Areas

5.2.1 Management of Existing Ski Areas

Objectives:

...

- b) *To assess future development and growth of ski areas against the overriding constraints of preserving natural resources and historical and cultural heritage of the park.*
- c) *To minimise the adverse effects of ski area operations within ski areas.*

- d) *To ensure that the operation of the ski areas does not adversely affect the experience of park visitors, the natural landscape, and the biophysical environment beyond ski area boundaries.*
- ...
- f) *To limit the effects of large scale development and intensive use to existing amenity areas.*

Policies

- ...
- 3 *All major infrastructure including ski-lifts, buildings, car parks, roads and other major earthworks, should, wherever possible, be located within the amenities areas at Whakapapa and Turoa in order to avoid or mitigate environmental impacts and protect the park in its natural state. To provide for skiing within ski areas, exceptions may be allowed for locating ski-lifts and associated facilities outside of amenities areas where these cannot reasonably be located inside amenities areas.*
- 4 *All ski area planning and services will be of a high standard, appropriate to a park of Tongariro’s environmental quality and international stature.*

5.2.4 Landscape Planning

Objectives:

- (a) *To protect the landscape values of Tongariro National Park, utilising landscape planning methodologies.*

Policies:

- 1 *Areas of high natural value within the ski areas will be identified. Special consideration will be given to maintaining these values or minimising impact on them if development affecting these areas is necessary.*
- 2 *Improvement or upgrading of existing facilities, in preference to the construction of new facilities, will be encouraged and, if necessary, required.*
- 3 *Where existing facilities are replaced and new ones constructed, the redundant facilities and structures will be removed and the land will be restored to as near its original state as possible. The exception to this provision is the removal of septic tanks which form part of the Whakapapa Ski Area and village sewage scheme, where removal will be considered on a case by case basis. Also refer to section 4.1.17 Waste, Discharges, Contaminants and Noise.*
- 4 *Disused structures, cables or construction foundations, such as concrete pads for ski-lift towers, will be removed by the ski area in accordance with the agreed indicative development plan.*
- 5 *Any application for major works and/or terrain modification requiring disturbance of over 100 cubic metres of material will include an assessment, by an appropriately qualified expert, of the landscape impacts of the activity against the values of this plan.*
- 6 *Site disturbance of new areas required for ski area infrastructure should be minimised.*
- 7 *The reintroduction of fines and seed source material from the site in order to provide a microclimate for plants will generally be required.*
- 8 *All disturbance of vegetated areas will require the preparation of a restoration plan to be approved by the department prior to work starting. That plan will be prepared by a suitably qualified expert and will aim to restore disturbed areas to their original states.*

- 9 *All colour schemes used will be approved by the department. Dark matt colours are generally the most effective in the context of the volcanic environment.*
- 10 *The visual impact of ski area structures on areas of the park outside the ski area increases significantly with altitude. Therefore, particular attention will be given to the siting and design of lifts and buildings on the higher parts of the ski area, to reduce their visual impact. Any application will require an environmental assessment by an appropriately qualified expert. This assessment will be peer reviewed by the department's technical specialists.*
- 11 *Disposal of material from terrain modification work should not be permitted unless there is a direct correlation with another prior-approved work requiring that clean material.*
- 12 *Any earthworks application and approval will contain an earthworks management plan which identifies mitigation methods to avoid or minimise impacts on visitors to the park or on the environment as a result of events such as extreme rainfall.*

Horizons Regional Council – One Plan

- 4.5 The Whakapapa Ski Area falls within the Horizons Regional Council and Tongariro National Park is included in the One Plan as an outstanding natural feature and landscape as identified in Schedule 7 of the Regional Policy Statement. A number of characteristics and values are identified including visual and scenic characteristics – particularly the park's visual prominence in the region; geological features; recreational values – particularly tramping and snow sports; scientific value – particularly the volcanic landscape, ecological value and importance to tangata whenua.
- 4.6 The relevant policies addressing landscape and visual components are outlined below.

NFL-01: Outstanding natural features and landscapes, and natural character

NATC-01: Outstanding natural features and landscapes, and natural character

1. The characteristics and values of:

- a. *the Region's outstanding natural features and landscapes, including those identified in RPS-SCHED7, and*

...

are protected from inappropriate subdivision, use and development.

NFL-P1: Regionally outstanding natural features and landscapes

The natural features and landscapes listed in RPS-SCHED7 Table 48 must be recognised as regionally outstanding and must be spatially defined in the review and development of district plans. All subdivision, use and development directly affecting these areas must be managed in a manner which:

1. *avoids significant adverse cumulative effects on the characteristics and values of those outstanding natural features and landscapes, and*
2. *except as required under (1), avoids adverse effects as far as reasonably practicable and, where avoidance is not reasonably practicable, remedies or mitigates adverse effects on the characteristics and values of those outstanding natural features and landscapes.*

Ruapehu District Plan

- 4.7 Tongariro National Park is identified as an outstanding natural feature and landscape ('ONFL') in the District Plan. The following objectives and policies provide for the protection of outstanding natural features and landscapes and in particular their amenity and intrinsic values.

NL2 – Outstanding natural features and landscapes

NL2.2.1 Objective

- (a) *The protection of the values of identified areas of outstanding natural features and landscapes from inappropriate subdivision, use and development.*

NL2.2.2 Policies

- (a) *To protect outstanding natural features and landscapes from inappropriate subdivision, use and development. In determining inappropriate subdivision, use and development the following will be taken into account - the degree to which the activity:
 - (i) *Would adversely affect the values specified in Policy NL 2.2.2(c).*
 - (ii) *Is necessary to provide for the social or economic wellbeing of communities, or to provide essential utilities, infrastructure or services to the public; and*
 - (iii) *Has functional, technical and operational constraints which require it to be located and designed in the manner proposed; and*
 - (iv) *Avoids any significant adverse cumulative effects on the characteristics and values of those outstanding natural features and landscapes.*
*While ensuring that, in all cases, any modification of the features or landscapes is consistent with the purpose of the Act.**
- (a) *To recognise other agencies role in the protection of outstanding natural features and landscapes.*
- (b) *To protect, from inappropriate subdivision, use and development, the specified values associated with the following outstanding natural features or landscapes:*
 - ...
 - (viii) *Tongariro National Park (particularly the volcanoes) and specifically its:*
 - (1) *Visual and scenic characteristics, particularly its visual prominence.*
 - (2) *Recreational values.*
 - (3) *Scientific value, particularly the volcanic landscape.*
 - (4) *Ecological value, particularly the mountainous ecology and the extensive tussock grasslands and wetlands supporting rare indigenous flora.*
 - (5) *Cultural values and importance to tangata whenua.*
 - (c) *To recognise and provide for the operation, maintenance and upgrading of existing infrastructure within an area identified as an outstanding natural feature and landscape.*

4.8 Under the District Plan, the site is contained within the Protected Areas Zone. The policies seek to ensure that the natural, amenity, recreation, historic and cultural values associated with the Protected Areas Zone are preserved. They recognise that the values of the protected areas enhance people’s wider appreciation of the environment.

4.9 The following sections are relevant:

PA2.2.1 Objective

- (a) *Protection of the natural, amenity, historic, recreation and cultural values in the Protected Areas Zone.*

PA2.2.2 Policies

- ...
- (d) *To maintain and enhance amenity values by ensuring that the adverse effects of inappropriate subdivision, land use and development are avoided, remedied or mitigated so as not to compromise the characteristics and features that create amenity value in the Protected Area Zone.*
- (e) *To protect the finite characteristics of the Protected Areas Zone.*

- (f) *To recognise Tongariro National Park, and in particular the volcanoes, as an outstanding natural feature, and to require protection of the Park and the volcanoes from the adverse effects, if any, associated with land use and development.*
- (g) *To recognise, maintain and enhance the qualities and characteristics of the Protected Areas Zone that contribute to people’s appreciation of the pleasantness, aesthetic coherence, and cultural and recreational values of the area.*
- ...
- (i) *To protect outstanding landscape values from inappropriate use and development.*

PA 2.3.1 Objective

- (a) *Use and development of the Protected Areas Zone by individuals and groups as a natural, and as a recreational, resource while ensuring that any adverse effects on the environment are avoided, remedied or mitigated.*

PA2.3.2 Policies

- (a) *To require all use and development be designed and sited so as to ensure that any adverse effects on the natural character and landscape values of an area are avoided, remedied or mitigated.*
- ...
- (c) *To require all use and development to avoid, remedy or mitigate adverse noise effects.*
- (d) *To require that the use and development of land within Tongariro National Park does not significantly detract from the amenity or intrinsic values of Tongariro National Park, and in particular the volcanoes.*
- (e) *To require all development within Whakapapa Village to maintain the visual quality of views both into, and at, the village.*
- (f) *To provide for the improvement or upgrading of existing facilities generally in preference to the construction of new facilities.*
- (g) *To restrict the area of site disturbance required for any development.*
- (h) *To recognise the positive effects of some development and use of the Tongariro National Park and including the Ruapehu ski fields on the District’s economic and social wellbeing and recreational values.*

Commentary

4.10 With respect to the landscape related matters addressed in these objectives and policies, I comment as follows:

- i) In my opinion the existing ski area infrastructure does not adversely affect the outstanding natural features and landscape of Tongariro National Park;
- ii) The scale and form of the existing infrastructure ensures that the natural landscape values of Tongariro National Park are retained. The existing infrastructure does not detract from the natural landform;
- iii) The more recent existing facilities have been sensitively designed and sited to avoid adverse impacts on landscape values with infrastructure designed to blend into the environment;
- iv) Redundant infrastructure on the ski area is to be removed, by RAL (in receivership) and/or DOC, and all sites fully restored to a natural condition. This redundant infrastructure is primarily old foundations but does include four buildings.

- v) The operation of the ski area does not adversely affect the experience of park visitors, the natural landscape, and the biophysical environment, beyond the ski area boundaries;
- vi) The majority of the major infrastructure including ski lifts, buildings, car parks, roads and other major earthworks, should, is located within the amenities area in order to avoid or mitigate environmental impacts and protect the park in its natural state;
- vii) Where existing facilities have been replaced and new ones constructed, the redundant facilities and structures have been removed and the underlying land restored to as near its original state as possible;
- viii) The scale, nature and form of development within the ski area has minimal adverse effects on the identified values of the natural features and landscapes of the Tongariro National Park. The visual and scenic characteristics and particularly the park's visual prominence in the region has been retained. The existing infrastructure has resulted in a minimal impact on the geological features, volcanic landscape and ecological values;
- ix) The visual prominence of Mt Ruapehu is unaffected by the existing ski area and the recreational values of the mountain have been enhanced through the ski area infrastructure including the ski-lifts and snow making facilities;
- x) The positive effects of some development and use of the Tongariro National Park including the Whakapapa ski area are recognised on the District's economic and social wellbeing and recreational values; and
- xi) The ski area has a functional, technical and operational requirement to be located within the area.

4.11 I therefore consider that the ski area is consistent with the intent of the landscape and visual amenity objectives and policies of the relevant statutory provisions and when considered in totality is acceptable in landscape character and visual amenity terms.

5 Whakapapa Ski Area Infrastructure

5.1 The ski area infrastructure includes the following:

- Whakapapa Base Area – Lorenz's Bar and Café, guest services, medical centre, retail shop, ski and ride school and ski rentals
- Happy Valley – Happy Valley Bistro, toilets, rentals, ski and ride school
- Knoll Ridge Chalet – Pataka Café, 4 Peaks Alleyway, snow play and toilets
- Sky Waka Gondola
- The Bruce access road
- Car parking areas
- Four chairlifts – Rangatira Quad, Double Happy, Delta Quad and West Ridge Quad
- Three T-bars – Valley, Far West and Knoll Ridge T-bars
- Four learners magic carpets
- Groomer maintenance workshop
- Servicing facilities and structures.
- Water reservoir
- Snow making machines
- Snow fences and signs

- 5.2 Accommodation buildings, comprising one lodge and five houses or flats are located within Whakapapa Village.
- 5.3 The ski area is used for skiing and snowboarding from late July through to late September. Snow making facilities are located over the lower parts of the ski area. Snow grooming and snow making are both primarily undertaken during night-time from early May. This night-time activity involves the use of headlights on the groomers and lighting on most snow guns. The Sky Waka Gondola operates throughout the year, providing access to the upper mountain and the Pataka Café.
- 5.4 No new structures or changes to existing facilities are proposed in this application.

6 Landscape and Visual Effects Assessment

- 6.1 The key to assessing the landscape character and visual amenity effects of the ski area's existing infrastructure on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of the ski area on them. The purpose of this section is to provide an assessment of the nature and degree of landscape effects and the appropriateness of the ski area on Tongariro National Park. The assessment responds to matters related to landscape character and visual amenity.
- 6.2 As outlined earlier, this application does not include any proposed facilities but is for the ongoing operation of the existing facilities.
- 6.3 The assessment of landscape effects takes into consideration physical changes to the landscape as a resource which may give rise to changes to its character and quality and perceived landscape values. Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. Landscape character is influenced by natural and built elements as well as types, patterns and intensity of land use, historic, cultural and other intangible qualities.
- 6.4 Visual effects are a consequence of landscape effects as this is how we mainly perceive effects on landscape values. Landscape and visual effects are therefore inextricably linked and are influenced by the sensitivity of the receiving environment combined with the type and magnitude of change resulting from the ski area.
- 6.5 The objective of Landscape and Visual Effects assessments is not to assess change or visibility but the nature and magnitude of effect of the ski area development on the existing landscape values. With all assessments the objective is not to determine the extent of visibility, it is to determine how the current infrastructure impacts on the existing landscape values, including landscape character and visual amenity. Visibility of itself is not an adverse effect².

Landscape Effects

- 6.6 A landscape effect is a consequence of change in a landscape's physical attributes on that landscape's values. Change is not an effect – landscapes change constantly. It is the implications of change for a landscape's values that is the effect³. Landscape effects take into consideration physical effects to the land resource. The assessment of landscape effects therefore investigates the nature and scale of change resulting from the ski area's existing infrastructure to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to

² Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [p. 146]

³ Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [p. 135]

accommodate development. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and landscape values are at risk to change as a result of development.

- 6.7 Landscape assessments are based on the links between landscape character and values. Character is an expression of the landscape's collective attributes. Values are the reasons a landscape is valued but are embodied in attributes. Effects are consequences for a landscape's values of changes to the attributes on which the values depend. Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. Landscape values relate to people's aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability and rarity.
- 6.8 Effects on landscape values are assessed against the existing environment, and the outcomes sought in the relevant statutory provisions. Whether effects on landscape values are appropriate would therefore depend both on the nature and magnitude of effect on the existing landscape values and what is anticipated by the provisions.
- 6.9 'Landscape characterisation' is the term used to encapsulate the process of identifying and describing landscape character areas. Each character area has a distinguishing combination of biophysical and cultural factors that make it distinctive. Characterisation provides a basis for the understanding of landscape diversity and change.
- 6.10 Landscape character is derived from a combination of landscape components that make up the landscape of the site that distinguishes one area from another including:
- i) The elements that make up the landscape including:
 - physical influences – geology, soils, landform, drainage and waterbodies
 - land cover, including different types of vegetation and patterns and types of tree cover; and
 - the influence of human activity, including land use and management, the character of settlements and buildings, and pattern and type of enclosure.
 - ii) The aesthetic and perceptual aspects of landscape including its scale, complexity, openness, tranquillity or wilderness; and
 - iii) The overall character of the landscape in the area including any distinctive landscape character types or areas that can be identified, and the combinations of elements, and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape.

Landscape Character and Quality

- 6.11 Physical effects to the landscape have the potential to manifest in flow on effects for the character and quality of the landscape. Landscape character is distinguished by a distinct, recognisable, and relatively consistent pattern of landscape elements and activities that combine to make an area distinctive. This includes built and natural elements, land use and other more intangible qualities. Landscape quality relates to landscape values, or people's perception of the biophysical environment and includes considerations such as naturalness, vividness, memorability, and rarity. Landscape effects in this regard are primarily dependent on the landscape sensitivity of a site and its surrounds. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character and values are at risk to change.

- 6.12 Although the ski area exhibits a relatively high degree of landscape character and quality, it also possesses an overall landscape character that can accommodate a level of built development without significant impacts. This is particularly so given the extent of existing modification associated with the ski area.
- 6.13 Overall, I consider that the existing ski area has low effects on the landscape values of the area given that:
- i) The existing ski area developments have avoided adverse cumulative effects on the characteristics and values of the outstanding natural features and landscapes;
 - ii) The visual and scenic characteristics of the Tongariro National Park's outstanding natural features and landscapes, particularly its visual prominence have not been adversely affected by existing developments within the ski area;
 - iii) The operation, maintenance and upgrading of existing infrastructure has been undertaken without adversely affecting the characteristics and values of the outstanding natural features and landscapes;
 - iv) Outside of the ski area there are many alpine areas of the National Park to provide the experience of a pristine environment free of any man-made structures; and
 - v) The ski area maintains the qualities and characteristics of the Tongariro National Park that contribute to people's appreciation of the pleasantness, aesthetic coherence, and cultural and recreational values of the area.

Natural Character

- 6.14 Natural character relates to the degree of 'naturalness' or modification of a landscape. Assessments of natural character therefore broadly assesses:
- Natural Processes – the underlying formative processes that have shaped and given expression to the landscape (geological, volcanic, ecological, fluvial etc.);
 - Natural Elements – features within the landscape that are products of natural processes (landform, vegetation, waterbodies etc.);
 - Natural Patterns – the natural expression or distribution of un-manufactured elements and features within the landscape; and
 - Development / Land use – the presence or absence of development such as structures and buildings and the level of modification as a result of land use and management.
- 6.15 The natural character values of the Whakapapa ski area has been reduced to a degree through past development of the ski area and the resulting modifications in terms of buildings, ski lifts and associated infrastructure. Despite this, the wider area still retains a high degree of natural character by virtue of the outstanding volcanic features, mountainous landforms, cliff faces, scale and expanse of the landscape.
- 6.16 The natural character of the ski area has been modified with the existing buildings, Sky Waka gondola, terminal buildings, chairlifts, T-Bar towers, lifts and lift operator shelters. The ski area infrastructure forms part of a localised modified landscape which exists within the context of a much larger alpine landscape which is high in natural character values.
- 6.17 Recent developments including the Sky Waka Gondola, Knoll Ridge Chalet and Happy Valley lift have been sensitively architecturally designed to visually integrate them into the

mountain landscape This has also included forming the building footings and base areas with rock material excavated from the site.

- 6.18 Overall, I consider that the extent of the ski area infrastructure is very localised and not of a scale to have a significant cumulative effect on degrading the natural character values of the wider Tongariro National Park environs.

Visual Effects

- 6.19 The assessment of visual effects analyses the perceptual (visual) response that the existing ski area infrastructure has on the landscape, including effects relating to views and visual amenity. Visual sensitivity is influenced by a number of factors including visibility, the nature and extent of the viewing audience, the visual qualities of the infrastructure and the ability to integrate it within the landscape setting, where applicable. As with landscape effects, visual effects relate to landscape values. Visibility and change are not effects in and of themselves⁴.
- 6.20 The nature and extent of visual effects are determined by a systematic analysis of the visual intrusion and qualitative change resultant from the existing infrastructure, specifically in relation to aesthetic considerations and visual character and amenity. The methodology used in this assessment is designed to assess whether the existing ski area infrastructure has adverse visual effects on the nature and quality of the surrounding alpine environment.

Visual Catchment

- 6.21 The visual catchment is the physical area that is visually exposed to views of the ski area. The visual catchment is relatively confined due to the landform characteristics of the site and surrounds and largely restricted to the immediate environs of the ski area. Distant views towards the mountain will be obtained from State Highways 47 and 48 however at a distance in excess of 10 kilometres away the ski area's facilities are difficult to pick out from the surrounding landscape, both during summer and winter months.
- 6.22 The viewing audience therefore largely comprises recreational users of the mountain – skiers, trampers and climbers, visitors to the mountain utilising the facilities' scenic flights, and distant viewers from the road network.

Visual Effects Summary

- 6.23 The surrounding alpine environment has a good ability to absorb the ski area's infrastructure due to the existing landform and land cover characteristics. The landscape's ability to visually absorb the ski area is primarily determined by viewer distance from the subject site, visual character of the backdrop, the visual character of the landscape between the viewer and the ski area, and orientation of the viewer.
- 6.24 The degree of visual effect is significantly influenced by the distance to the ski area from various viewing locations. The ski area's visual presence diminishes to a degree with increased viewing distance. Views of the existing infrastructure is highly variable for the viewing audiences – views being lessened by distance, intervening landforms, backdrop landform, land cover characteristics and topography.
- 6.25 During the summer months the ski area infrastructure blends seamlessly into the surrounding rocky landform due to the recessive colours and materials. The buildings and lift towers appear more prominent over the winter months due to their contrast with the

⁴ Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [p. 245]

snow cover. The degree of exposure and contrast also depends on the prevailing light levels and weather conditions at the time.

- 6.26 As evidenced, new development within the ski area has been architecturally designed to integrate well into the landscape with low horizontal profiles, relatively flat roofs, over hanging eaves to reduce reflectivity, and rooflines reflecting the characteristics of the topography. Building materials and colours have been selected to mitigate any potential adverse effects of the built forms and to integrate the buildings into the surrounding alpine landscape (both summer and winter). The buildings have been clad in low reflectivity materials including timber, coloursteel roofing, rock and concrete. The colour palettes also comply with the Department of Conservation's specifications.
- 6.27 There will be minimal effect on the landscape values and visual amenity of the area resulting from the snow guns which are of relatively small dimensions. Set in the context of the ski area and existing infrastructure the snow guns do not detract from the experience of recreational users during summer. Snow guns are a familiar sight within the ski area environs, particularly now with the variable winter conditions and later onset of snow.
- 6.28 Landform modification undertaken for previous developments has been relatively minor and blends seamlessly into the surrounding natural rock landform in summer. In winter they are indiscernible due to the snow cover. In terms of patterns on the landscape, the earlier replacement of several T-bars has resulted in reduced modifications to the ground surface – without the need for a groomed track along the lift alignment.
- 6.29 The six accommodation cabins within Whakapapa Village are visually well integrated into the highly modified village and read as an integral component of the alpine settlement.
- 6.30 Overall, I consider that visual effects of the ski area infrastructure are entirely appropriate in this alpine environment and do not adversely affect the visual amenity values of Tongariro's outstanding natural features and landscapes.

7 Conclusions

- 7.1 This assessment has taken into consideration the impact of the existing ski area infrastructure on the landscape character, landscape values and visual amenity values of the Tongariro National Park.
- 7.2 In my opinion, the existing ski area operation is of a scale and design that has been successfully absorbed into the surrounding natural landscape. There is a distinction between the visibility of built structures and any visual effects they may create. While a number of the built structures are large, and in relatively prominent locations within the ski area, their effects are entirely localised and have low adverse landscape effects given the alpine context into which they are seen.
- 7.3 I consider that the ski area infrastructure is visually accommodated within the alpine landscape without adversely affecting the landscape character, landscape values or visual amenity of the wider environment.
- 7.4 For the above reasons it is my opinion that overall, the landscape character and visual amenity effects of the existing ski area are entirely acceptable within the context of the existing alpine landscape and visual environment.

Sec 9(2)(a) Registered NZILA Landscape Architect
LA4 LANDSCAPE ARCHITECTS
October 2024



Annexure 1: Ski Area Photographs

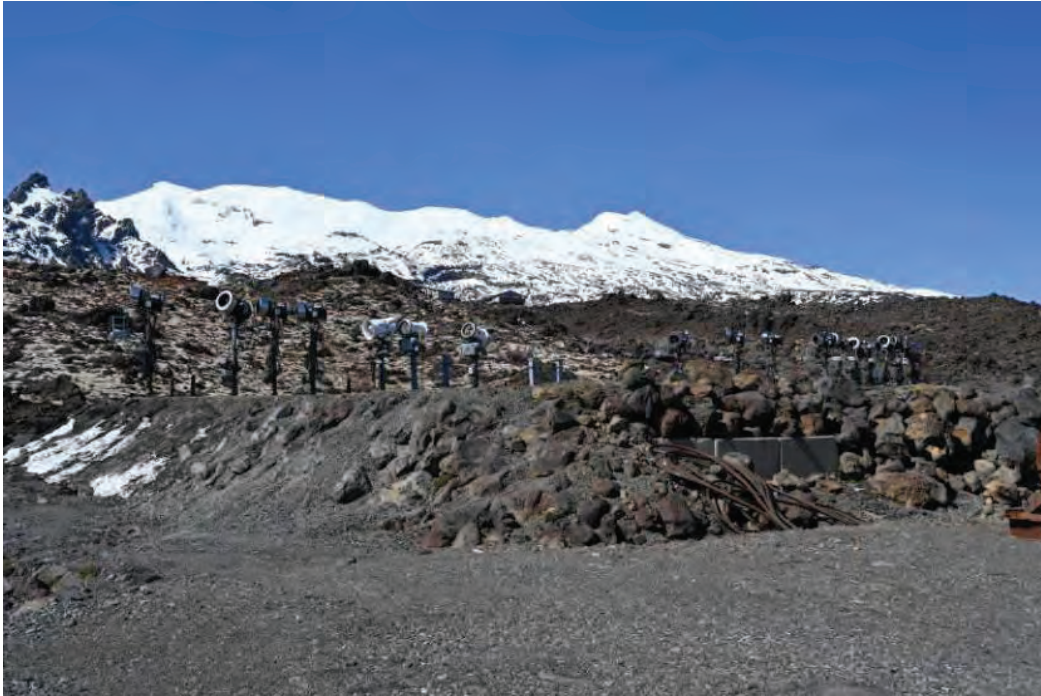


Figure 1: Snow gun storage area



Figure 2: Lower maintenance workshop



Figure 3: Whakapapa base area facilities



Figure 4: Sky Waka Gondola lower terminal building and Happy Valley infrastructure



Figure 5: Happy Valley and Sky Waka Gondola lower terminal building



Figure 6: Sky Waka Gondola lower terminal building



Figure 7: Snow groomer maintenance building



Figure 8: Sky Waka Gondola upper terminal and Knoll Ridge Chalet



Figure 9: Knoll Ridge maintenance building



Figure 10: Valley T-bar



Figure 11: West Ridge Quad Chair



Figure 12: West Ridge buildings to be removed



Figure 13: Rangatira Quad Chair and Sky Waka Gondola



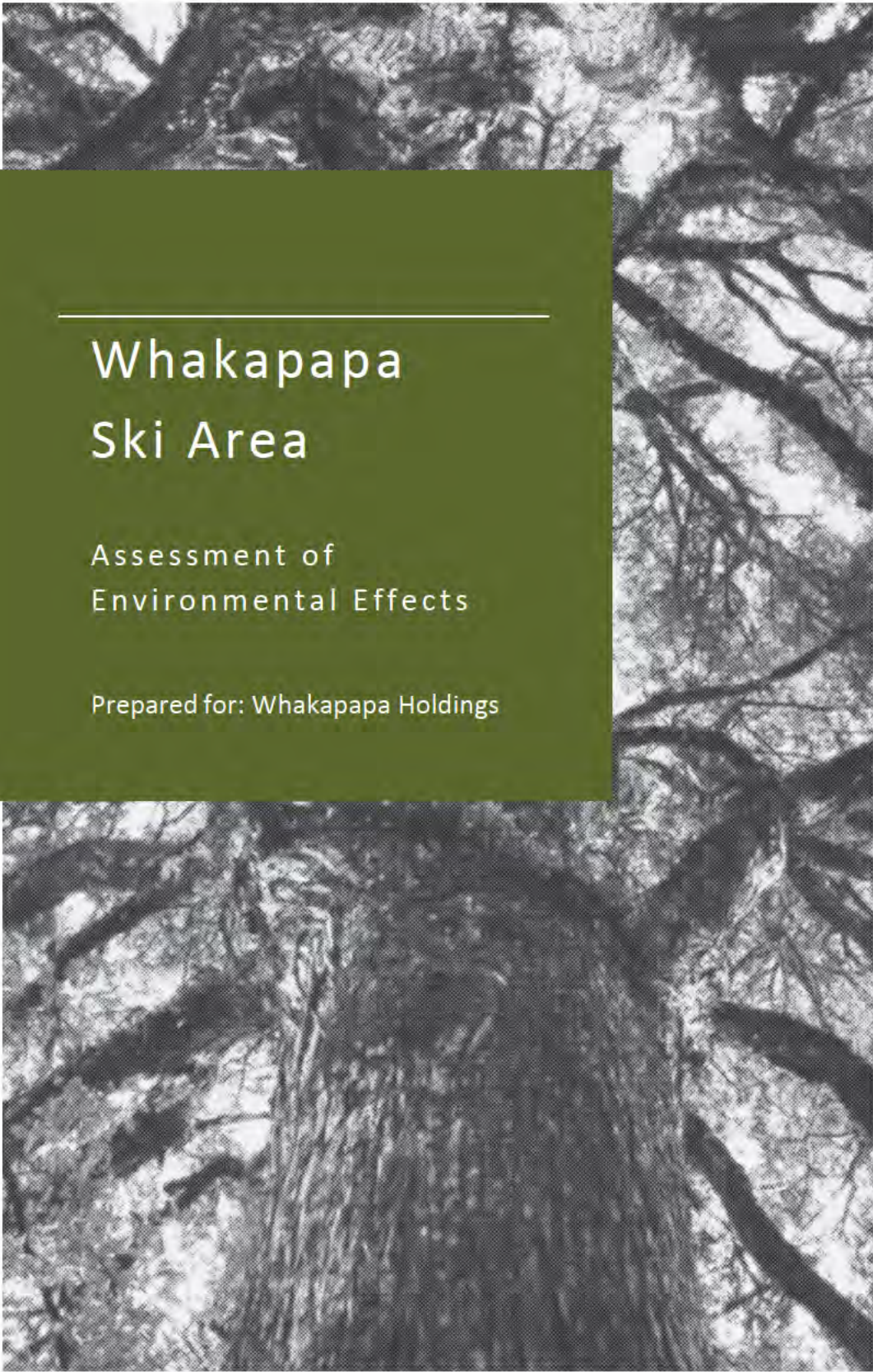
Figure 14: Far West T-bar drive terminal and operators shelter



Figure 15: Far West T-bar

Appendix 4

Ecological Assessment,
Nicholas Singers Ecological
Solutions, October 2024



Whakapapa Ski Area

Assessment of
Environmental Effects

Prepared for: Whakapapa Holdings

NSES Ltd report 40:2024/2025



INGE
ECOLOGICAL

Author(s): Sec 9(2)(a) for Singers Ecological produced for the Whakapapa Holdings.

Date: October 2024

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1. Introduction

Tongariro National Park (TNP) is an outstanding natural area with values that are unique within New Zealand (Department of Conservation 2006). This is recognised internationally, with the TNP having dual World heritage status for both natural and cultural heritage granted in 1990 and 1993, respectively. Administered under the National Parks Act (1980), the General Policy for National Parks (2005) and the Tongariro National Park Management Plan (2006–2016), the intention is to manage the Park to the highest possible environmental standards.

Whakapapa Ski Area is located on the western side of Mt Ruapehu (Figure 1.1). Skiing has occurred at Whakapapa for at least 111 years — the Ruapehu Ski Club was formed in 1913 (DOC 2006). Major development of the Ski Area occurred from the 1950's onwards with the installation of rope tows, ski lifts and club huts. During the late 1990's to 2019 significant upgrading of the older infrastructure occurred, including replacing old lifts, installation of ski making infrastructure and building a gondola (Sky Waka).

Whakapapa Holdings (WHL) are preparing an application with the Department of Conservation (DOC) to obtain the concession to operate the ski field for a period of 10 years from 2025 to 2035. This concession will maintain and operate the current infrastructure and will not involve any further development or replacement of major assets, such as ski lifts. It is expected that some infrastructure such as the pipe from the Waipuna Spring to the Whakapapa reservoir will need to be replaced within the 10 year period.

The Tongariro National Park Management Plan (2006–2016) contains a comprehensive set of objectives and policies (Part V; DOC 2006) which all Ski Areas operations and developments must be consistent with. Tongariro National Park is a world heritage area, and the operation and management of the Ski Area was strongly scrutinised during its nomination process. These policies aim to achieve a high quality recreational experience for skiers, while minimising the adverse effects of operating the Ski Area on natural resources and the historical and cultural heritage of the park. The objectives and policies ensure the licensee of Whakapapa Ski Area, and the Department of Conservation (as the licensor) are transparent in managing the Ski Area. From ecological and environmental perspectives, the management plan provides a tight set of policies which attempts to avoid most of the environmental impacts with operating the Whakapapa Ski Area.

This report has been commissioned by WHL to assess environmental effects of operating and maintaining the Ski Area until 2035. The assessment describes the statutory policy, ecological values, effects associated with operating the Ski Area, magnitude of effects and methods to avoid, remedy and mitigate effects.

The activities which this assessment considered includes the following components:

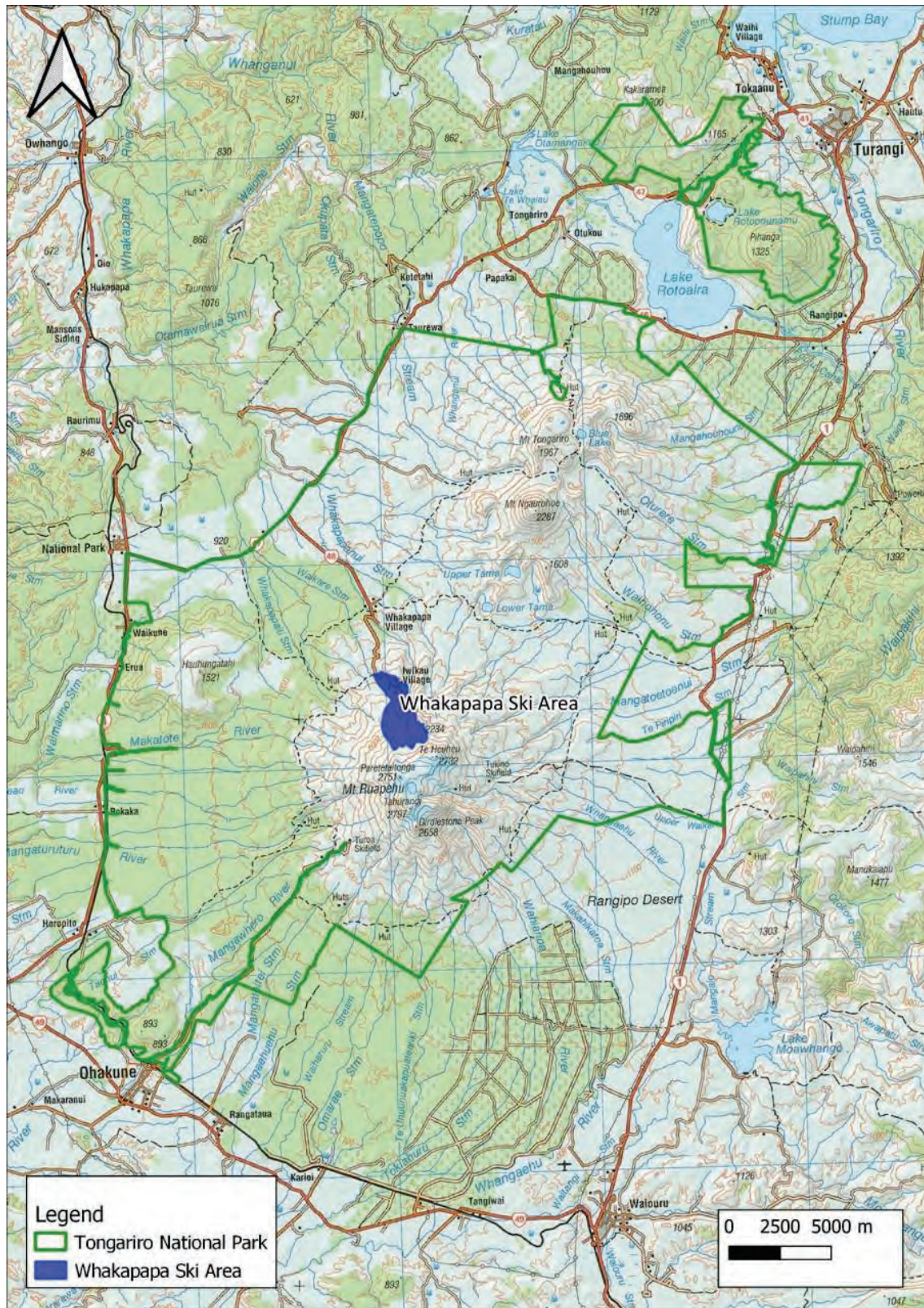
- General maintenance and operation of the built environment including cafes, the workshop, offices, snow groomer sheds, the gondolas, and other ski lifts, power supply including back up diesel generation.
- Maintaining hardened surfaces such as carparks, tracks and ski runs and associated stormwater and erosion control management.
- Taking of water for snow making and potable requirements and associated infrastructure.

- Disposal of wastewater to the Whakapapa sewerage scheme.
- Snow making, avalanche management and snow management including use of snowmax, explosives, snow groomers and snow fences.
- Waste disposal and rubbish collection across the Ski Area.
- Movement of plant, materials across the Ski Area.
- Fire safety, firefighting and collection and disposal of damaged buildings if this event were to occur.

1.1 Whakapapa Ski Area and ISO14001 certification

The licensee of the Whakapapa Ski Area holds ISO14001:2015 certification, assessed by Telarc No.326. This was originally registered in 2016 and renewed in September 2024. Whakapapa Ski Area has a number of management systems to manage effects which were audit as part of this process. This certification is an internationally agreed standard that sets out the requirements for an environmental management system. It helps organizations improve their environmental performance through more efficient use of resources and reduction of waste. It requires that an organization considers all environmental issues relevant to its operations, such as air pollution, water and sewage issues, waste management, soil contamination, climate change mitigation and adaptation, and resource use and efficiency.

Figure 1.1: Location of Whakapapa Ski Area and Tongariro National Park



2. Statutory framework

Operation of the Whakapapa Ski Area is required to be consistent with a range of statutory plans and policy documents including the General Policy for National Parks 2005 and the Tongariro National Park Management Plan 2006—2016.

2.1 General Policy for National Parks 2005

The General Policy for National Parks 2005 aims to preserve national park values in perpetuity whilst allowing recreation, that still preserves those values.

With respect to ski field facilities and aerial cableways (including, but not limited to, gondolas) the general policy delegates that responsibility to national park management plans.

2.2 Tongariro National Park Management Plan 2006–2016

The purpose of the National Park Management Plan is to implement general policies and establish objectives for integrated management as required by legislation. The Tongariro National Park's management plan includes a range of policies which collaborate with mana whenua to preserve park values whilst allowing recreation, which still preserves those values.

The Tongariro National Park Management Plan allows for skiing within the defined Ski Areas. The Whakapapa Ski Area is 499 hectares in size and is located at the Top of the Bruce Road. Within the Ski Area boundary is the Amenities Area which is approximately 153.4 hectares in size and contains most of the built infrastructure.

With respect to management of the Ski Area a large number of general policies and objectives apply. Sections 4.1.16 (Works approvals) and Section 5.2.1 (Management of Existing Ski Areas) Ski Areas are particularly pertinent. With respect to this assessment policy 5.2.1 (c) is particularly pertinent which is *To minimise adverse effects of ski area operations within ski areas.*

3. Assessment method

The assessment of effect method follows the Department of Conservation's guide for preparing an EIA. This assessment has used my past experience within the Department of Conservation (1998–2012) and having undertaken multiple assessments including an ecological assessment of the Ruapehu Ski Area (Singers 2013), and assessment of effects from several developments (Singers 2017a & 2017b).

To spatially and quantitatively assess the scale and effects of the current Ski Area, a Geospatial information System (GIS) analysis was performed. A GIS layer (as a line file) was provided by Cheal consultants for the Whakapapa Ski Area infrastructure. Using QGIS software and two aerial image layers ((Manawatu Wanganui 0.3m Rural Aerial Photos (2021-222) and drone imagery (5 cm) taken in 2017, which partially covered the area)), these were used to create a polygon shape file for the entire Ski Area. This was then split to separate the developed infrastructure such as carparks, buildings etc., modified terrain from natural (unmodified) land. Roads, tracks, and buildings owned by other organisations such as the Bruce Road and ski club huts were separated from Whakapapa Holdings infrastructure.

Area figures (hectares) were then calculated in QGIS and were summed using a pivot table in MS excel for different land effected. This layer provided a baseline for the development footprint within the Ski Area.

The ecological information for this assessment primarily used information gathered in the summer (Singers 2013 and 2017 a & 2017 b). The iNaturalistNZ biological database was also searched to identify data for any more recent records of notable species.

Effects were identified from discussions with Dave Mazey and information of management and standard practices for managing effects provided by Sec 9(2)(a) and Sec 9(2)(a)

4. Ecology and Conservation Values of Whakapapa Ski Area

4.1 Ecological setting and landscape history

Mt Ruapehu is an active andesitic volcano that frequently erupts resulting in deposition of ash, lahars and, historically, lava, of at least 200,000 years age (Molloy & Smith 2002). These volcanic events have created a classic cone shaped volcano which rises to a height of 2797 m (Tahurangi) with the highest peak above Whakapapa Ski Area at 2732 m (Te Heuheu).

The Tongariro National Park contains the largest area of low alpine and high alpine ecosystems in the North Island which occur on Mt Ruapehu, Mt Ngauruhoe, Mt Tongariro and Mt Hauhungatahi.

The most comprehensive ecological studies undertaken within Tongariro National Park, which include the Whakapapa Ski Area, were undertaken by Scott (1977) and Atkinson (1981). Scott (1977) published three significant scientific papers from his Ph.D. research on the above treeline ecology at Whakapapa. He described fine scale communities and related individual plant species distribution to environmental factors at a micro-site scale. In contrast Atkinson (1981) broadly sampled and mapped the main vegetation types of Tongariro National Park.

4.2 The environment and ecological character of the Whakapapa Ski Area

The Whakapapa Ski Area is located on the northwestern side of Mt. Ruapehu. The Ski Area is situated between approximately 1500 m and 2300 m a.s.l. The environment is alpine and due to the high altitude experiences cold average temperatures, frequent frosts, which occur in all months of the year (Scott 1977), and a very short growing season. Rainfall is frequent and comparatively high being exposed to the prevailing westerly flows and likely to be considerably greater than the 2914 mm average at Chateau Tongariro at 1119m a.s.l. (Atkinson 1981). Rainfall events are often intense and, in combination with the steep terrain, results in high levels soil disturbance along the numerous (mostly) ephemeral streams and channels. Outside of summer, precipitation often falls as sleet and snow and during winter, the Ski Area is covered for many months with snow.

The area is naturally dynamic and is frequently, wholly or partially disturbed by volcanic activity such as being covered in volcanic ash during eruptions. Lahars from Mt Ruapehu Crater Lake also occur within the catchments of the Whakapapanui and Whakapapaiti Streams and areas which experience lahars or flash floods are almost entirely devoid of plant life.

The physical terrain is highly varied with areas of bare lava pavement and lava bolder-fields, cliffs and areas of accumulated scoria and ash, the latter occurring in the small areas of low gradient terrain. Bare rocks and boulders are a dominant feature especially at higher altitude and can comprise more than 80% of surface cover. Vegetation is most common adjacent to and between boulders where soil depth is greatest and some protection from the environment is provided. Soils are of low to very low fertility and are moderately acidic due to the inputs from eruptions (Scott 1977). On the Ski Area soils are most well developed at lower altitude, while soils are raw and skeletal at higher altitude. Soils are composed of a raw andesitic sandy ash and scoria emitted during eruptions, along with fine wind-blown particles and have very little organic matter. Despite being extremely free draining, periods of moisture deficit almost never occur (Scott 1977).

The Ski Area is entirely situated within the alpine environment. The main building complex at Iwikau Village at approximately 1600 m a.s.l., equates to the upper altitudinal limit of tall tussock grasses in

adjacent mountain ranges such as the Kaimanawa Range. This boundary marks the upper boundary of the low alpine environment and the lower limit of the high alpine environment (Mark & Dickinson 1997). Tall tussocks are usually abundant below this altitude, down to the treeline within “typical” axial range alpine areas of New Zealand. On Mt. Ruapehu, apart from some small patches, tussock grasses are only dominant below 1400 m a.s.l., below the Ski Area boundary, while above this altitude both red tussock and snow tussock are present but are rare. In this zone vegetation communities are dominated by plants more commonly associated with the high alpine environment, at approximately 200 m lower compared to “typical” axial range mountains. This suppression of the dominance of tall tussock to below 1400 m a.s.l. is a characteristic feature of the alpine vegetation of Tongariro National Park.

Above the tussock line the plant communities are dominated by five main species; woolly moss (*Rhacomitrium lanugosum*), bristle tussock (*Rytidosperma setifolium*), curled leaved neinei (*Dracophyllum recurvum*), snowberry (*Gaultheria colensoi*) and Hell’s bells (*Anaphalioides bellidioides*), though at least 40 other species are known (Scott 1977a). Most of the Ski Area has been mapped as *Dracophyllum recurvum* gravelfield/stone field (Atkinson 1981).

Altitude is the main environmental factor which affects plant species composition with species diversity being greatest at the lower ski area boundary and progressively declining with increasing altitude, as the tolerance of species is exceeded. The maximum upper limit of vascular plants is close to the altitude of the Knoll Ridge Café at 2012 m a.s.l. where blue tussock (*Poa colensoi*), bristle tussock and mountain carrot (*Anisotome aromatica*) occur. Higher still lichens and a few bryophytes (mosses and liverworts) occur on bare rock surfaces and in small crevices. Life, however, exists higher still with red snow algae locally occurring in areas of permanent snow and ice.

In comparison to other alpine areas in New Zealand, the alpine flora of Tongariro National Park is species poor with no taxon which is endemic to the park. Despite this, the composition and ecological character of the plant communities is unique to the volcanoes of the central North Island.

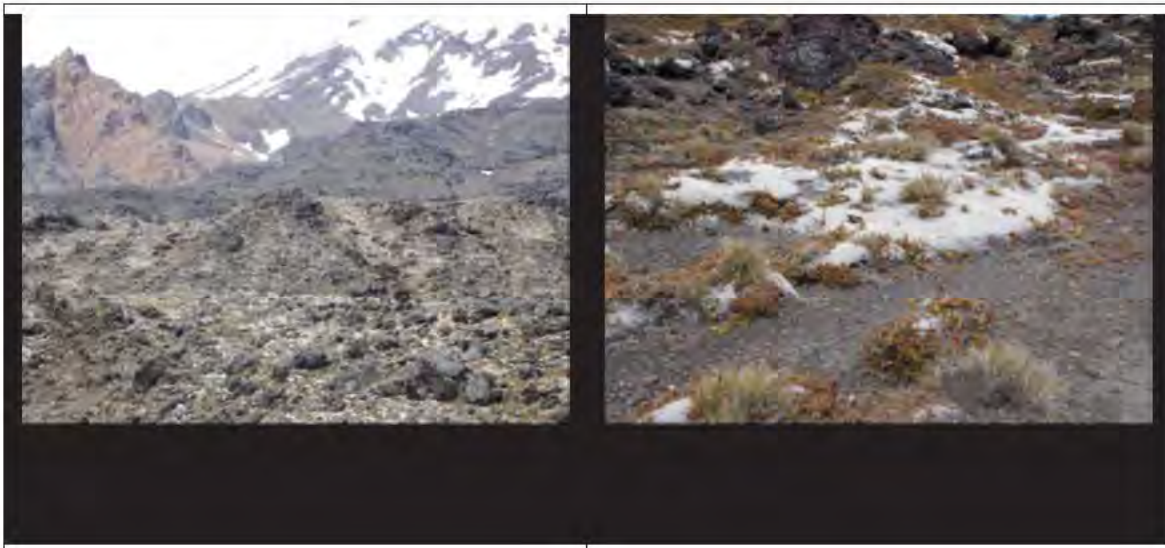
This low plant diversity is likely a result of the regular effects of volcanism and the resulting disturbance to vegetation. Alpine species present are likely highly resilient to the effects of volcanic eruptions as well as being tolerant to the soil conditions these events create. My personal observations from the 2012 Te Maari eruption on Mt. Tongariro support this view. Despite many plants being covered with ash and/or scorched by hot gases and fluids, many plant species quickly recovered, pushing through the layer of ash and re-sprouting from dormant epicormic buds.

The most diverse alpine plant community type which occurs at this altitude on Mt. Ruapehu is situated around seepages, small springs and in the spray zone of waterfalls — a type of wetland is known as an “alpine flush or seepage”. Alpine flushes are small in size and provide habitat for a wide range of alpine wetland species including the iconic “mega herb” mountain buttercup (*Ranunculus insignis*). These wetlands are very small and two alpine flushes are known within the Whakapapa Ski Area, at the head of the Whakapapanui catchment. Outside of the Ski Area boundary this wetland type occurs to the north on Pinnacles Ridge and Whakapapanui Valley below Skippers Canyon and in the upper Whakapapaiti catchments, though is most abundant southwest of the Ski Area boundary especially in the headwaters of the Makatote and Mangaturuturu catchments (Singers et al. 2012).

4.3 Plant ecology of the Whakapapa Ski Area

Vegetation of the Whakapapa Ski Area is strongly influenced by altitude and secondarily landform and soil cover. Three vegetation communities occur (Singers 2013):

1. Between 1500 m and 1600 m a.s.l. amongst lava boulder-field and interspersed with patches of scoria gravelfield, woolly mossfields dominate (Figures 4.1 & 4.2). Vegetation is generally less than 30 cm high and is composed of islands of vegetation between a protruding boulder-field. Vegetation composition was qualitatively sampled at the bottom of the Ski Area off Bruce Road and is dominated by woolly moss = 30–60% cover; curled leaved neinei = 5–15%; snowberry = 1–5%; whipcord hebe (*Veronica tetragona* subsp. *tetragona*) = 1–5%, bristle tussock = 1–5%, *Brachyglottis bidwillii* = 1–2% and bare rock and soil = 40–50%. Several other species were recorded in this community at low abundance (see Appendix 1 for a full plant species list).



2. Between 1600 m and 1840 m a.s.l. vegetation cover declines to approximately 20–30% amongst lava boulder-field interspersed with patches of scoria gravelfield (Figure 4.3). Curled leaved neinei, *Brachyglottis bidwillii* and woolly moss decline in cover and eventually disappear with increasing altitude. West of Hut Flat vegetation cover was qualitatively sampled and is dominated by curled leaved neinei = 10–15%; bristle tussock = 10–15%, snowberry = 5–10%, *Brachyglottis bidwillii* = 1–5% and bare rock and soil = 70–80%. (see Appendix 1 for a full plant species list).
3. Above 1840 m to 2100 m a.s.l. vegetation cover is typically <10% cover amongst bare lava boulder-field interspersed with patches of scoria gravelfield of >90%. Vegetation cover is less than 1% cover at the upper limit of vascular plants, though locally in more suitable sites vegetation cover is higher, such as on a small scoria gravelfield east of the Amphitheatre where bristle tussock and blue tussock together are approximately 20–30% cover (Figure 4.4). Near the top of the Amphitheatre vegetation cover was qualitatively sampled and is dominated by bristle tussock, blue tussock (*Poa colensoi*), Hell's bells (*Anaphalioides*

bellidioides) and occasional mountain carrot and *Veronica spathulata*, occupying a few percent cover each (see Appendix 1 for a full plant species list).



Areas which have experience terrain modification or significant foot damage are typically devoid of vegetation.

Overall, there are very few exotic plants present within the Ski Area, the two most common species are heather (*Calluna vulgaris*) and moused eared hawkweed (*Pilosella officinarium*), both are largely restricted to below 1600 m a.s.l. The most common animal pest species present is the European hare which is ubiquitous above the treeline within Tongariro National Park.

4.4 Fauna in alpine areas of Tongariro National Park

The alpine flora also supports a diverse range of insects and invertebrates, such as the common grasshopper (*Sigauss piliferus*) which can be very prolific on warm summer's days. These provide food for larger fauna such as New Zealand pipit (*Anthus novaeseelandiae*). A small population of the banded dotterel (*Anarhynchus bicinctus*) can still be seen on the open slopes of Mt. Ruapehu in late summer, foraging at high altitude. Most observations are from the eastern side, however, recent records are known from north of Whakapapa Village.

The mountain has a low diversity and abundance of lizards, especially above the treeline. A possible crenulate skink (*Oligosoma robinsoni*), (At Risk – Declining (Hitchmough et al. 2021)) was observed in near Turoa February 2012 and the northern grass skink (*O. polychroma*) (not threatened) locally common in the Rangipo — Desert Road area.

The swamp harrier (*Circus approximans*), kārearea (*Falco novaeseelandiae*), and southern black-backed gull (*Larus dominicanus*) are also occasionally present above the treeline.

Historically the New Zealand dotterel (*Charadrius obscurus aquilonius*) and tītī (*Ardenna grisea*) also occupied and bred in the alpine environment (Cockayne 1908).

4.5 Distinctive flora and fauna within the Whakapapap Ski Area

The Ski Area supports populations of several significant flora and fauna species including.

- *Pimelea microphylla* (At risk — Naturally uncommon). This is a cushion shrub typically grows in the lower part of the Ski Area between 1500 — 1600 m a.s.l. and is most common amongst scoria and sandy areas.
- New Zealand pipit (*Anthus novaeseelandiae*) (At risk — declining; Robertson et al. 2021). Pipit are commonly seen birds within the lower parts of the Ski Area boundary that forage for insects and fruits in summer.

5. Assessment of Effects

In line with the Tongariro National Park Management Plan and the Department of Conservation's guide to preparing an EIA, this report has considered current adverse effects, and permanent and cumulative adverse effects from operational use.

The potential effects that require assessment are:

1. The developed footprint of the Whakapapa Ski Area.
2. Management of three waters, potable water, stormwater, and wastewater.
3. Maintenance of structures and buildings.
4. Management of hazardous substances including diesel.
5. Transport of materials and supplies across the Ski Area.
6. Snow making activities.
7. Vehicle use, including snow groomers.
8. Management of rubbish.
9. Summer visitors, off track use and trampling effects to sensitive flora.

5.1 The developed footprint of the Whakapapa Ski Area

The development of the Whakapapa Ski Area has been accumulative. The concession by Whakapapa Holdings does not require the boundaries and development within it to be reassessed. The concession sought will not undertake any further development thus the developed footprint is expected to be constant over the 10 year period.

Measuring the footprint and including it within the AEE, sets a baseline of habitat loss and thus provides for changes to be qualitatively measured over time, including at the end of the concession period. As effects are not expected to increase, no loss of habitat is expected to occur from direct development, thus effects are expected to be nil to negligible.

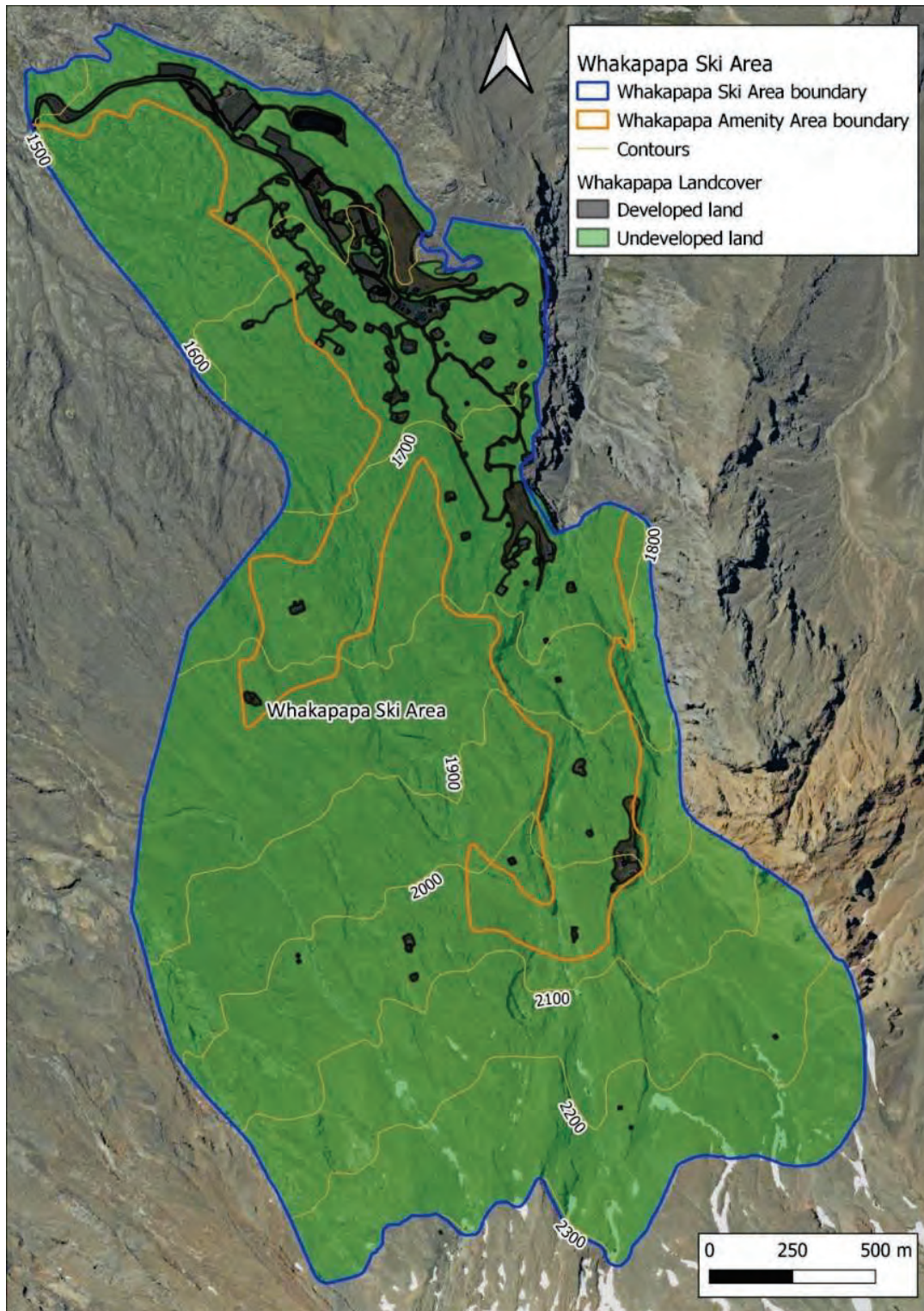
Within the Ski Area boundary, the historic development is not all directly attributed to the past ski lift concessionaires. Some developed land, such as Bruce Road and Whakapapa public shelter, are managed by the Department of Conservation and there are 46 independently operated ski and tramping lodges (DOC2006). Table 5.1 and Figure 5.1 summarises landcover within the Whakapapa Ski Area.

Table 5.1 Land within Whakapapa Ski Area

Land with Whakapapa Ski Area	Hectares	Percentage
Ski Area	499	100
Amenities Area	153.4	30.7
Undeveloped (natural) land	471.82	94.55
Developed land	27.18	5.45
Developed land area within Whakapapa holdings concession	17.99	3.6
DOC (Bruce Road etc)	3.45	0.69
Ski and Tramping Lodges	5.74	1.15

Two small areas of development occur outside of the Ski Area boundary including the water pumping structure on the Waipuna Stream, used for filling up the snow making pond and the upper ski lift return for the Far West T-bar.

Figure 5.1: Whakapapa Ski Area Development showing areas of undeveloped and developed land



5.2 Management of three waters, potable water, wastewater and stormwater

Drinking water for buildings and water for snow making is sourced from a combination of rainwater and two consented takes (Horizons Regional Council water permit 100725). The larger take is pumped uphill from a spring adjacent to the Waipuna Stream located approximately 835 m below the Ski Area boundary. These sources were consented in 2002 and the Waipuna take is permanently monitored by Horizons Regional Council. This allows for a daily limit of 2500 m³ or in June to August up to 3307 m³ per day. Actual take is considerably less than this, for example between December 2023 and October 2024, then have been only eight periods when over 2000 m³ was taken. Consent conditions require the instantaneous rate not to exceed 38.28 L/s and to maintain flow downstream of abstraction point of 343 L/minute (winter) and 904 L/minute in the rest of year. Effects of these takes was considered by the Horizons Regional Council to be minor and insignificant. Potable water for the Top of the Bruce is filtered and treated with UV before use.

Potable water for Knoll Ridge Café is sourced from a spring in Te Heuheu Valley which provides up to 130 m³ potable water and storage for a fire sprinkler system.

Outside of the ski season, rainfall and overland flow into the reservoir provides for potable water for the Top of the Bruce buildings, though the reservoir is topped up if required. Waipuna spring is mostly used prior to the start of the ski season and for snow making during the season.

Whakapapa Ski Area is part of the Whakapapa Village wastewater treatment system. Wastewater from most buildings within the Waipuna catchment is reticulated within underground pipes, via localised holding tanks and flows down Bruce Road to the Whakapapa Village wastewater treatment system, run by the Department of Conservation.

The Department of Conservation has recently undertaken a significant upgrade of the Whakapapa wastewater treatment system, with the goal of reducing effects to receiving aquatic environments (DOC 2022). Whakapapa Ski Area users have financially contributed to these improvements.

These improvements include:

- a large holding tank for Ski Area wastewater, which is predominantly urine, built near the Whakapapa workshop,
- renewal of Whakapapa Village's primary wastewater treatment pipe infrastructure to reduce ingress of stormwater,
- effluent flow balancing tanks and associated pumps to facilitate removal of the extractable organic phosphorus,
- installation of Moving Bed Bioreactor (MBBR) and conversion of Pasveer ditch to an anoxic system to improve nitrification, and
- extension of the infiltration fields to better accommodate disposal of treated wastewater, especially at peak demand.

These upgrades have been designed to reduce effects to the environment.

The soils and geology of the Whakapapa Ski Area are highly porous. Stormwater from buildings is disposed of via soakage pits and culverts which fed ground flow and eventually contribute to stream

flows. Similarly, stormwater from carparks flows to adjacent land. On peak days Whakapapa Ski Areas carparks are full and there is potential for minor contamination of ground water from poorly maintained vehicles with oil leakages. Whether this is causing deterioration to water sources is not known.

5.3 Snow making activities

The Whakapapa Ski Area snow making reservoir is filled by a combination of rainfall and a take from the Waipuna Stream. This activity essentially cycles water from within the Waipuna Stream catchment.

Snow making technology and snow fences in combination with better groomers have changed the way the Ski Area operates allowing snow to be made, harvested, relocated and then groomed to more efficiently cover Whakapapa's rocky terrain. This has eliminated the need for terrain modification which has very high effects on the ecological and landscape values of the Ski Area.

Snow making uses Snowmax™ which is a "snow inducer" based on the proteins derived from a naturally occurring microbe. These proteins act as extra nuclides to improve the crystallization and nucleation process. The proteins are extracted from the microbe outer shell to produce Snowmax. After fermentation, the proteins are harvested, concentrated, freeze-dried, packaged and sterilized. It makes the end product a concentrated, purified, sterilized protein granule that easily dissolves in water.

This enhanced crystallization happens closer to the nozzle of snow guns allowing the subsequent snowmaking process to use almost all the water available. This allows more significant volumes of snow to be produced, with less water and energy. This substantially increases the efficiency of the snow making system, while at the same time delivering a consistent snow quality even during the most extreme temperature fluctuations (www.snowmax.com).

Snowmax contains no organisms. Effects have been tested globally across many Ski Areas and it has been concluded that *'...it is harmless to the health of humans, animals and plants. No negative effects of Snowmax were observed on vegetation...'* (Professor Richard Braun 1998). The Swiss Federal Office of the Environment, Forests and Landscape concluded that *'...The chemical investigation shows that the product contains no harmful substances. The components are mainly organic substances of biological origin such as proteins and amino acids, nucleic acid and carbohydrates. Conclusion It can be assumed there are no negative consequences for the environment...'* The question of degradability was also clarified in the report: *'...The biological degradability in the environment is complete due to the nature of the components...'*

Based on these conclusions, the effects of snowmax are negligible for the Whakapapa Ski Area. From an energy consumption perspective, use of snowmax results in more snow being used for the same energy input, which also means less water is required from the Waipuna Stream.

5.4 Maintenance of structures and buildings

Routine maintenance will include painting and building repairs such as re-roofing if required.

Painting buildings and ski lifts only occurs in summer and involves laying tarpaulins down and collecting paint waste deposited by surface preparation. This is then disposed of to landfill to avoid

contamination of the park. Treated sawdust and waste wood during building repairs is also similarly collected.

5.5 Management of hazardous substances including diesel

Whakapapa Ski Area holds a number of hazardous substances (RAL 2022) including:

- Fuels, including diesel fuel to run backup generators, petrol, LPG and lubricants.
- Explosives for avalanche hazard management.
- Some paint and solvents.

Hazardous substances are stored separately in specific locations with appropriate safety data sheets and an inventory. Diesel is stored within large double skinned tanks located above ground. Products which have reached their recommended life spans are disposed of according to specific procedures. No hazardous substances are disposed of in ordinary rubbish systems or to drains. As such management and use of hazardous substances has negligible effect.

5.6 Vehicle use including snow groomers

Vehicles are only permitted for general use to areas of tar seal. All other vehicles used within the wider Ski Area occurs via a works approval managed by the Department of Conservation. This only occurs in association with routine maintenance activities. These are typically kept to formed trails.

Where practical all plant and materials are taken to sites using the gondola, ski lifts or by helicopter. Historically walking diggers have been used for installation of new infrastructure which have negligible effect to landforms and vegetation. Snow groomers are only used on the Ski Area once a suitable depth of snow is present. They have been used to carry plant and equipment over snow during construction periods and will be used again if required for maintenance work. As the concession is only for ongoing maintenance and operations no further development is planned. Use of diggers would only occur if, for example, a breakage of a water pipe or wastewater pipe occurred, which is highly unlikely.

Environmental effects of vehicle use within the Ski Area historically included leaks of hydraulic fluid from pipe and fitting breakages. These effects have almost been eliminated by routine servicing and replacement of fittings and pipes. If leakage of hydraulic fluid does occur, where this occurs on snow, the contamination area is recovered and then the oil is separated from the water component and safely disposed of.

5.7 Management of rubbish

Solid waste and litter collected from the Ski Area is disposed of through the Department of Conservation's transfer station, which is disposed to landfill to Taumarunui. Café food waste is collected separately and transported to National Park and composted.

Litter dropped by skiers across the Ski Area is purposefully collected by staff and volunteers in summer and similarly disposed. Particular attention is undertaken to high use areas and water courses which move, especially plastic waste, to specific areas.

5.8 Effects of recreational visitors

In general winter snow sport users pose negligible effect to the natural values of the Whakapapa Ski Area because snow sports occur over a base of buffering snow. Snow sport users also use hardened surfaces to move from one place to another.

Summer visitors, however, can cause a number of effects to the Ski Areas Natural values. Whakapapa Ski Area has a high summer use by a range of recreational users and sightseers, some which use Ski lift facilities and others that do not. Between 20,000 and 25,000 visitors use the gondola annually. Consequently, effects of summer users are caused by a variety of user groups, including recreational groups, that do not directly use Whakapapa Ski field amenities.

Most summer visitors take the return trip on the gondola (Sky Waka) from the Top of the Bruce to the Knoll Ridge Café. A portion of these users may then walk down to the Top of the Bruce via ski trails which are the easiest and natural walk paths. A smaller number, estimated to be less than 1000 more capable visitors walk to the top of Mt Ruapehu annually from either the Top of the Bruce or Knoll Ridge Café. Some recreational walkers walk south from the Knoll Ridge Café south and then down to Salt Hut Ridge area and Hut Flat via an unmarked back country trail.

Summer use has the potential to result in degradation of alpine plant cover and soil erosion because alpine plants are very sensitive to trampling and foot damage and alpine soils lack structure. This effect is most significant between below 1800 m as plants are considerably more common in this part. The rocky terrain of the Ski Area provides a level of natural resilience because people are less inclined to walk off trail because it requires moderate to high fitness and reasonable agility. The most significant damage occurs in highly accessible areas close to hardened surfaces. Damage to alpine vegetation has been most severe within the Meads Wall area and the filming location for the Lord of the Ring's movie. This is a consequence of several different recreational user groups, including rock climbers and movie enthusiasts, which probably increased following the release of the Lord of the Rings films.

Human effects such as destruction of vegetation is cumulative, so effects may expand over time. Recreational users also cause soil erosion, particularly where users walk off trails and down steep slopes. Parts of Salt Hut Ridge track may be eroding due to users. As there has been no formal monitoring of these effects it is difficult to assess whether summer use effects have increased as a result of use, or whether effects have been cumulative at a steady state.

Summer users also have the potential to cause negative effects to some species of significance. Repeat trampling could result in a decline of the At risk small shrub, *Pimelea microphylla* or some wildlife, for example disturbing nesting New Zealand pipit. Whether passing recreational walkers cause nest abandonment is not known and is likely to be a rare event. Pipits typically occupy the more natural areas of the Ski Area where plant cover is higher so these most recreational users will not visit optimal habitat.

6. Measures taken to avoid, remedy or mitigate effects

6.1 Avoidance of effects

Whakapapa Ski Area undertakes a wide range of standard operating procedures to avoid effects to Tongariro National Park. Operational improvements have occurred over decades to iteratively reduce effects.

These procedures include:

- Transporting most materials and plant using the gondola and ski lifts, or if required by helicopter. Only using vehicles off tar seal for specific approved uses.
- Management of three waters such as reticulation of wastewater to the Whakapapa Village wastewater treatment systems.
- Management of hazardous substances in accordance with an approved management system.
- Avoiding contamination of the environment when painting and undertaking building maintenance activities.
- Management of rubbish including composting food waste, collection of rubbish including from the wider Ski Area.
- Management of summer recreational users to defined ski paths.

6.2 Remediation of effects

Remediation of effects such as prevention of vegetation and soil loss and recovery of alpine vegetation in high use areas, requires the cause of the effect to be first addressed. In most areas where vegetation loss has occurred, multiple user groups contribute in part to this effect. Further as the environment is cold with a short growing season, regular frosts which cause significant frost-heave of topsoil and the area has leached low nutrient soils, remediation actions are difficult and are very slow.

Remediation of effects in areas of vegetation and soil loss could involve the development of hardened tracks in high use areas to direct users to use these paths. Suitable locations for new tracks could be within the Meads Wall and Lord of the Rings filming area and from Knoll Ridge Café down to Hut Flat via Salt Hut Ridge.

There are a number of informal tracks which have been created by users over decades, especially since the establishment of the Iwikau Village Club Huts. These informal tracks are however not included with the Department track database so may not be recognised as official tracks within the TNPMP. Improvements to these would require a decision by the Department whether these are tracks or if not may require a change to the Tongariro National Park Management Plan (2006–2016), which prevents construction of new tracks, other than those specified within policy 4.3.2.4 (4). The common law definition of a road may be useful for this discussion because human use is a key component of what is defined as a road, and this may also be applied to a track. Further, because multiple users contribute, especially at Meads Wall, the Department of Conservation needs to approve and contribute to design and location any track improvements or construction.

If improvements or construction were made to informal tracks, vegetation remediation should be attempted at least to reestablish vegetation cover where it has been lost.

6.3 Mitigation of effects

With reference to the Tongariro National Park Management Plan (2006–2016) mitigation is targeted to addressing effects associated with developments (Policy 4.1.16 (12)). As no further development is proposed no mitigation of effects is recommended.

7. Conclusions and recommendations

Ongoing management and operation of the Whakapapa Ski Area should pose negligible effects to natural values of the Ski Area as long as best practice systems currently in use are adhered to, such as undertaking regular servicing and maintenance of plant, buildings and fuel storage tanks. The Department of Conservation's works approval process and participation in monitoring works is also important for setting limits for avoiding effects. There is potential for greater effects to occur, for example, if a building fire were to occur, which historically occurred at the Knoll Ridge Café. But the risk of these type of events is very low and to some extent has been mitigated for through the provision of fire sprinkler systems.

The greatest effects currently to natural values are from human visitors, mostly in summer, walking on vulnerable alpine vegetation communities and causing loss of plant cover and erosion of soils. As these effects have not been monitored, the scale of effects is largely anecdotal. They are however concentrated mostly to two areas, Meads Wall and Salt Hut Ridge.

Similarly, there is no water quality data for water which leaves the Ski Area so no conclusions can be made as to whether it is pristine or contains measurable contaminants, such as from petroleum sources.

Human use, and the associated effects, are also very difficult to manage within the Ski Area alpine environment. This is also particularly because the greatest physical effects over the last two decades have occurred near Meads Wall, and probably mostly caused by a combination of rock climbers using Mead Wall and movie enthusiasts visiting the Lord of the Rings filming locations. Potentially some of these effects could have been avoided if tracks were present in this location before effects from these user groups became detrimental.

Monitoring is a key for understanding effects and for this reason I recommend that monitoring. High resolution aerial imagery such as drone photography, creation of orthomosaic images and spatial mapping of human effects provides a method whereby effects can be efficiently quantified, both to measure the distribution and scale of effects. Repeat monitoring and quantification would allow trends over time to be determined. It is highly likely that digital imagery and machine learning algorithms may be able to automate this. The highest priority area to monitor physical effect from use is near Meads Wall. As the effects here are likely caused by multiple user groups, the Department of Conservation should contribute to the design and implementation of this monitoring work.

Monitoring of water quality is also recommended on the lower boundary of the Whakapapa Ski Area in the Waipuna Stream and upper reaches of the Whakapapaiti catchment. As these streams are intermittent, monitoring would need to be undertaken at periods of flow, such as in spring and early summer.

Construction of tracks as an attempt to address human use effects would require the Department to make a determination whether historic tracks within the Ski Area are 'tracks' within the TNPMP. Potentially this may require a plan change. As such I recommended that in the next revision of the Tongariro National Park Management Plan, a policy is included to allow for improvement of unformed tracks and construction of new tracks specifically in locations where cumulative deleterious effects have occurred or are occurring and are causing cumulative effects.

Either way, I recommend that hardened tracks and soil erosion structures are built in the Meads Wall area and from Knoll Ridge Café down Salt Hut Ridge to reduce environmental effects.

Lastly, this assessment has mostly used historic data gathered from other work within the Ski Area. For this reason, I recommend that a summer visit be undertaken to assess whether effects are the same or similar. Of particular importance is to understand whether effects have changed with greater summer use and human effects from operating the gondola. If effects have increased, then this assessment should be updated.

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Appendix 1 — Plant Species recorded at Whakapapa Ski Area

Species name	Common name	Altitude zone		
		1500m – 1600m	1600m – 1840m	1840m – 2100m
<i>Acaena</i> sp.	bidibid	✓		
* <i>Agrostis stolonifera</i>	creeping bent	✓		
<i>Anaphalioides bellidioides</i>	Hell's bells	✓	✓	
<i>Anisotome aromatica</i>	mountain carrot	✓	✓	✓
* <i>Aquilegia</i> sp.	granny bonnet	✓		
<i>Brachyglottis bidwillii</i>		✓	✓	
* <i>Calluna vulgaris</i>	heather	✓		
* <i>Cardamine hirsuta</i>	landcress	✓		
<i>Celmisia glandulosa</i> var. <i>glandulosa</i>	mountain daisy	✓		
<i>Celmisia incana</i>	mountain daisy	✓	✓	
<i>C. spectabilis</i>	mountain daisy	✓	✓	
* <i>Cerastium fontanum</i>	mouse-eared chickweed	✓		
<i>Chionochloa pallens</i>	snow tussock	✓		
<i>C. rubra</i>	red tussock	✓		
<i>Coprosma depressa</i>		✓		
<i>Coprosma perpusilla</i>		✓	✓	
<i>Dracophyllum recurvum</i>	curled leaved neinei	✓	✓	
<i>Epacris alpina</i>		✓		
* <i>Epilobium ciliatum</i>	willow herb	✓		
<i>E. glabellum</i>		✓	✓	
<i>Epilobium pernitens</i>		✓	✓	
<i>Euphrasia cunneata</i>	eye bright	✓	✓	
<i>Forstera bidwillii</i>				
<i>Gaultheria colensoi</i>	snowberry	✓	✓	✓
<i>Gentianella bellidifolia</i>	gentian	✓	✓	
<i>Hierochloe recurvata</i>	mountain holy grass	✓		
* <i>Lotus pedunculatus</i>	lotus	✓		
* <i>Holcus lanatus</i>	Yorkshire fog	✓		
* <i>Hypericum perforatum</i>	St. Johns wort	✓		
<i>Kelleria dieffenbachii</i>	native thyme	✓	✓	
<i>Lepidothamnus laxifolius</i>	pygmy pine	✓		
* <i>Linium catharticum</i>	purging flax	✓		
* <i>Lolium perenne</i>	rye grass	✓		
<i>Luzula banksiana</i> var. <i>migrata</i>				
<i>Luzula colensoi</i>		✓	✓	✓
<i>Myrsine nummularia</i>		✓		
<i>Neopaxia calycina</i>		✓	✓	
<i>Oreobolus pectinatus</i>	comb sedge	✓	✓	
<i>Ourisia vulcanica</i>		✓	✓	
<i>Pilosella officinarum</i>	mouse-eared hawkweed	✓	✓	
<i>Prasophyllum colensoi</i>	leek orchid	✓		
<i>Pimelea microphylla</i>		✓		

Species name	Common name	Altitude zone		
		1500m – 1600m	1600m – 1840m	1840m – 2100m
<i>*Plantago lanceolata</i>	narrow leafed plantain	✓		
<i>*P. major</i>	large-leafed plantain	✓		
<i>Pentacondra pumila</i>		✓		
<i>Podocarpus nivalis</i>	snow totara	✓		
<i>Poa colensoi</i>	blue tussock	✓	✓	✓
<i>*Ranunculus repens</i>	buttercup	✓		
<i>Raoulia albosericea</i>	silver raoulia	✓		
<i>Raoulia grandiflora</i>		✓		
<i>Rhacomitrium lanugosum</i>	woolly moss	✓		
<i>*Rumex acetosella</i>	sheep sorrel	✓		
<i>Rytidosperma nudum</i>		✓		
<i>Rytidosperma setifolium</i>	bristle tussock	✓	✓	✓
<i>*Sagina procumbens</i>		✓	✓	
<i>*Taraxicum officinale</i>	dandelion	✓		
<i>Thelymitra</i> sp.		✓		
<i>Veronica hookeriana</i>		✓		
<i>V. spathulata</i>		✓	✓	
<i>V. tetragonia</i>	whipcord hebe	✓	✓	
<i>Wahlenbergia pygmaea</i>	harebell	✓		

Appendix 5

Whakapapa Infrastructure
Table

Table of Infrastructure				Approx Coordinates NZTM	
Number	Lease Area	Area m ²	Plan No.	mE	mN
1	Waipuna Pumpshed	13	1	819775	5655189
2	Iwikau Workshop - Bruce Rd	380	2	1820143	5654459
3	Generator G101	8	2	1820147	5654481
4	Diesel storage tank - above ground	20	2	1820189	5654454
5	Iwikau Building	415	2	1820602	5653840
6	Snow School	144	2	1820641	5653798
7	A Frame	110	2	1820651	5653787
8	Customer Service/Administration	95	2	1820668	5653778
9	Top O Bruce café, retail & rentals	966	2	1820710	5653767
10	Pumpshed - Happy Valley Reservoir	55	2	1820368	5654336
11	Happy Valley Reservoir	9591	2	1820421	5654357
12	Happy Valley Rentals	290	2	1820662	5653851
13	Happy Valley Bistro café	283	2	1820696	5653842
14	Lower explosive storage & make up	8	2	1820328	5654396
15	Double Happy Chairlift operators cabin	20	2	1820605	5654145
16	Double Happy drive station	21	2	1820602	5654128
17	Double Happy return station	11	2	1820729	5653853
18	Carpet Lift No 1	382	2	1820808	5653849
19	Carpet Lift No 2	174	2	1820648	5653906
20	Carpet Lift No 3	450	2	1820644	5653946
21	Happy Valley Elevator	83	2	1820674	5653830
22	Snow Factory	24	2	1820788	5653799
23	Sky Waka drive station & cabin storage	739	2	1820741	5653804
24	Rangatira Express drive station & chair storage	406	2	1820771	5653790
25	Rangatira Express return station	101	3	1821031	5653154
26	Rangatira Express operators cabin	14	3	1821039	5653154
27	Pumphouse & Workshop	60	3	1821077	5653048
28	Grooming Workshop	310	3, 4	1821305	5652264
28a	Inground tanks x2 - Diesel	40	3, 4	1821310	5652270
29	Inground tanks - sewage treatment	22	3, 4	1821282	5652386
30	Upper explosive storage & make up	8	3, 4	1821320	5652274
31	Sky Waka return station	395	3, 4	1821270	5652101
32	Knoll Ridge Chalet	1155	3, 4	1821298	5652115
33	Te Whare o Pakaurangi	220	3, 4	1821299	5652061
34	Cinder Track Carpet lift	285	3, 4	1821303	5652206
35	Delta Chairlift drive station	32	3, 4	1821144	5652390
36	Delta Chairlift operators cabin	25	3, 4	1821152	5652389
37	Delta Chairlift return station	20	3, 4	1821119	5651875
38	Delta Chairlift return operators cabin	5	3, 4	1821126	5651880
39	Knoll Ridge T Bar drive station	25	3, 4	1821174	5652194
40	Knoll Ridge T Bar operators cabin	3	3, 4	1821182	5652144
41	Knoll Ridge T Bar return station	8	4	1821271	5651297

Number	Lease Area	Area m ²	Plan No.	mE	mN
42	Halliday Hut patrol depot	28	4	1821240	5651358
43	Timing Hut & Pumphouse	10	3, 4	1821377	5652175
44	Valley T Bar drive station	30	3, 4	1821313	5652210
45	Valley T Bar operators cabin	3	3, 4	1821354	5652147
46	Valley T Bar return station	18	4	1821714	5651557
47	West Ridge Chairlift drive station	45	5	1820165	5652627
48	West Ridge Chairlift operators cabin	18	5	1820161	5652620
49	West Ridge Chairlift return station & ops cabin	81	5	1820627	5651773
50	Far West T Bar drive station	21	5	1820283	5651845

51	Far West Bar operators cabin	16	5	1820285	5651827
52	Far West Bar return station	8	5	1820688	5650997
53	House	162	6	1819137	5657874
54	House	146	6	1819144	5657925
55	Flats - 2 units	222	6	1819158	5657931
56	Cottage + Garage	280	6	1819391	5657873
57	Flats - 4 units + Carports	367	6	1819439	5657824
58	Staff Quarters	791	6	1819559	5657931
Total Lease Area 19662m ² - Total Licence Area 4989844m ²					

Number	Infrastructure name	Length m	Plan No.	mE	mN
59	Double Happy Chairlift	308	2	1820602.362 to 1820729.161	5654128.357 to 5653852.709
60	SkyWaka Gondola	1800	1, 2, 3, 4	1820741.151 to 1821270.122	5653804.268 to 5652101.247
61	Rangatira Express	697	1, 2, 3	1820771.123 to 1821030.951	5653789.75 to 5653153.703
62	Delta Chairlift	520	3, 4	1821144.482 to 1821119.34	5652389.598 to 5651874.902
63	Knoll Ridge T Bar	905	3, 4	1821173.581 to 1821271.073	5652193.749 to 5651296.669
64	Valley T Bar	768	3, 4	1821313.023 to 1821714.38	5652210.262 to 5651557.382
65	West Ridge Chairlift	973	3, 5	1820165.211 to 1820627.479	5652627.49 to 5651772.817
66	Far West T Bar	940	5	1820282.558 to 1820688.26	5651845.229 to 5650997.081
67	Water pipeline to reservoir	1180	1, 2	1819775.074 to 1820342.671	5655188.652 to 5654361.547
68	Snowmaking Pipeline & electrical cable	3682	1, 2, 3, 4	1820368.074 to 1821151.164	5654336.013 to 5652372.011
69	Sewage pipeline - Knoll Ridge to Hut Flat	1069	2, 3	1821063.033 to 1821279.05	5653045.745 to 5652092.172
Total Length 12842m					

Number	Infrastructure name	Area m ²	Plan No.	mE	mN
70	Carpark 1	2752	2	1820540	5653938
71	Carpark 2	2906	2	1820477	5654024
72	Carpark 3	1274	2	1820387	5654198
73	Carpark 4	2016	2	1820374	5654225
74	Carpark 5	2640	2	1820326	5654256
75	Carpark 6	2629	2	1820286	5654316
76	Carpark 7	2579	2	1820202	5654374
77	Carpark 8	5726	2	1820180	5654413
78	Carpark 9	3472	2	1820063	5654441
79	Carpark 10	3687	2	1820003	5654525
80	Authorised and Platinum parking	2588	2	1820566	5653873
Total Carpark Area 32269m ²					

Application for an Easement on Public Conservation Land



Department of
Conservation
Te Papa Atawhai
New Zealand Government

Is this the right application for me?

Use this application form if you seek an easement concession across public conservation land, either to benefit other land or in gross (e.g. right of way), for the following purpose:

- a right to convey water.
- a right to drain water.
- a right to drain sewage.
- a right of way.
- a right to convey electricity.
- a right to convey telecommunications.
- a right to convey gas.

Use this form for new applications and variations to an existing easement concession across land administered by the Department of Conservation (DOC).

How do I complete this application form?

- Complete all sections of this form.
- DOC encourages electronic applications (e.g. a typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record the document details in section **L Attachments**.
- It is recommended that you read the standard and optional terms and conditions in the [concession \(easement\) template](#)¹ to inform your application.

Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#).

If I need some help, where do I get more information?

- Check DOC's [Access/Easement](#)² webpage.
- Arrange a pre-application meeting (either face to face or over the phone) by contacting the local [DOC office](#)³ closest to where your activity is taking place. You can use [DOC maps](#)⁴ to identify which District Office you should contact. Or arrange a meeting with any of our [offices that process concessions](#)⁵ – choose the one closest to where the activity is proposed.
- It is recommended that you seek legal advice for guidance when completing this form.

¹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

² <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

³ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

⁴ <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

⁵ <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

Have you considered DOC's statutory planning documents?

Your easement concession must not be inconsistent with [DOC's relevant statutory planning documents](#)⁶ as they set out how DOC and our Treaty partners manage public conservation land. Statutory planning documents can have a direct impact on your application.

Book a pre-application meeting with DOC staff if you require assistance navigating DOC's statutory planning documents.

Have you considered the environmental effects of your easement concession?

It is your responsibility, as the applicant for the concession (easement), to **provide a detailed description** of the:

- Activity.
- The potential effects.
- Ways that you can remedy, mitigate or avoid any potential adverse effects.

A list of potential effects is supplied in this application form, under section **K Effects Assessment** for you to consider and attach to this application. The size and scale of your environmental effects assessment should be in proportion with the size and scale of the activity and its potential effects. You will need to describe the existing environment, the potential effects and describe your methods to avoid, remedy or mitigate these effects. For further information check [DOC's Environmental Impact Assessment](#)⁷ and [DOC's guide to preparing your environmental impact assessment](#)⁸. We also recommend that you read the standard conditions in the [concession \(easement\) template](#)⁹ about protecting the environment to inform your application. In many cases an Assessment of Environmental Effect (AEE) prepared for a resource consent under the Resource Management Act 1991 may be sufficient.

Book a pre-application meeting with DOC staff if you require assistance in scoping the environmental effects you will need to consider in your application.

How do I submit my application?

Email your completed application, recommended location forms, and any other attachments to:

permissions@doc.govt.nz

What happens next?

Once received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

Why does DOC ask for this information?

The questions in this application form are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- The effects of your activity and your proposed methods to avoid, remedy or mitigate any adverse effects of the activity.
- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land.

⁶ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

⁹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

- Your creditworthiness is a factor in determining whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

Note: Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

Treaty Partner consultation

DOC has a statutory responsibility to give effect to the principles of the Treaty of Waitangi. One component of this may be DOC consulting with Treaty Partners about your application. This consultation will feed into DOC's decision-making process. More information can be found on the DOC website on our [iwi/hapū/whānau consultation](#)¹⁰ page.

Contact your local [DOC office](#)¹¹ if you require further information about consultation.

What fees will I pay?

You may be required to pay a **processing fee** for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition, if you are granted an easement concession over public conservation land you may also be required to pay a **bond, insurance, monitoring fees and ongoing concession easement activity**¹² and **management fees**. Minor easement concession fees are listed on the [Access/Easement](#)¹³ page on the DOC website.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

Will my application be publicly notified?

- Your application for an easement concession may be publicly notified if having regard to the effects of the activity it is considered appropriate to do so.¹⁴

What does DOC require if my application is approved?

If your application is approved DOC may require:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- A **bond** may be required to be in place before undertaking your activity.¹⁵

Note: The Minister can vary the easement concession if the information on which the easement concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

¹⁰ <https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/>

¹¹ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

¹² <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/ongoing-concession-fees/>

¹³ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

¹⁴ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM7475509.html>

¹⁵ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM104654.html>

Registration

If you wish to register the easement concession on the Record of Title (formerly known as a Certificate of Title) you need to:

- Discuss with DOC your intention to register your application.
- Record your intent to register in section **M Registration on a Record of Title**.
- Gain DOC's permission to register your application.
- Engage your own legal advice to complete your registration.
- Check the conditions in the [concession \(easement\) template](#).
- Provide detailed plans to DOC (GIS shapefiles (.shp) are recommended).

Note: The applicant will be responsible for registering the easement concession and all the costs of registration.

A. Applicant details

Legal status of applicant (tick)	<input type="checkbox"/> Individual (Go to 1)
	<input checked="" type="checkbox"/> Registered company (Go to 2) <input type="checkbox"/> Trust (Go to 2)
	<input type="checkbox"/> Incorporated society (Go to 2) <input type="checkbox"/> Other (Go to 2)

1	Applicant name (individual)		
	Phone	Mobile phone	
	Email		
	Physical address		Postcode
	Postal address (if different from above)		Postcode

2	Applicant name (full name of registered company, trust, incorporated society or other)		Whakapapa Holdings 2024 Limited	
	Trading name (if different from applicant name)			
	NZBN (To apply go to: https://www.nzbn.govt.nz)	9429052086915	Company, trust or incorporated society registration number	9245571
	Registered office of company or incorporated society (if applicable)	The South Island Office, Public Trust Building, 152 Oxford Terrace, Christchurch Central, Christchurch, 8011, NZ		
	Company phone	Company website		
	Contact person and role	Thomas Elworthy, David Mazey (Directors)		
	Phone		Mobile phone	Sec 9(2)(a)
	Email	Sec 9(2)(a)		
	Postal address	The South Island Office, Public Trust Building, 152 Oxford Terrace,		Postcode
	Street address (if different from postal address)	Christchurch Central, Christchurch, 8011, NZ		Postcode

B. Variation of an existing easement concession.

Is this application *varying* an existing easement concession?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>
Easement concession number you wish to vary	

C. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC in relation to this application?

No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

If yes, state when and who you met/spoke with.

Damien Coutts, Lynette Trewevas

D. Location and nature of the proposed easement concession

Name (physical description/common name) and land status of public conservation land on which the concession (easement) will cover.

Right to convey water

Will your easement concession benefit other land?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

If yes, provide the Lot, Deposited Plan (DP) and record of title of the other land that the easement concession will benefit.

Provide the following documents (as attachments) and record the document details in the section L Attachments of this form:

- **Detailed site plan** - with proposed easement, for example:
 - For a road: the length, width, area and position where the easement will be situated.
 - For a pipe: length, width, diameter of the pipe, area and position where the easement will be situated.
 - For telecommunications: mast dimensions and type, including height, site footprint (m²) and position where the easement facility will be situated.
- **Map** of the site
- **Aerial photo** of the site
- **Drawings of the proposal** (DOC's recommendation is for a GIS shapefiles (.shp) especially if you are going to register the easement on the title of the land)
- **GPS coordinates** (if available) and **provisional survey plan** (if available).

Record the document details in the section L Attachments of this form.

E. Description of activity

Select (by ticking the box) all the easement concession types you are applying for:

A right to convey water:	<input checked="" type="checkbox"/>
A right to drain water:	<input type="checkbox"/>
A right to drain sewage:	<input type="checkbox"/>
A right of way:	<input type="checkbox"/>
A right to convey electricity:	<input type="checkbox"/>
A right to convey telecommunications:	<input type="checkbox"/>
A right to convey gas:	<input type="checkbox"/>

Describe in detail the reasons for your proposed easement concession, including why an easement is required (as opposed to a lease, license or permit). Location details can be completed in section D.

The water pipe, pump and associated infrastructure is outside the License area for the Ski Field, and therefore requires an easement.

F. Permanent or temporary structures or facilities

As part of your easement, do you wish to build, extend or add to any permanent or temporary structures or facilities on public conservation land (e.g. pipes, pumps, pump sheds, storage tanks, towers, poles, fences, storage facilities)?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

If yes, answer the following four questions.

- 1** Provide full details about the structure or facility (e.g. dimensions, materials, location, purpose) and methods of construction (e.g. number of people and vehicles involved).

- 2** Will you or do you own the structure?
- If yes, will you have co-sites located on the structure?
 - If yes, provide details of any co-sites.
 - If no, provide details of who owns the structure.

- 3** Could your structure or facility, or addition/extension to an existing structure or facility, be reasonably located outside public conservation land?
- If yes, provide details of other sites/areas that have been considered.
 - If no, provide reasons why existing structures or facilities outside of public conservation land are not suitable.

- 4 Could any potential adverse effects of your structure or facility (or addition/extension to an existing structure or facility) be significantly less (and/or different) in another conservation area or another part of the conservation area you are applying for? Give details/reasons.

- 5 Could you use an existing structure or facility? Could you use the existing structure or facility without any additions?
- If yes, provide details of any existing structures or facilities that you have considered using, or how your activity might be undertaken without making an addition to the existing structure or facility.
 - If no, provide reasons why any existing structure or facility could not be used without any additions.

G. Technical Specifications (for telecommunications easements only)

If you are applying for telecommunications sites, you must provide full details about the following information:

Radio frequencies	
Transmitter power output	
Polarisation of the signal	
Type of antennae	
Likely portion of a 24-hour period that transmission will occur	
Likely heaviest period of use during a 24-hour period	
Describe how the site(s) will be accessed (e.g. by foot along x track, by x road, or by a helicopter landing at x)	

H. Are you applying for any other DOC permissions?

Are you applying for other DOC permissions in addition to this easement?

No	<input type="checkbox"/>
Yes e.g. Permanent and temporary structures (that are not part of your easement)	<input checked="" type="checkbox"/>

If yes, state the other permits you are applying for?

Lease, and Licence for Whakapapa Ski Field, and staff accommodation in Whakapapa Village.

I. Duration (term of easement)

In accordance with section 17Z(3)(a)(c) of the Conservation Act 1987, an easement may be granted for a term not exceeding 30 years, except:

- (a) In exceptional circumstances, the Minister may grant a term not exceeding 60 years
- (b) Where the easement provides a right of way access to a property to which there is no other practical access, the term may be for such longer period as the Minister considers appropriate
- (c) Where the easement is for a public work (as defined in the Public Works Act 1981), the term may be for the reasonably foreseeable duration of that public work.

Detail the length of the term sought (i.e. **must be** number of years or months) and why (*Note: in perpetuity/forever or similar meaning is not a term under the Act and not able to be granted*):

10 years - consistent with the lease and licence duration

If you are seeking over 30 years, explain why:

J. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This often requires consultation with our Treaty Partner (iwi/hapū/whānau of local Maori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders (including other parties already located at your proposed location), DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

If yes, supply details of each Treaty Partner or interested stakeholders consulted with.

Copy and paste the table below and complete for each Treaty Partner or other interested stakeholders. If you received a written response to consultation attach a copy and record all attachments in section 'L Attachments', including:

- Additional pages with the required information
- Written responses to your consultation with Treaty Partners or other interested stakeholders.

Whānau/hapū/iwi or other interested party consulted with:	See attached application document
Name of individual you consulted with:	
Date of consultation:	
Form of consultation (e.g. email, meeting):	
Outcome of consultation:	

Other interested stakeholders consulted with e.g. Conservation Boards or community groups:	
Name of individual you consulted with:	
Date of consultation:	
Form of consultation (e.g. email, meeting):	
Outcome of consultation:	

K. Consistency with DOC statutory plans

List the [DOC's statutory planning documents](#)¹⁶ relevant to your application.

See attached application document

Are you aware of any potential inconsistency of your easement concession with DOC's statutory planning documents?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

¹⁶ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

If you have answered yes, explain why it is inconsistent with the statutory planning documents

L. Effects assessment

Identify actual or possible effects of the easement concession applied for. Describe the actions you propose to take to avoid, remedy or mitigate any adverse effects. For further information check [DOC's Environmental Impact Assessment](#)¹⁷ and [DOC's guide to preparing your environmental impact assessment](#)¹⁸.

If you have identified effects or mitigation measures for adverse effects not included in the table below or you have a full Environmental Impact Assessment attach this information to your application. Record this additional information in the table below and in section K as an attachment.

Have you attached a full Environmental Impact Assessment?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

If you have answered **no** provide a **description of environmental effects** of your easement concession in the table below including details of the:

- Existing environment
- Potential effects
- Proposed methods to avoid, remedy or mitigate the adverse effect/s.

Description of environmental effects

No effects as the easement uses an existing structure or facility (including a road or track) and there will be no modification or disturbance due to increased use.



¹⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

¹⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

Effects	Description
Effects on the landscape e.g. ability of landscape to accommodate changes.	
Effects on the visual composition of the landscape	
Effects on cultural values of Tangata Whenua or members of the public	
Effects on historic sites or objects including Wahi Tapu e.g. disturbance of the ground.	
Effects on existing infrastructure such as roads, tracks, huts, carparks, huts etc.	
Effects on existing vegetation e.g. disturbance or removal of vegetation.	
Effects of earthworks e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised.	
Effects on wildlife or wildlife habitat	
Effects on aquatic habitat (waterways, swamps, freshwater animals and vegetation).	
Effects on other users (tangata whenua, recreational users and concessionaires) of the Land.	
Effects of the easement increase threats (pests, weeds, pathogens and fire) to public conservation land.	
Effects of increased rubbish, toilet waste or debris left on public conservation land during construction and regular use of the easement.	
Cumulative effects that could be caused by the easement.	
Positive effects of the easement.	

M. Attachments

Attachments should *only* be used if there is:

- A specific question requiring a map or further information
- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
<u>Correct example ✓</u> D	Easement site plan	.shp (shapefile)	Detailed site plan of the easement
<u>Correct example ✓</u> J	Effects Assessment	Word	Effects assessment on: Landscape, cultural values, existing vegetation, wildlife, earthworks, other users and positive effects.
<u>Incorrect example X</u> <u>Table</u>	Doc1	Word	Table

N. Registration on a Record of Title

Are you going to register your easement concession (if granted) on the Record of Title (formerly known as the Certificate of Title)?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

If yes, you will be responsible for registering the easement concession, including all costs.

O. Checklist

Application checklist	Tick
I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete.	<input checked="" type="checkbox"/>
I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge, true and correct.	<input checked="" type="checkbox"/>
I have supplied maps to accompany my shapefiles (.shp) and/or NZTM GPS locations listed in section E Locations.	<input checked="" type="checkbox"/>
I have detailed, in Section 'K Effects assessment', the easements environmental effects or I have supplied a full Environmental Impact Assessment and attached to section 'L Attachments'.	<input checked="" type="checkbox"/>
I have indicated in section 'M Do you intend to register the easement concession' that I do or do not want the easement registered.	<input checked="" type="checkbox"/>
I understand if I want the easement registered on the Record of Title I will be paying all the costs of the registration including surveying and independent legal advice.	<input checked="" type="checkbox"/>
I have appropriately labelled all attachments and completed section 'L. Attachments' to match.	<input checked="" type="checkbox"/>

P. Terms and conditions for a credit account with the Department of Conservation

Have you held an account with the Department of Conservation before?	Tick
No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>
If "yes", under what name:	
Does your organisation require a purchase order number for invoicing purposes?	<input type="checkbox"/>
If yes, please provide the number here:	

All invoices related to this Permission will be coded to this purchase order number unless otherwise advised. It is the applicant's responsibility to advise the Department if the purchase order needs to change through the lifetime of the Permission.

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	<input checked="" type="checkbox"/>
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	<input checked="" type="checkbox"/>
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	<input checked="" type="checkbox"/>
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	<input checked="" type="checkbox"/>
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.	<input checked="" type="checkbox"/>
I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.	<input checked="" type="checkbox"/>
I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.	<input checked="" type="checkbox"/>

Applicant Name/s (of authorised person/s)	Whakapapa Holdings 2024 Ltd	Date	18 October 2024
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For Departmental use			
Credit check completed			
Comments:			
Signed		Name	
Approved (Tier 4 manager or above)		Name	