Concession Application
Form 3b – Private/commercial facility/structures

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.

Mount Dobson Ski Area Limited

Application for Licence Renewal

December 2019

APPLICATION DETAILS

Authority:	Minister of Conservation
Applicant Name:	Mount Dobson Ski Area Limited (MDSAL)

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.

Activity for which a concession is sought:

A concession (licence/lease/Easements) is sought by MDSAL to continue to operate the Mt Dobson Ski Area.

Introduction

This part of the application covers the licence area, and the lease areas including the base facilities, structures and other facilities which are required to enable the continued operation of the Mt Dobson Ski Area which has been under a special licence from 1979 until 1987 and then under DOC concessions.

Background

Mt Dobson Ski Area is a commercial ski area has been operating in the Two Thumb Range between Fairlie and Tekapo townships, for the past 40 years. The ski area is located in a large high basin with a base carpark at 1740 metres above sea level and the top of the ski area is 2030 metres. Access is off State Highway 8 with a 15km access road suitable for all types of vehicles including 40-seater coaches.

The ski area is served by 4 lifts, 1 chairlift, 1 T Bar, 1 Platter lift, 1 Beginner rope tow and other facilities. This ski area is the brainchild of Peter Foote and developed by the Foote Family from Fairlie.

History

Research for the establishment of a ski area was carried out from 1970. An application was filed with the then Land and Survey Dept. to establish a ski area on Mt Dobson in 1972. Four years later this consent was given and commencement on the construction of a 15km road to the ski basin commenced in 1976.

With rope tows installed the ski area opened to the public late in 1979.

Summer 1983 a rope tow on the learners/intermediate slops was replaced with a new Doppelmayr 466m long platter lift.

The following year in 1984 the main rope tow was replaced with a new Doppelmayr T Bar 860m long up to the ridgeline.

In 2001 a 1017m long Doppelmayr Triple Chair Lift was installed up the West Valley with improvements since, as funds became available.

1. Current Lease/Permit/Concession

Mt Dobson Ski Area is has operated since 1987 under three separate concession agreements granted by Department of Conservation, or the predecessors of this government agency. These are:

1) Recreation Permit
   Granted on 27 March 1987 under the Land Act 1948 with a term of 33 years plus one right of renewal for a further 33 years.
   This permit covers approximately 1,040 hectares of land with approximately 1,015 hectares being Conservation Land, part of Rural Section 41129 within Te Kahui Kaupeka Conservation Park, and with approximately 25 hectares being part of Run 260 'Stoneleigh'

2) Lease & Easement Identifier: CB29K/849
   Granted on 1 July 1987 under the Land Act 1948 with a term of 33 years plus one right of renewal for a further 33 years.
   This lease covers 10.5 hectares, more or less, located generally around the base area of the ski area plus provides an easement over the terrain which the access road traverses.

   The area of land around the Base area is within the area covered by the Recreation Permit.
   The Easement follows the centreline of the road formation with off sets of 15m uphill and 35m downhill.

3) Concession – Easement in Gross Number: CA/233/SKI
   Granted on 11 March 2002 under the Conservation Act 1987 with a term of 52 years (from 1 July 2001) with no right of renewal.
   This easement is over an area of land extending approximately 1 km long by 4m wide occupied by the Triple Chairlift. This area of land is within the area covered by the Recreation Permit.

   The land covered by these three agreements is shown in the following Figure A.

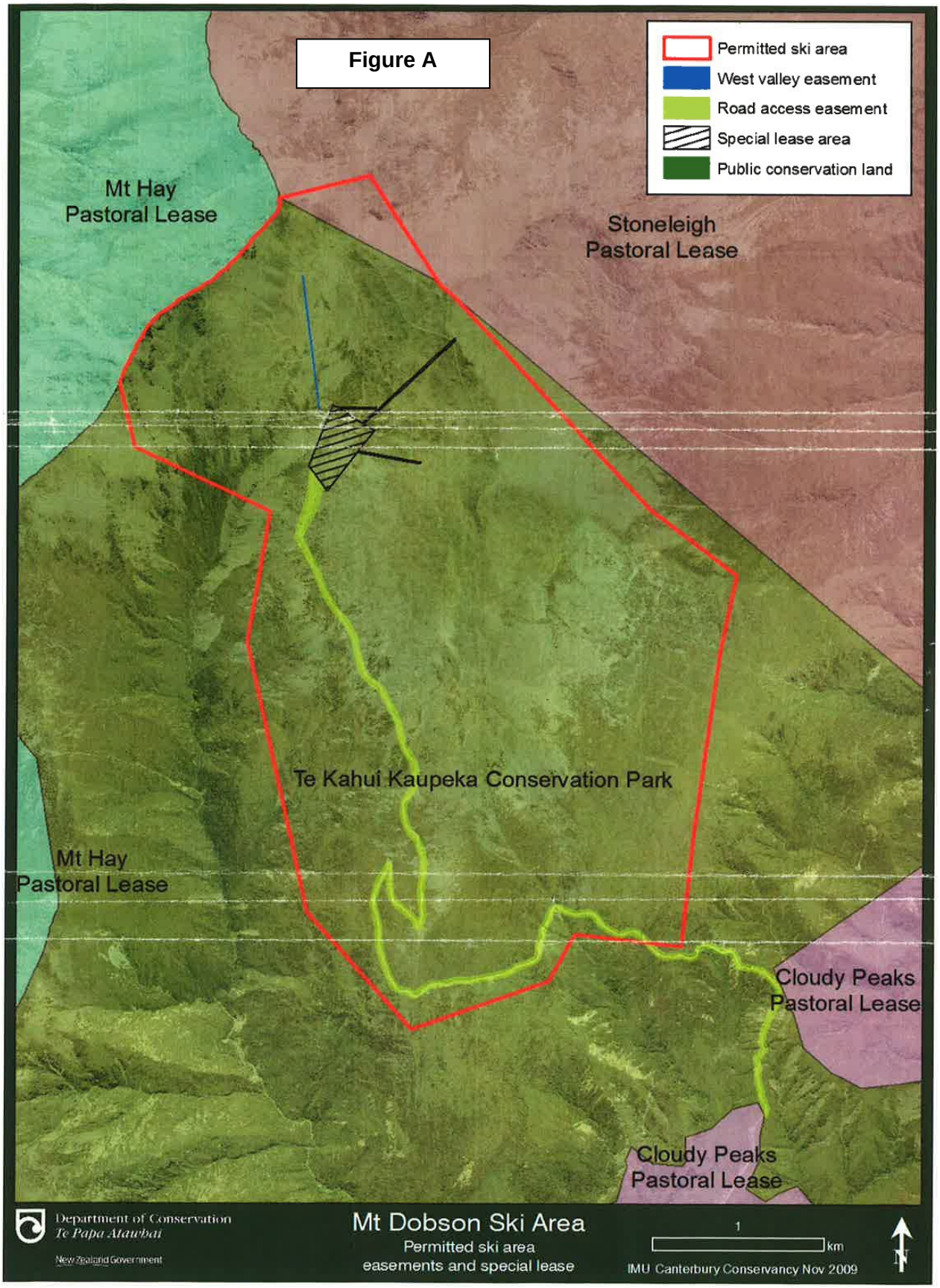


Figure A
Permitted ski area
West valley easement
Road access easement
Special lease area
Public conservation land
Mt Hay
Pastoral Lease
Stoneleigh
Pastoral Lease
Te Kahui Kaupeka Conservation Park
Mt Hay
Pastoral Lease
Cloudy Peaks
Pastoral Lease
Cloudy Peaks
Pastoral Lease
Department of Conservation
Te Papa Atawbai
New Zealand Government
Mt Dobson Ski Area
Permitted ski area
easements and special lease
1
km
IMU Canterbury Conservancy Nov 2009
N

Figure B – Proposed Licence Boundary - 350 Ha

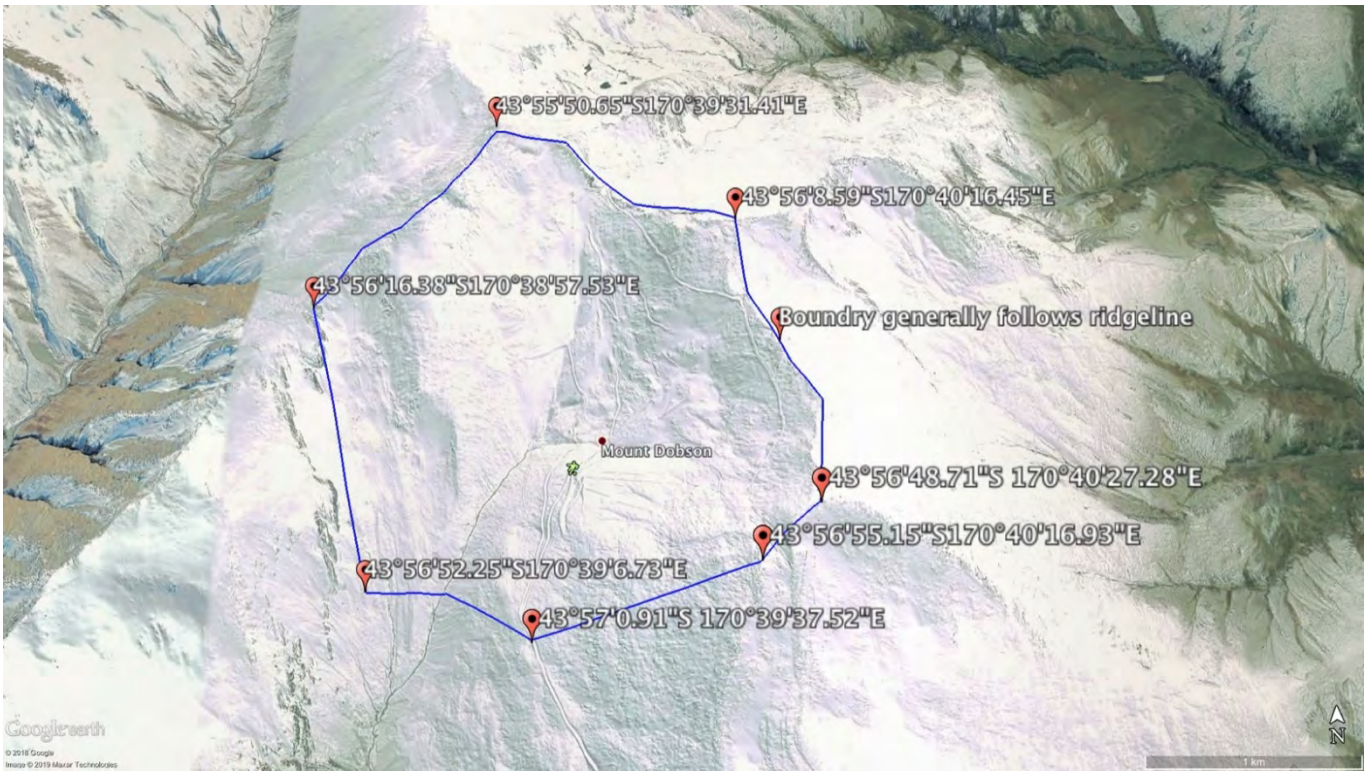
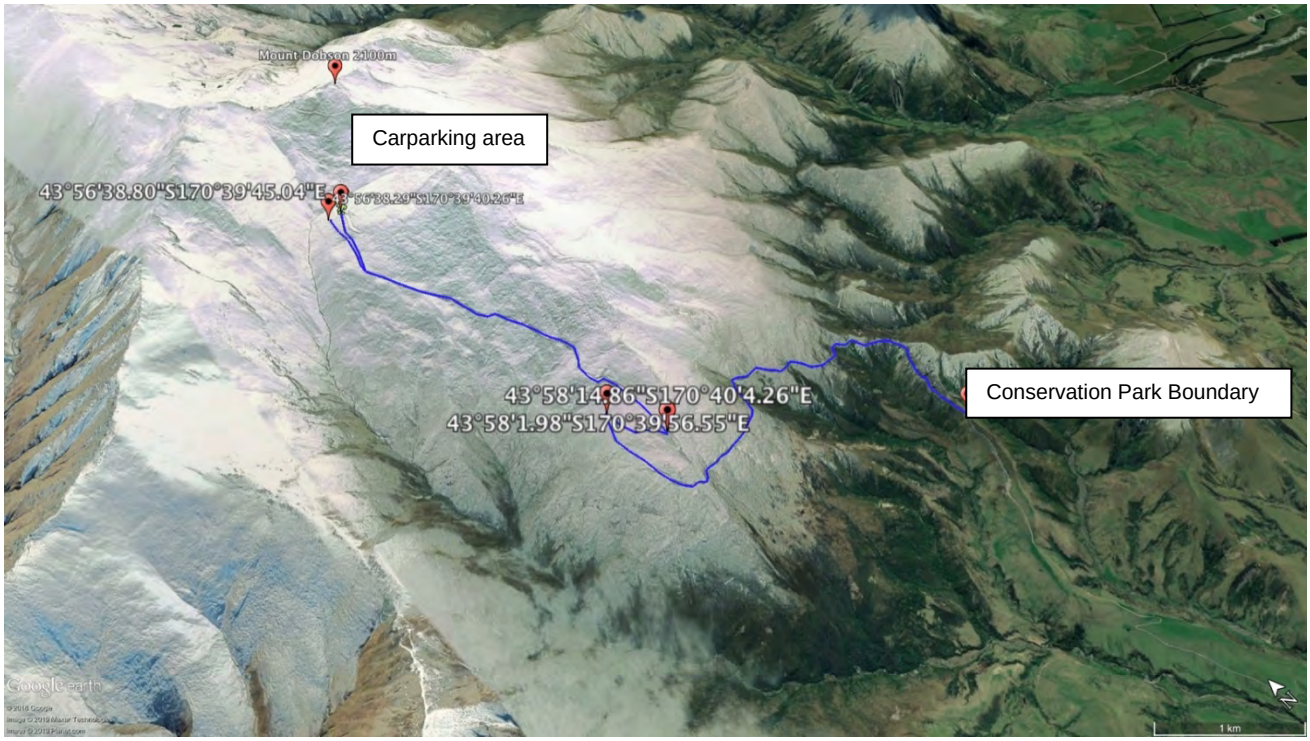


Figure C - Proposed boundary for licence for Mt Dobson Ski Area 350 Ha

Figure D – Proposed Easement for Existing Access Road and Carparking Area

Proposed easement length - 8.8 km. Width - 20m each side of centre line of road
Total area approx. 35 Ha.



2. Proposed Lease/Licence/Easement

2.1 Form of agreement

The new concession agreement (lease/licence/ multiple easement) is sought to continue the operation of Mt Dobson Ski Area.

The lease would cover the operational area (primarily all buildings, bottom lift terminals and car parking).

The licence would cover the balance of land used for the recreation activities, primarily snow related, being offered at the ski area.

The easement would cover the access road and all adjoining off road car parks (e.g. for chain fitting bays) where the road traverses through Te Kahui Kaupeka Conservation Park.

The area of the lease would be within the area of the licence.

2.2 Definition of activity

The existing Permit defines the activity in the First Schedule as:

> *The Permit Holder shall operate a ski field on the said land in accordance with the terms and conditions as are herein contained during the period commencing 1 May and ending 31 October in each and every year of the term hereof and shall provide all necessary ski field activities and ancillary services.*

MDSAL proposes the Concession activity be defined as:

> *Tourism and recreation activities and any other business or trade or service and infrastructure on or utilising the Land that may be undertaken from time to time in similar operations (both in New Zealand and overseas) to that of this concession.*
>
> *In order to enable the Concessionaire to undertake the Concession Activity the Concessionaire is permitted:*
>
> *a) To erect, maintain, replace and operate lifts and facilities.*
> *b) To sell or hire all goods and services and any other activities (including commercial activities) normally available at a ski area.*
> *c) To carry out such trade, business, occupations or activities which are in accordance with the operative Conservation Management Strategy, or other relevant statutory document, and to which the Grantor has given its consent, or to provide such services as the Concessionaire requires in order to carry out or benefit from such trade, businesses, occupations or activities.*
> *d) To provide snow sports instruction for members of the public.*
> *e) To provide, maintain, develop and operate the access road and carparking facilities for members of the public.*

MDSAL notes that this definition is similar to that used in the Concession Agreements (Licence) recently granted for Whakapapa Ski Area (2015) and Turoa Ski Area (2016). These are understood to be the most recent concession agreements granted for a ski area under the Conservation Act.

2.3 Area of Licence/Lease/Easement

The current Recreation Permit area covers 1,040 hectares generally as shown in Figure 1 . This includes 25 hectares of the Pastoral Lease – Run 260 "Stoneleigh".

This area includes:

- Terrain on the north side of the summit ridge of Mt Dobson, which is not, and has never been, used for any recreation activity provided for by the ski area. This is also all of the land that is part of Run 260 – "Stoneleigh".
- A large area of land south of the ski area terrain, which includes the land traversed by the access road. This is also land which is not, and has never been, used for any recreation activity provided for by the ski area.

MDSAL submits that the any new Concession Agreement provides for a licence area that covers the terrain used for snow sports activities as serviced by current, and likely future, lift infrastructure. The proposed licence area is generally as shown in the following Figure 2 and would:

- be bounded to the north east and north west by the summit ridge of Mount Dobson, with a southern boundary which follows minor ridge lines and/or logical natural contours
- reduce the licence area from the current 1,040 hectares to approximately 300 hectares
- not include any land which is part of Run 260 – "Stoneleigh"

The Concession Agreement would also provide for an easement which would follow the line of the existing Access Road. This easement would extend from the point the road enters Kahui Kaupeka Conservation Park to the road end at the ski area, including the carparks. (Figure D)

2.4 Proposed upgrades & replacements

This application is for a concession (lease/licence) to continue operating Mt Dobson Ski Area with the facilities and structures that are currently in place.

MDSAL has aspirations for an ongoing investment program of upgrading and replacing a number of the existing assets, in particular for the base area buildings which provide services associated with shelter, toilet facilities, food & beverage, equipment rental, maintenance etc, and for extensions to the existing snowmaking system. During the term of a new licence the upgrade and replacement of lift facilities will also be necessary.

When plans for each project within this upgrade program have progressed applications for the necessary approvals from DOC and consents, and/or permits, from Mackenzie District Council and/or Environment Canterbury will be lodged. Depending on the scale of particular projects these applications will include a full effects assessment and may require a public consultation process.

3. The Applicant - Mount Dobson Ski Area Limited (MDSAL)

The application is being made by MDSAL and the following provides information on the company, the shareholding and relevant experience.

3.1 The Company

MDSAL is a NZ Registered Company: Registration Number 131285. The Registered office is at Footes Limited, 53 – 55 Sophia Street, Timaru 7910.

Directors of the company are Peter Foote, Bruce Foote and Allan Foote.

MDSAL was formed by Peter & Shirley Foote in the mid 1980's with the sole purpose of developing and then operating the Mount Dobson Ski Area. The company has now been in existence for over 35 years and continues to have the same sole purpose; the operation of this ski area.

MDSAL has been a concessionaire of Department of Conservation for over 35 years, it has considerable experience and understanding of ski area operation and associated obligations of operating a commercial business on conservation land. During this period the company has meet all obligations of the current concession agreements and is regarded as a sound and reliable concessionaire by Department officers.

3.2 Shareholding

Peter Foote is the beneficial owner of in excess of 98% of MDSAL shares.

3.3 Management & staff

Since inception Peter Foote has been the driving force and Managing Director of MDSAL. Peter's son Bruce has now assumed the role of General Manager of the company and in this he is assisted by Peter and his two brothers, Allan and Richard.

During the winter season the company would employ a further 15 - 20 full time seasonal staff

3.4 Testimonials

As MDSAL and the senior management are well known to the Department providing independent third party testimonials is assumed to be unnecessary. Therefore, these have not been included.

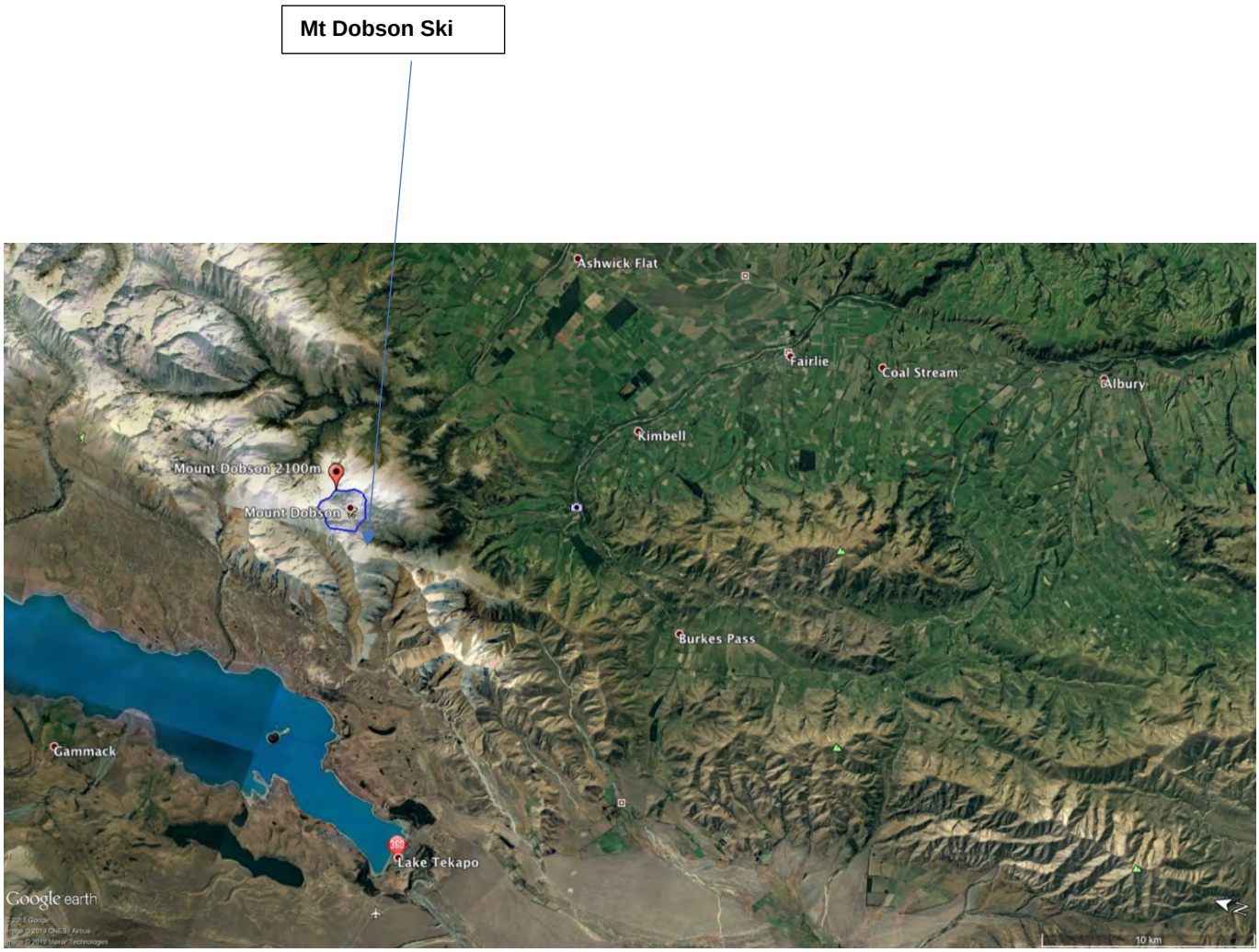
3.5 Financial Outcomes

Documents not available for public viewing due to commercially sensitive nature

4. Mount Dobson Ski Area

4.1 Location

Figure E



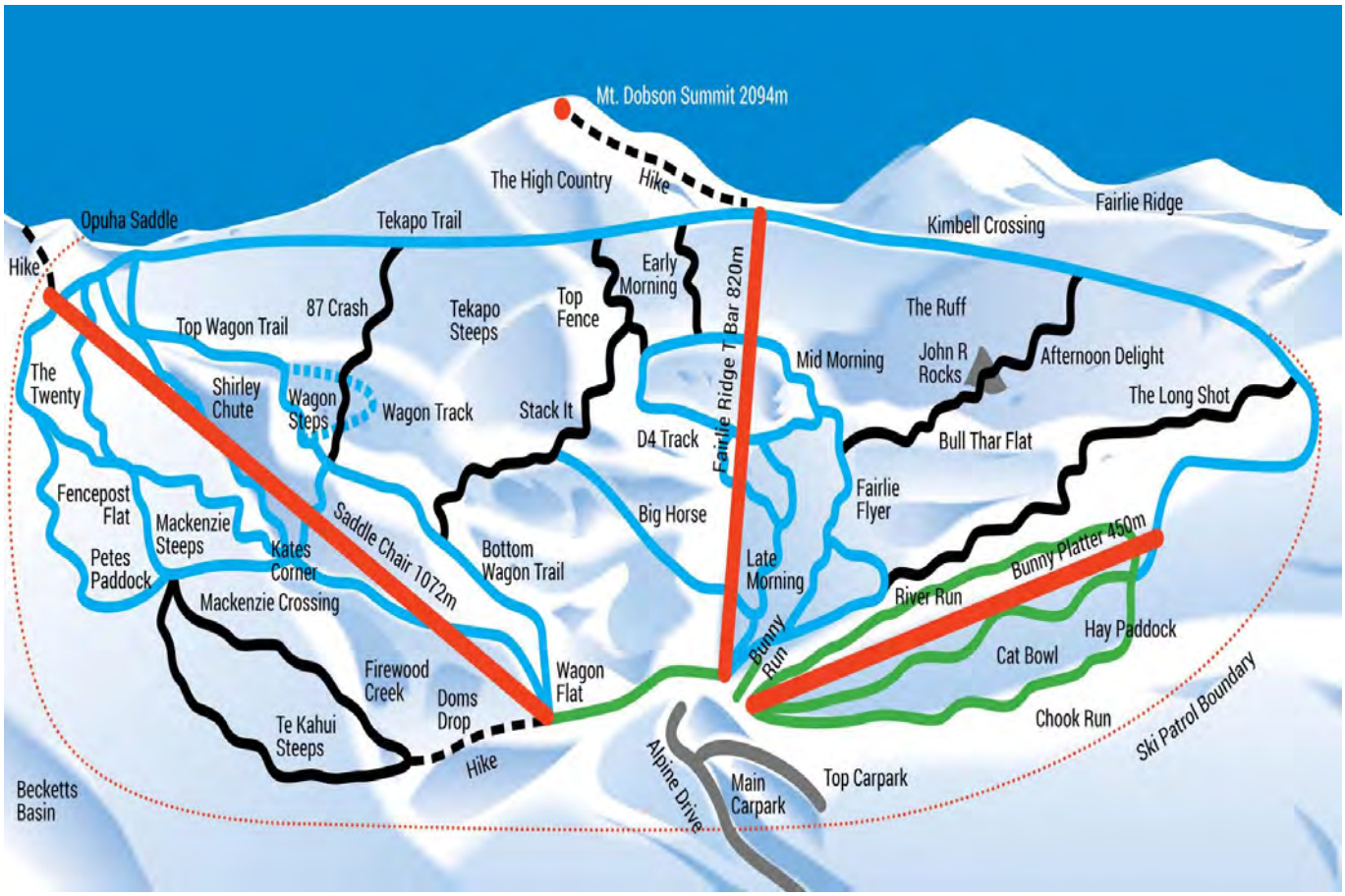
Mt Dobson sits at the southern end of the Two Thumb range on the eastern side of the Southern Alps with the ski area being located in a basin on the southern slopes of Mt Dobson. The current concession area extends from 1,500m asl to 2100m asl with the lift serviced skiing terrain extending from 1700m asl to 2000m asl.

The access road, which is 15km long with a 30 min travel time, commences off SH8 approximately 13 km from Fairlie. Distances to the bottom of the access road from key cities and towns is:

From	*Distance*	*Travel Time*
Fairlie	13 km	10 min
Tekapo	30 km	25 min
Timaru	75 km	1.0 hr
Christchurch	200 km	2.5 hrs
Queenstown	285 km	3.3 hrs

4.2 Terrain

Figure F



4.3 Current facilities

Mt Dobson offers skiing, boarding and snow play experiences from the following facilities located on mountain.

Lifts

	Elevation		Length	Vertical rise	Capacity
	Bottom terminal (m asl)[1]	Top terminal (m asl)	(m)	(m)	(pph)
o Triple Chairlift	1,716	1,927	1,017	211	1,500
o T Bar lift	1,753	2,018	860	265	1,000
o Platter lift	1,763	1,880	450	117	700
o Novice lift	1,755	1,765	100	10	500

Buildings

Public
- o Cafeteria/ ticket sales
- o Equipment Rental
- o Snow School
- o Toilets

Operational
- o Generator Shed
- o Staff accommodation
- o Administration
- o Storage containers

Services

o Energy use	▪ All lifts are driven by direct drive diesel motors. ▪ Electricity for buildings is provided by a diesel generator ▪ Communications, internet, webcam, computers and afterhours lighting are powered by solar array
o Sewage	▪ All sewage is processed through a septic tank treatment system and discharged via a soakage drain.
o Water supply	▪ Water for consumption and for snowmaking is sourced from two springs located in West Valley and alongside the beginner terrain.
o Diesel	▪ Diesel is delivered via the access road and stored in diesel tanks, with capacity of 2000 litres

Consents & Certificates

All lifts, buildings and facilities are compliant with the relevant statutory requirements and where necessary have the appropriate certifications.

Resource consents from Environment Canterbury are in place for: the taking of surface water (RMA Authorisation Number CRC992808) and for the discharge of sewage (RMA Authorisation Number CRC093918).

[1] m asl – metres above sea level | m – metres | pph – persons per hour

4.4 Recreational Activities

The Ski Area primarily provides services and facilities which support and add value to the recreational experiences of skiing, snowboarding and general snow play. The facilities operate during winter months generally from first week in July through to the last week in September of each year; this being the period when natural snowfalls allow ski area operations.

MDSAL does not operate commercially outside of the winter months. Access to the area for recreational, educational or scientific purposes during this period can be arranged with management. Because access requires movement through two working farms and an unpatrolled alpine road subject to maintenance and extreme weather, it may not be appropriate to allow entry from time to time due to safety risks and farm activity.

4.5 Visitors

During a winter season total patronage would be approximately 18,000 skier days with a peak day having 1,000 persons at the ski area. From 2019 survey results it is assessed that 30% of skiers are residents of South & Mid Canterbury, 30% from the remaining South Island communities, 20% from the North Island and 20% from international markets, primarily Australia.

4.6 Ski Area Operation

Access Road
The Access Road is 15.0km long commencing off SH8, 10 km west of Fairlie, and terminating at the base area of the ski area. The road climbs from 453 m asl to 1740 m asl. An 800m section of road provides access to the lower car park

The road traverses through farmland and then through Te Kahui Kaupeka Conservation Park. The first 500m of road is through Horwell Downs with the following 6.5km being through Cloudy Peaks Station. The final 8 km is through Te Kahui Kaupeka Conservation Park.

MDSAL has an agreement from each of the two farms. These agreements provide for maintenance and management of the road and for public use during winter months of ski area operation.

The road has a gravel surface, which is maintained by MDSAL. The alignment, the grade and the managed surface are suitable for 2wd vehicles.

During winter months any necessary snow clearing is undertaken by MDSAL and decisions as to whether, for safety reasons, the road is

- open with no restrictions, or
- open only to 4wd vehicles or 2wd vehicles with chains on, or
- closed to all vehicles

is decided by MDSAL.

Snow grooming
Snow surfaces are prepared by snow grooming machinery. This improves the recreational experiences and safety for all who enjoy snow sport

Portable snow making
A portable system is used to make a limited amount of snow on high use slopes, generally around the bottom stations of the ski lifts.

Ski rental
Safe, quality ski equipment such as skis, ski boots, poles and helmets can be hired on the mountain by visitors.

Café
A Café is located in the main car park. This hub is also the guest service area.

Ski School
Tuition, teaching, coaching and training is offered by the ski school to meet the needs of schools, groups, individuals and organisations

4.7 Financial Performance

Financial records not available to public due to commercially sensitive nature

5. Description of the Site

5.1 Land Status

The proposed licence is in the Te Kahui Kaupeka Conservation Park, one of eight parks within Southern Conservation Parks Place. MDSAL notes that CMS policy encourages recreational opportunities where access is from state highways (Canterbury CMS volume 1, section 1.2). There are currently no priority ecosystems within or nearby the proposed licence (Canterbury CMS volume 1, appendix 4)

5.2 General Physical Attributes –

Mt Dobson sits at the southern end of the Two Thumb range on the eastern side of the Southern Alps with the ski area being located in a basin on the southern slopes of Mt Dobson.
The basin is predominantly rock and stone with small areas covered in at vegetation at lower altitudes, including 2 small wetlands. A Steep craggy ridge dominates the western side of the basin. Broken stone on a flat contour covers Mount Dobson and the eastern ridge

5.3 Capacity for Activities Proposed

The Ski area activity occurs within the Front country zone, with the majority of the activity occurring on the periphery of the much larger Conservation Park. Readily available access is directly off the main scenic highway. Good quality facilities enable visitors of most ages and abilities to experience recreational opportunities. Back country and more remote areas can be reached from the ski area. (Refer CMS, volume 1, Appendix 12)

6. Consultation

6.1 Department of Conservation – pre application meetings, Guidance, Advice, Site inspections

Pre application meeting held 13/11/2019

6.2 Tangata Whenua

Local Iwi have been contacted regarding this application.
Arowhenua Consultation
C/O Aoraki Environmental Consultancy Limited
46 George Street
Timaru

6.3 Conservation Board

7. Effects Assessment

The licence being applied for is for the current operation and assets which are in place at Mt Dobson. Licence renewal in itself therefore does not generate any additional adverse effects than may currently exist.

It is expected that all future proposals for upgrading and/or replacing assets will require consent from the Department, and possibly from District Council. These applications will include an appropriate effects assessment for whatever is being applied for at that time.

The following comments are offered to explain aspects of the current operation and how relevant potential or actual effects are managed, mitigated or eliminated.

7.1 Ecological values

Access Road

The access road is 15km long with 7.8km being within Te Kahui Kaupeka Conservation Park and the remaining 7.2 km traversing pasture land of Cloudy Peak Station (6.7km) Horwell Downs(0.5km).

The road has a gravel surface which requires regular grading, both to maintain a quality surface and for the removal of snow during the winter operating season. The material used for surfacing the road is sourced from the road formation itself and/or from the natural migration of "scree slope" gravel material onto the road. No material used for road maintenance is carted in from external quarries.

Grading of the road, to maintain a reasonable smooth surface, is effectively a redistribution of the surface gravel and results in minimal spillage of gravel over the edge. The grading for snow clearing results in some roading material being "caught" in the snow, and then when the snow is bladed off to the side and subsequently melts, this "caught" gravel is deposited onto the terrain adjoining the road. There is therefore some spillage of road material onto this adjoining terrain. The annual volume of material which may be discharged onto this adjoining terrain below the road will vary depending on the volume of snow that has been bladed off the road, the terrain and the vegetation cover.

The methodology used for snow clearing is primarily to provide and maintain a road that can be opened and traversed safely. This methodology has been developed to also reduce as far as possible the migration of roading material onto the adjoining terrain, generally that below the road.

The effects of any road material on this adjoining terrain below the road are minor. Over long sections the road passes through scree slopes which are naturally moving gravel material down the slope. The volume of material that is naturally migrating down these slopes would be significantly greater than any material that is deposited off the road from snow clearing operations.

MDSAL will continue to monitor these effects and work with the Department in ensuring that all adverse effects are minimised and/or mitigated where possible.

Introduced Plants& Animals

There are some weed species which have been introduced into the ski area licence terrain, mainly from seeds being caught in vehicles and wind currents. These primarily exist alongside the access road at lower altitudes. There are also plant species, primarily wilding pines, which have been introduced by activity of previous controlling authorities and/or from windblown seed.

MDSAL acknowledges their responsibility with regard to control and/or removal of these species such that their presence is eliminated or minimised, with no ongoing spread being acceptable.

Ongoing activity by MDSAL to minimise any effects of introduced plants will be from commitment to:

- Not planting any introduced species. All re-vegetation projects will use plants which occur naturally in the terrain.
- Ensure that any plant & equipment entering the licence area is free of seeds
- Continue to work with and support the Department and Regional Council to manage and wherever possible eliminate existing introduced plants.

As with all land within Te Kahui Kaupeka Conservation Park Introduced animals do exist within the licence area. The known introduced animals which live in or will move through the licence area will include deer, wallaby, stoats, hare, opossum etc.

MDSAL will continue to support all management programs implemented by the relevant authority which have the aim of minimising the presence and effects of these introduced animals.

Native wildlife

In order to mitigate hazards to native kea, MDSAL is reducing / removing any lead flashings and fixings as improvements are carried out. Recycling stations are designed to be Kea proof and exposed cabling on masts, poles etc is covered in hard conduit. Snow fence rails are made from locally sourced untreated timber.

Water Quality

Ski area activities which can affect the quality of water flowing from the ski area are predominantly from discharge of treated sewage and from any accidental spillage of hydrocarbon products primarily diesel.

Toilet facilities on the ski area treat and discharge all effluent through a septic tank style treatment plant. This plant is authorised through an RMA Consent granted by Environment Canterbury. All conditions of the consent have been complied with since the plant was installed.

Diesel is the primary source of energy required to operate the ski area, including for lift drives, generators, grooming and road equipment. Potential contamination of the waters from diesel use will only occur if there is spillage. Diesel is transported to the base area by the diesel supplier and stored in bunded tanks. These tanks, and the associated pumping systems, are fully compliant with the relevant NZ standards and have been approved for installation and use by the Department and are certified Marine Focus (NZ) LTD.

Snow making is a process which involves pumping water under pressure through specially designed nozzles which spray the water into the air as a plume of small water droplets. If the air temperature is cold enough these water droplets freeze while in the plume and fall to ground as small snow (frozen water) particles. MDSAL does not mix and other products into the water used for snowmaking. Snowmaking takes clean water, passes to through the equipment to convert it to snow which at the end of winter melts and flows back into the same water catchment from which it originally came.

Comment
MDSAL will continue to work with the Department, and other agencies to ensure the water flowing from the ski area is not contaminated. If necessary, it will take further actions to mitigate any contamination and then implement an ongoing water quality monitoring program.

7.2 Cultural values

MDSAL acknowledges and respects The Departments partnership with obligations with Ngāi Tahu as covered by the Canterbury CMS.

Treaty partnership with Ngāi Tahu. Ngāi Tahu are the tangata whenua with rangatiratanga or tribal authority over the area covered by this CMS. They are the Department's primary partner under the Treaty of Waitangi. Te Rūnanga o Ngāi Tahu is the governing tribal council established by the Te Rūnanga o Ngāi Tahu Act 1996. Papatipu rūnanga are the representative bodies of the tangata whenua who hold mana whenua in their respective traditional takiwā (boundaries). There are 10 Papatipu Rūnanga in Canterbury (Waitaha).

7.3 Landscape values

The southern end of Te Kahui Kaupeka Conservation Park is nearby to the main "scenic "road and is classified as Front country. The majority of the Ski Area activity cannot be seen from the State highway or surrounding lands due to the aspect of the basin.
The licence Area is outside the zone for "Visual Vulnerability" under the Mackenzie District Plan.
It is considered the activity has no impact on the landscape values.

7.4 Climate change

There is no doubt NZ is experiencing climate change resulting in generally warming temperatures with increased variability in weather patterns.

In 2010 the Ski Areas Association of NZ (SAANZ) commissioned NIWA to undertake an assessment of the medium and long term effects of the then recognised climate change scenarios. This assessment was completed and published in November 2010.[2] This report analyses the effects of climate change, through to the 2040's and the 2090's, on natural snowfalls and on the frequency of climatic conditions (temperature & humidity) which should be suitable for snowmaking.

In summary this assessment determined that, under the various climate change scenarios, natural snowfalls would be 80% of current snowfalls by 2040 then 55% by 2090. This reduction in natural snowfall would have the effect of a shorter winter season for skiing rather than eliminate a skiing opportunity at Mt Dobson.

The assessment also concludes the analysis of snowmaking opportunity confirms that appropriate installation, or extension, of snowmaking systems would mitigate the effects of climate change and allow skiing and boarding experiences to be offered each winter throughout NZ. The NIWA report and commentary on the snowmaking opportunity was based on the technology then available. There have been advances in the technology, even in the past 8 years since this NIWA report was written, which have resulted in snowmaking being possible in warmer temperatures and/or increased snowmaking production being available from similar sized systems.

[2] NIWA | The Potential Impact of Climate Change on Seasonal Snow Conditions in NZ | 2010

Mt Dobson has a very small snowmaking system currently in place, but it is intended that in time this will be extended and have larger capacity for snow production.

Under current climate change scenarios, it is expected that skiing and associated snow sports can continue to be offered at Mt Dobson through to the end of this century at least, and certainly through the full term of the licence being applied for.

7.5 Recreation values

The Department has established a long-term vision for Canterbury (Waitaha) out to 2066.

"VISION FOR CANTERBURY (WAITAHA)—2066 Aoraki/Mount Cook and the Southern Alps/Kā Tiritiri o te Moana are the core of extensive high- country public conservation lands protecting diverse natural and historic values. The opportunities for recreation and tourism and the ecosystem services they provide are a cornerstone of the Canterbury and national economy. The high-country basins retain their natural, open, unspoiled character. "

MDSAL is located in the "Southern Conservation Parks Place" in the Te Kahui Kaupeka conservation area. Natural landforms, landscapes and high natural quiet are park specific features for visitors to enjoy. During the winter months it provides access for skiing, snowboarding and other snow and alpine experiences to a wide range of visitors from Canterbury, the wider South Island, the North Island and overseas. School groups are a key part of this. Schools from Fairlie, Geraldine and Timaru visit the ski area on a weekly basis. In addition, groups from Ara Polytechnic in Timaru along with Geraldine and Mackenzie Colleges visit for outdoor alpine skills training such as climbing, snow caving and mountain survival techniques.

Round Hill and Mount Dobson ski fields provide intensive use recreational experiences for visitors.

7.6 Social & economic effects

Economic

MDSAL operates for a possible 90 days over the winter months. It directly employs 20 full-time seasonal employees. During the winter operating months it attracts some 20,000 visitors. Whilst around 30% of visitors day trip to the Ski Area, the remainder stay overnight predominantly in the surrounding towns of Fairlie, Kimbell and Lake Tekapo. This provides a direct economic benefit to local businesses especially supermarkets, eateries and petrol outlets. This in turn provides employment and economic well-being for local communities.

The Ski Area sources most supplies locally. Café requirements are produced in Fairlie and a variety of other support businesses are engaged regularly. Employees tend to reside locally and contribute to the social and economic scene.

Visiting ski race teams come for extended periods to train and again stay locally. They in turn make a significant contribution to the local economy.

Social

The opportunity to experience alpine recreation by way of snow sports and other activities for local communities as well as the broader South Canterbury area is significant. As mentioned schools from Fairlie, Geraldine and Timaru visit the Ski Area regularly.

Geraldine now has a Snow Sports Academy with some 75 children participating. They visit weekly and during school holidays for instruction. This also offers work experience for the older children looking for jobs in snow sports such as instructing or ski patrol.

Both Mackenzie College and Fairlie Primary have weekly snow sports programmes where more than 50% of the school role take part in skiing and snowboarding lessons and race events. MDSAL offers discounted instruction and lift passes to facilitate these activities.

7.7 Public safety

A high degree of control is achieved via information, signage and barriers. The proposed licence area is readily accessible via an all-weather gravel road, suitable for all vehicle types. Road status is monitored by ski area management. MDSL operates under an audited Health and Safety plan, including procedures for lost persons, avalanche and medical trauma. Professional Ski Patrol promote, educate and advise visitors on safe actions

7.8 Quality of visitor experience

Access is directly of State highway 1, enabling visitors to easily locate the ski area. Activity can vary from interactions with large groups to solitude. Suitable for day visitors of most ages and abilities.

7.9 Summary

8. Policy

8.1 Conservation Management Strategy

Mount Dobson Ski area is within the Canterbury Conservation Management Strategy (2016)

8.2 Mackenzie District Plan

The licence area is within rural section RS41129 and classified as “Rural” under the district plan

8.3 Environment Canterbury Regional Plan

The licence area is within the Mackenzie zone of the Environment Canterbury Regional plan

9. Conclusion

Appendix 1

Figure G - PROPOSED LEASE AREA AND LOCATIONS OF EXISTING BUILDINGS and STRUCTURES

Figure H = PROPOSED EASEMENTS FOR EXISTING SKI LIFTS

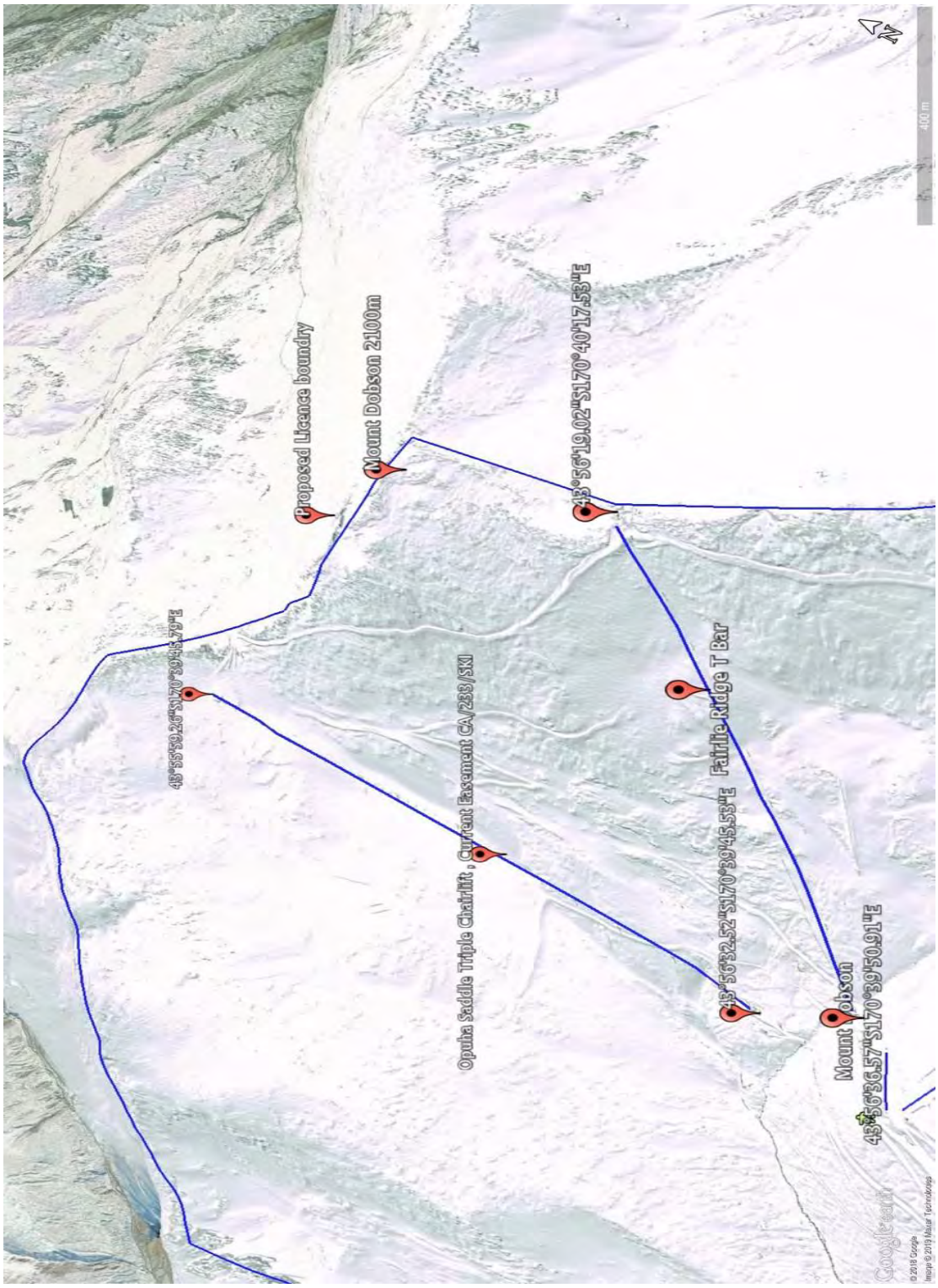
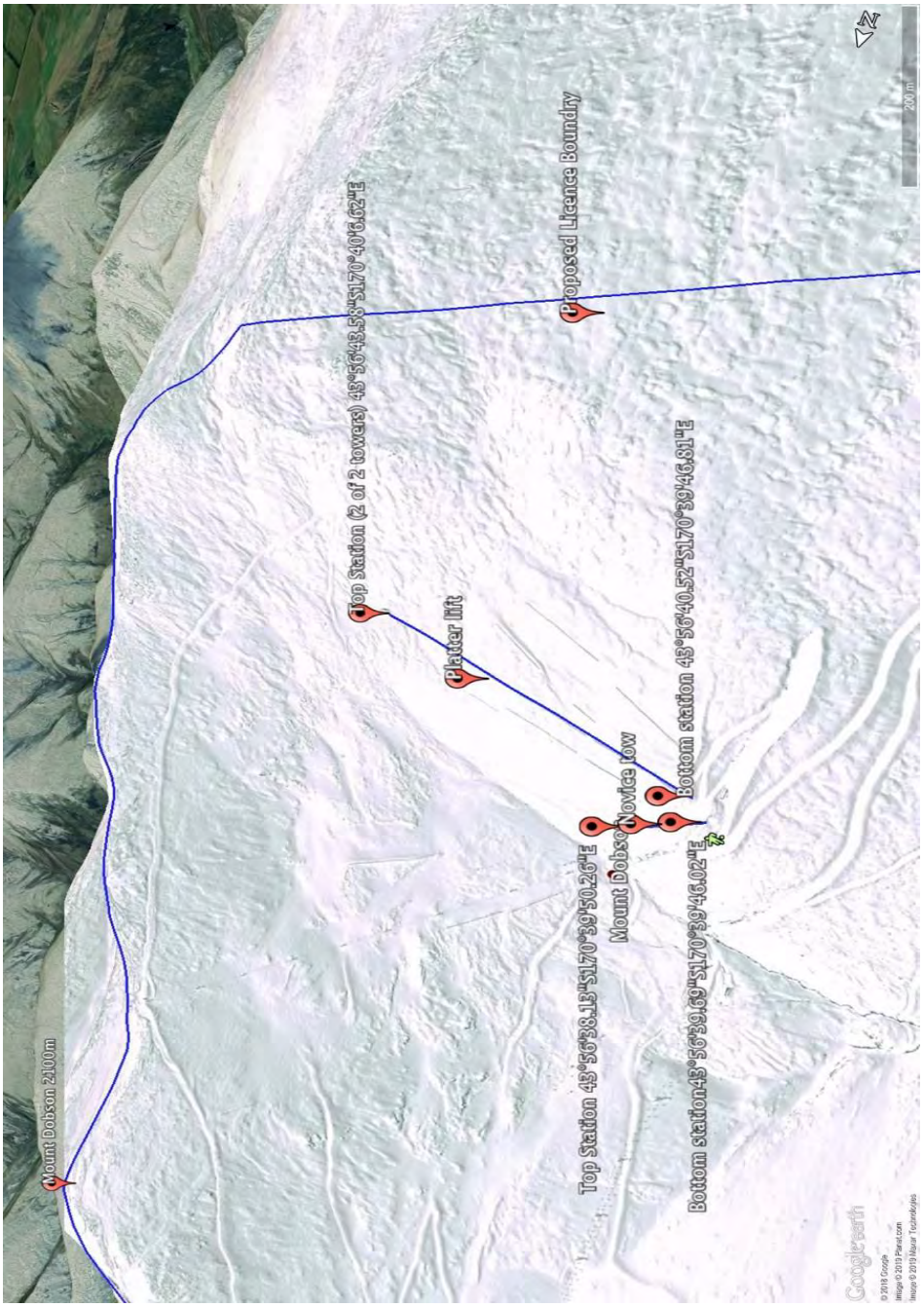


Figure I -PROPOSED EASEMENTS FOR EXISTING SKI LIFTS



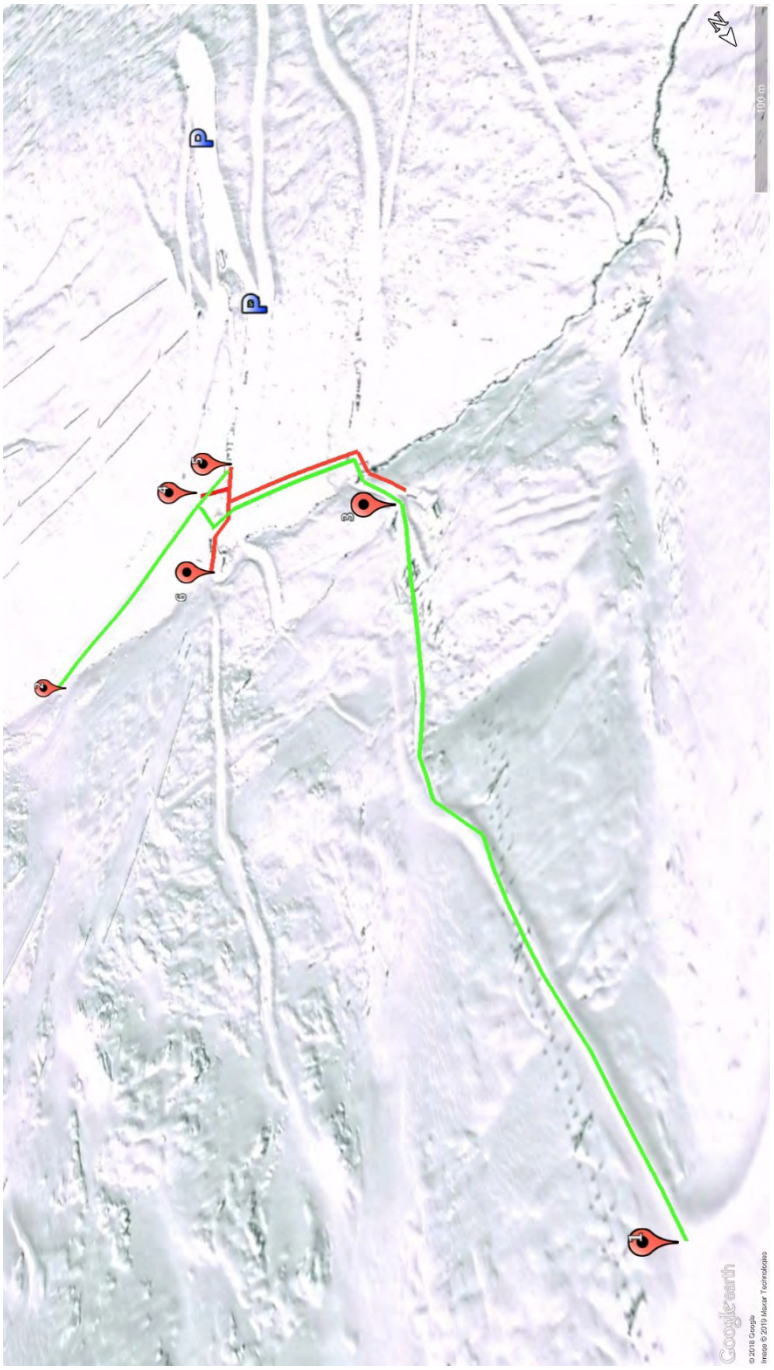


Figure J -PROPOSED EASEMENTS FOR EXISTING WATER AND POWER RETICULATION

1- Water supply 43°56'20.82"S 170°39'44.33"E
2- Water supply 43°56'37.46"S 170°39'59.48"E
3- Shift worker accommodation 43°56'33.88"S 170°39'45.24"E
4- Novice lift 43°56'37.59"S 170°39'50.19"E

Figure K - Snow Fence GPS locations

	Location at top of fence	Length (m)
1	43°56'17.47"S 170°40'6.60"E	68
2	43°56'30.98"S 170°40'6.58"E	138
3	43°56'30.35"S 170°39'58.93"E	88
4	43°56'32.43"S 170°39'55.53"E	75
5	43°56'41.90"S 170°40'4.65"E	63
6	43°56'41.38"S 170°40'1.27"E	68
7	43°56'41.21"S 170°39'57.88"E	105
8	43°56'40.33"S 170°39'52.72"E	60
9	43°56'44.63"S 170°39'59.17"E	78
10	43°56'42.39"S 170°39'53.87"E	34
11	43°56'45.94"S 170°39'57.46"E	113
12	43°56'43.66"S 170°39'51.53"E	105
13	43°56'42.92"S 170°39'46.79"E	50
14	43°56'41.14"S 170°39'46.69"E	20
15	43°56'40.68"S 170°39'45.79"E	30
16	43°56'40.65"S 170°39'48.64"E	27
17	43°56'41.26"S 170°39'52.34"E	67
18	43°56'42.09"S 170°39'57.24"E	100
19	43°56'42.60"S 170°40'0.56"E	67
20	43°56'43.12"S 170°40'4.23"E	61
21	43°56'2.79"S 170°39'41.97"E	15
22	43°56'3.03"S 170°39'43.84"E	18
23	43°56'4.18"S 170°39'44.04"E	23
24	43°56'3.55"S 170°39'42.31"E	20

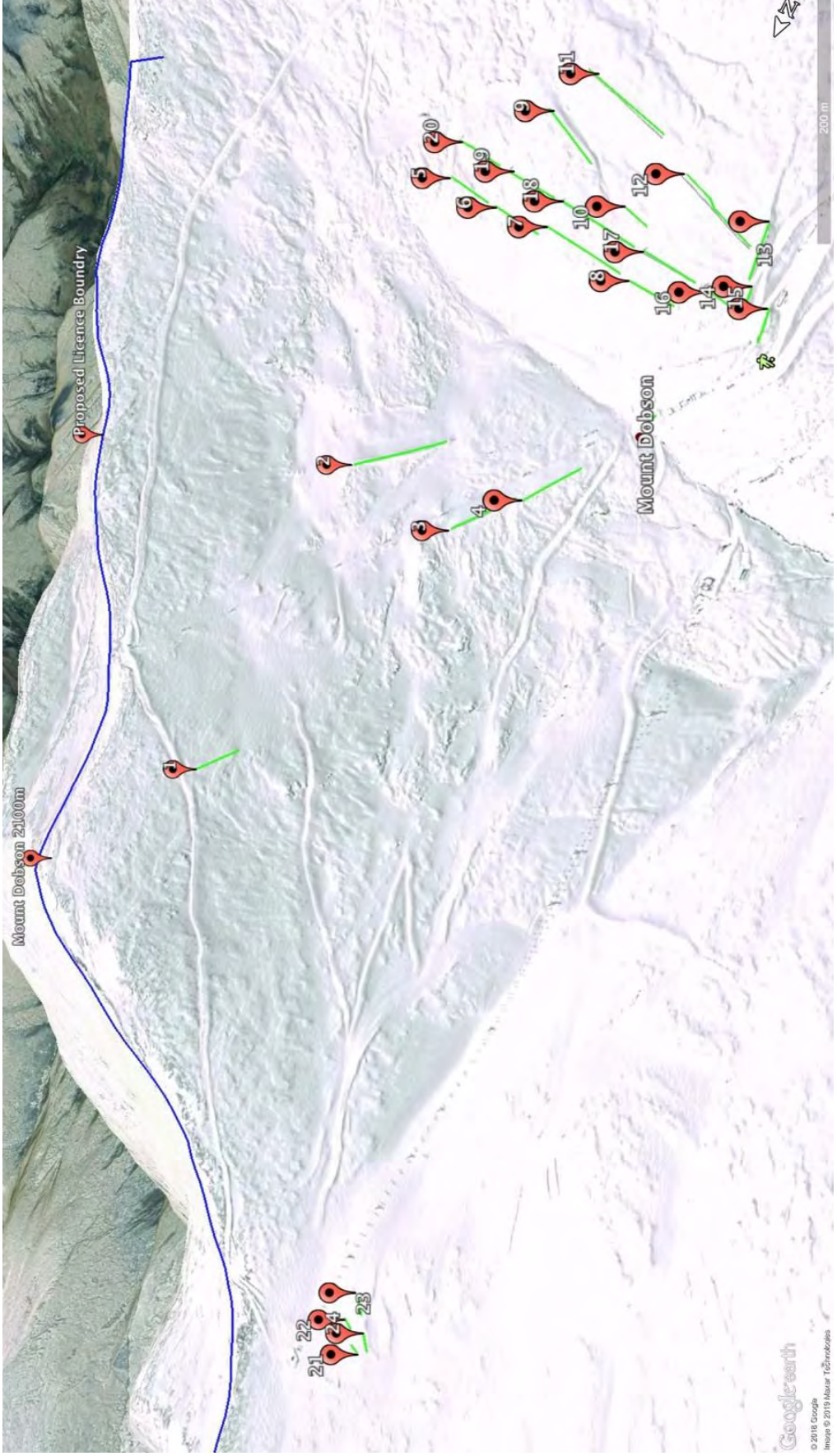


Figure L - PROPOSED EASEMENTS FOR EXISTING SNOW FENCE LOCATIONS

Figure M – SNOW FENCE LOCATIONS - BETWEEN THE RED DOTS

Figure N - ACCESS ROAD AT CONSERVATION PARK BOUNDARY

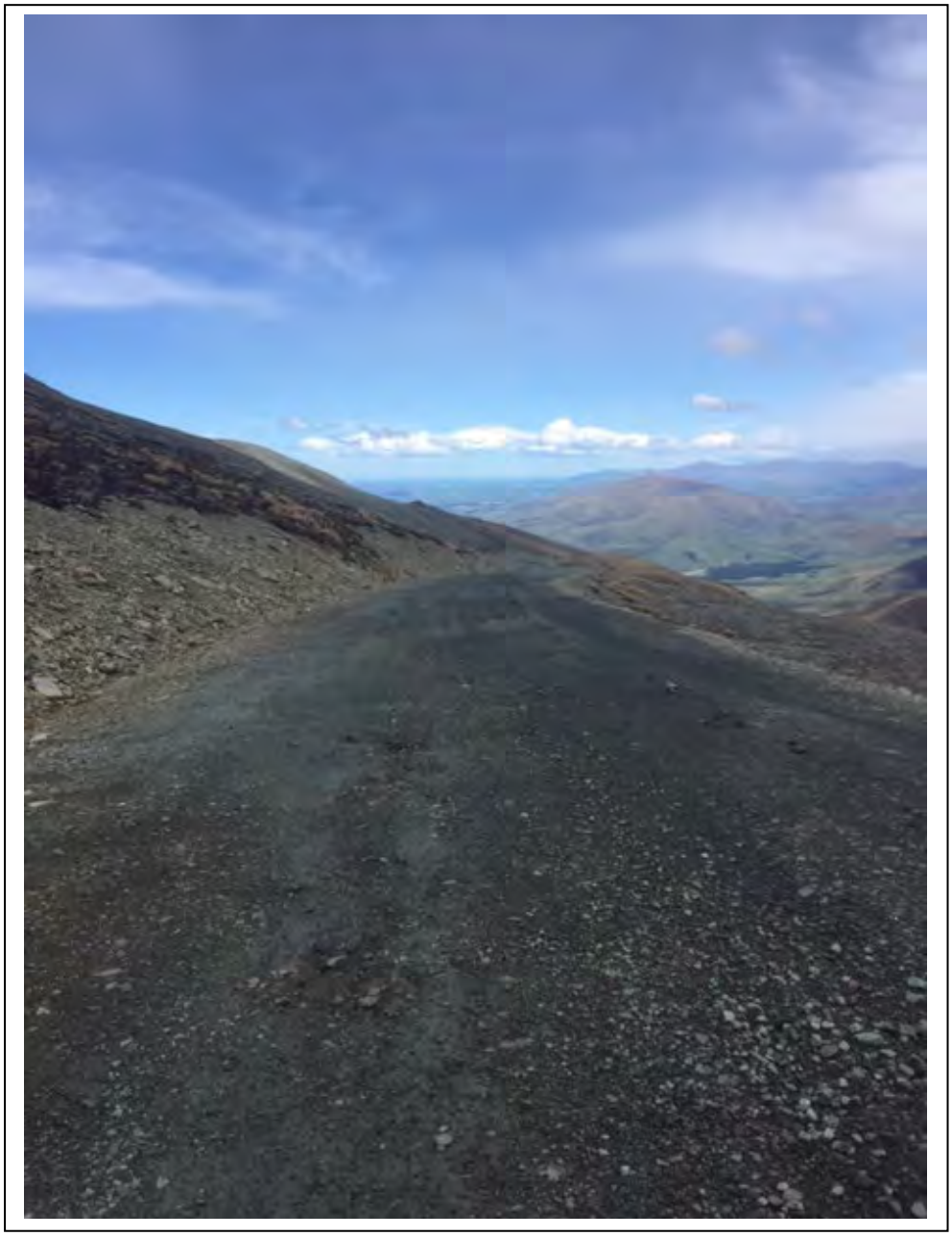


Figure O – ALPINE ACCESS ROAD AT 1600M asl

Figure P -TYPICAL SNOW FENCE TO TRAP WIND BLOWN SNOW

Figure Q -DESIGNATED MAINTENANCE AREA

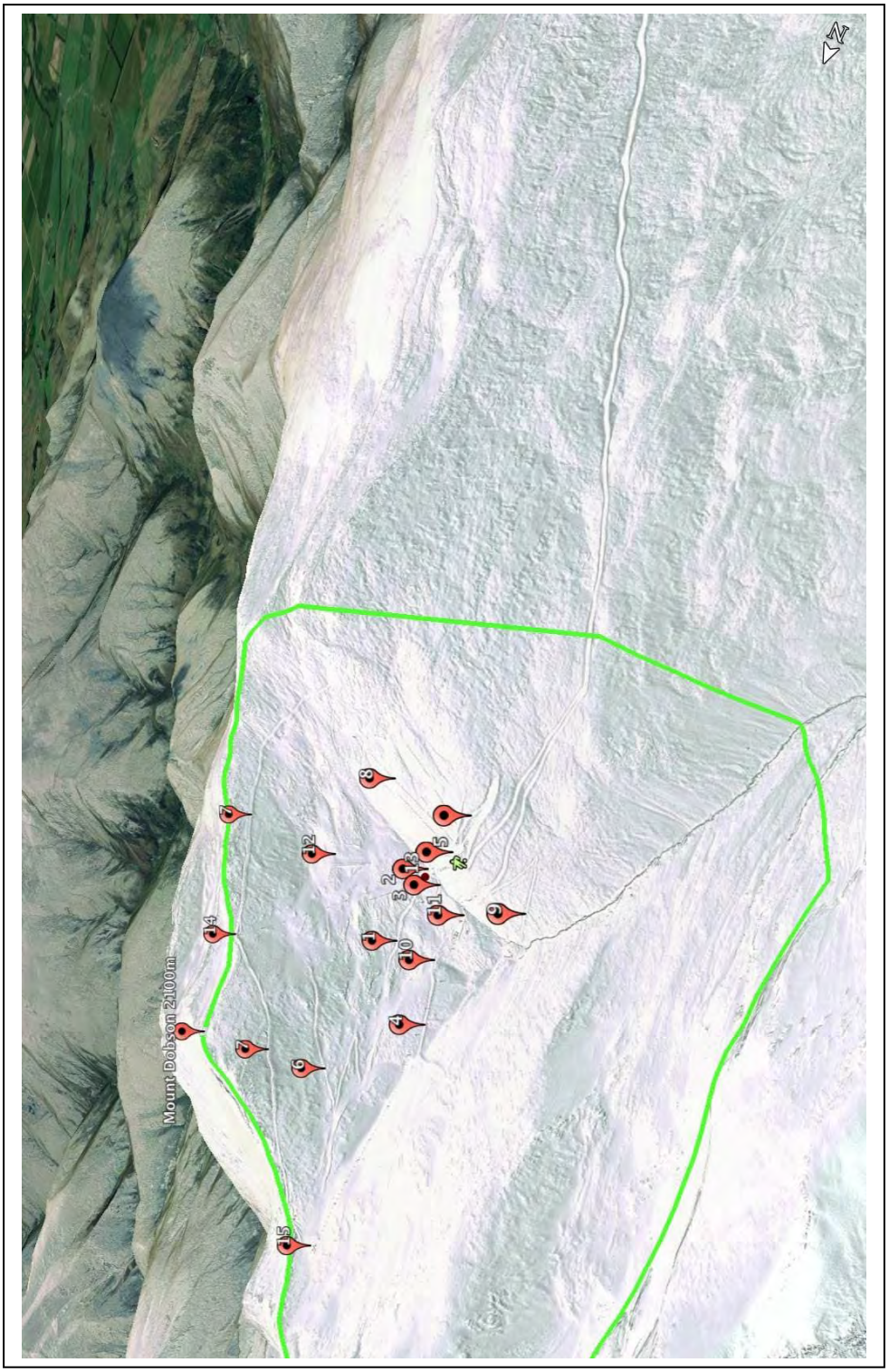


Figure R– Features of Proposed Licence Area GPS details see figure S

Figure S – Features of Licence Area- GPS positions refer to R

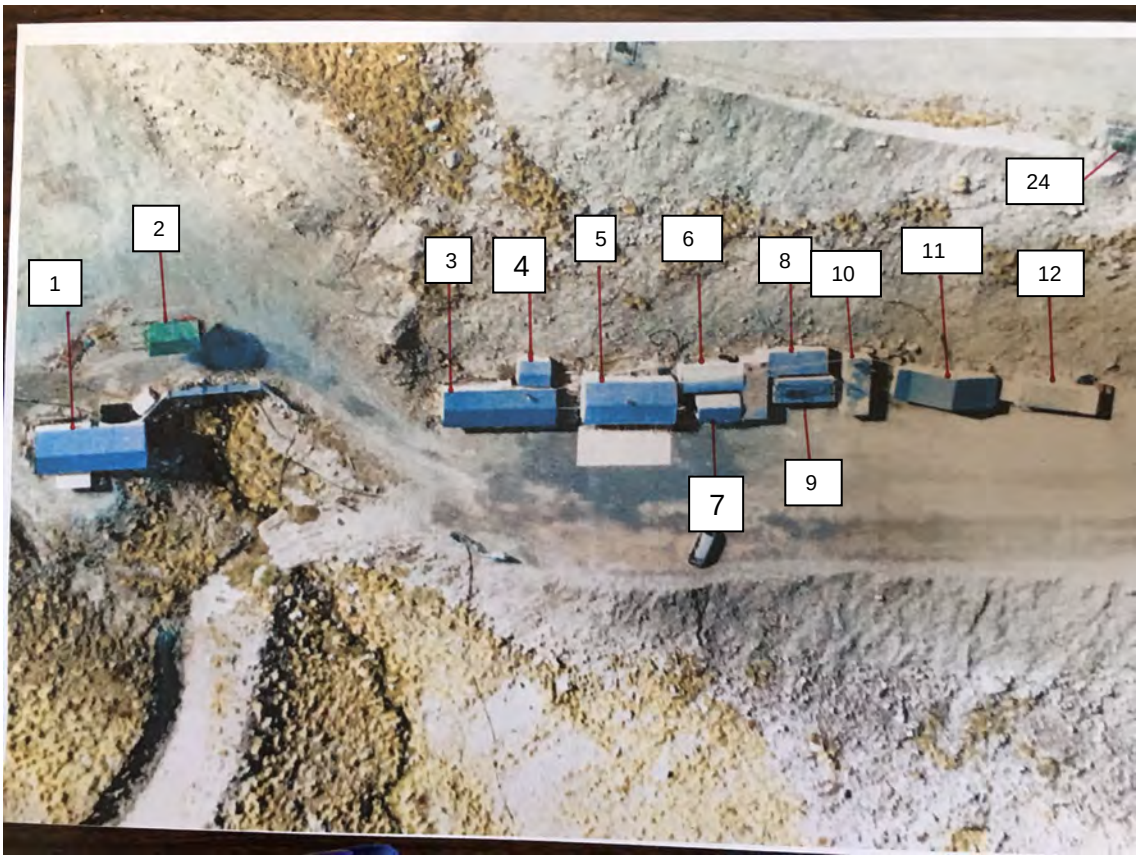
		GPS
1	Safe Ski Trail & Summer Maintenance Track	43°56'25.35"S 170°40'18.25"E
2	Safe Ski Trail & Summer Maintenance Track	43°56'14.53"S 170°39'53.39"E
3	Safe Ski Trail & Summer Maintenance Track	43°56'30.15"S 170°39'53.46"E
4	Safe Ski Trail & Summer Maintenance Track	43°56'24.58"S 170°39'44.94"E
5	Rock Removing/Slope Grooming	43°56'32.07"S 170°40'6.49"E
6	Rock Removing/Slope Grooming	43°56'15.19"S 170°39'49.83"E
7	Rock Removing/Slope Grooming	43°56'16.35"S 170°39'42.51"E
8	Rock Removing/Slope Grooming	43°56'42.05"S 170°39'50.73"E
9	Rock Removing/Slope Grooming	43°56'42.43"S 170°40'3.70"E
10	Safe Ski Trail & Evacuation Access	43°56'39.36"S 170°39'35.76"E
11	Culvert at T bar Lift Line	43°56'35.85"S 170°39'52.02"E
12	Culvert at Ski Trail	43°56'28.47"S 170°39'47.23"E
13	Novice ski slope	43°56'39.54"S 170°39'47.06"E
14	Ski Patrol Observation Post (< 10 Square metres)	43°56'19.82"S 170°40'16.58"E
15	Ski Patrol / Lift Operator Observation post (Shipping container)	43°55'59.76"S 170°39'46.35"E

Buildings and Structures - Details

Ref (Figure)	Purpose	Building Area m2	Location South	East	Construction
1.	Generator Shed	40	43°565985	170°39851	Roof- corrugated iron Exterior-weather board iron Foundation-wooden piles
2.	T Bar drive station	10	43°563654	170°395093	Roof-Rib iron Exterior- corrugated iron Foundation-concrete
3.	Ski Hire rental	30	43°563756	170°394922	Roof- corrugated iron Exterior- weather board iron Foundation-wooden piles
4.	Ski Patrol First Aid	9	43°56375	170°394920	Roof- corrugated iron Exterior-weather board°" Foundation- wooden piles
5.	Café, Ticket Sales	42	43°563758	170°394822	Roof- corrugated iron Exterior- weather board iron Foundation- wooden piles
6.	Ski Hire storage	15	43°563756	170°394823	Roof-iron container Exterior-container iron Foundation-
7.	Ski School Administration	8	43°563757	170°394822	Roof- corrugated iron Exterior-hardboard Foundation- wooden piles
8.	Ski Storage	15	43°563756	170°394822	Roof- iron container Exterior-iron container Foundation-
9.	Administration office	15	43°56375	170°394821	Roof- iron container Exterior-container Foundation-
10.	Storage	15	43°563755	170°394821	Roof- iron container Exterior-fibre glass container Foundation-
11.	Toilet Block	30	43°563754	170°394821	Roof- corrugated iron Exterior-plywood Foundation-concrete base
12.	Ski Club headquarters	15	43°563753	170°394822	Roof- iron container Exterior-container Foundation-

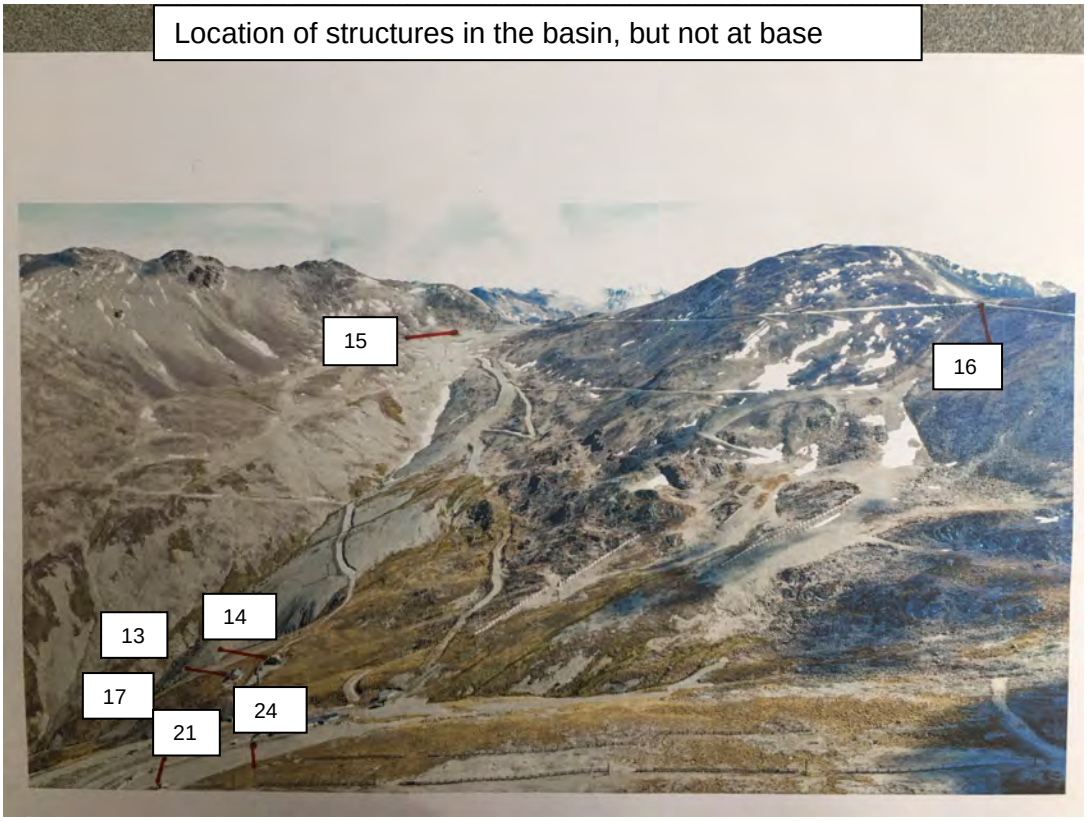
Ref	**Purpose**	**Building Area m2**	**Location South**	**East**	**Construction**
13.	Staff Accommodation	54	43°564558	170°394347	Roof- corrugated iron Exterior-plywood Foundation- wooden piles
14.	Chairlift Drive Station	144	43°563219	170°394558	Roof- corrugated iron Exterior-corrugated iron Foundation-concrete
15.	Top Chairlift operation hut	15	43°55994	170°338791	Roof- iron container Exterior-iron container Foundation-
16.	Top T Bar operation hut	5	43°56331	170°40273	Roof- Rib iron Exterior-corrugated iron Foundation-concrete
17.	Pump Shed	15	43°56585	170°39758	Roof- iron container Exterior-iron container Foundation-
18.	Repeater, phone, webcam	4.5	43°56837	170°40381	Roof- iron container Exterior-iron Foundation-
19.	Workshop	30	43°56685	170°39754	Roof- iron container Exterior-iron Foundation-
20.	Race Dept and Storage	30	4356715	170°39749	Roof- iron container Exterior-iron container Foundation-
21.	Platter lift Drive Station	10	43°564048	170°394680	Roof- iron container Exterior-iron Foundation-concrete
22.	Weather Shelter	4	43°56677	170°39781	Roof-Rib iron Exterior-rib iron Foundation-concrete
23.	Weather Shelter	4	43°56664	170°39773	Roof- Rib iron Exterior- rib iron Foundation-concrete
24.	Rope Tow Drive Station	3	43°563756	170°394818	Roof- iron container Exterior-iron Foundation-concrete
					-

Close up locations of buildings in base area



1.	Generator Shed
2.	T Bar drive station
3.	Ski Hire rental
4.	Ski Patrol First Aid
5.	Café, Ticket Sales
6.	Ski Hire storage
7.	Ski School Administration
8.	Ski Storage
9.	Administration office
10.	Storage
11.	Toilet Block
12.	Ski Club headquarters
24.	Rope Tow Drive Station

Location of structures in the basin, but not at base



13	Staff Accommodation
14	Staff Accommodation
15	Top Chairlift operation hut
16	Top T Bar operation hut
17	Top T Bar operation hut
21	Race Dept and Storage
24	Race Dept and Storage

Figure 1 Generator Shed

Figure 2 T Bar Drive Station

Figure 3 Ski Hire

Figure 5 Café and Ticket Sales

Figure 7 Ski School Administration

Figure 9 Administration Office

Figure 11 Toilets

Figure 13 Staff Accommodation

Figure 14 Chairlift Drive Station

Figure 15 Top Chair Lift Operators hut

Figure 16 Top of the T Bar operators hut

Figure 17 Pump House

Figure 18 Repeater phone webcam

Figure 19 Workshop Container

Figure 20 Race Dept and storage

Figure 21 Platter Lift Drive Station

Figure 22 Weather shelter

Figure 23 Weather shelter

B. Alternative sites considered

If your application is to b**uild, 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

No – The sites for all these structures were carefully chosen to take advantage of the colder temperatures at an altitude required for the best snow retention during the winter ski season period – being June to October.

C. Larger area

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

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:

Is this necessary for safety or security purposes? **YES / X**

Is this necessary as an integral part of the activity? **YES / X**

Is this essential to carrying on the activity? **YES / X**

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

The main licence area (350 ha) which is larger than the structures and facilities covers all the skiable terrain accessible from all the lifts and includes all the easements footprint lease structures and other features of the ski area like the skiable access tracks to the commencement of the ski runs.

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 / X**
(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 / X**

Is exclusive possession necessary to protect physical security of the activity? **YES / X**

Is exclusive possession necessary for the competent operation of the activity? **YES / X**

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

An exclusive lease is required over the buildings, storage containers and the hazardous assets as they are all required as part of the business of running a professional and safe ski area and are locked and inaccessible to the public. These building and facilities are all detailed in the section Leases-buildings and structures (p 40-41)

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.

2.2.4 Term of Licence

MDSAL seeks a term of 40 years be granted for the Concession Agreement.

Section 17Z of the Conservation Act 1987 provides for a lease or licence for a term not exceeding 30 years or a term of up to 60 years where there are exceptional circumstances.

The exceptional circumstances that warrant a term of 40 years in this case is the high value of capital investment in assets and infrastructure that is required at a ski area and the lengthy term of operation that is then required before any commercial return can be achieved. This lengthy operating term necessary to achieve a commercial return is exacerbated by ski areas only being able to operate for the 3 to 4 winter months in each year.

To illustrate this point MDSAL expects that during the first 10 years of any new licence the upgrade and renewal of current assets, in particular the base area buildings and beginner facilities, will require total investment in excess of $2.0 million, with an assessed minimum operating period of 30 years being necessary to achieve a commercial return on these investments.

MDSAL notes that this argument was made by Ruapehu Alpine Lifts Ltd in their recent applications for licence renewal of the Whakapapa and Turoa Ski Area licences, in 2015 and 2016 respectively. This was then accepted by the Minister and both of those licences were granted with a term exceeding 30 years. Similarly, the Notified Concession Officer's Report for the application by NZSki Ltd for renewal of the Mt Hutt licence, which was out for public comment earlier in 2018, recommends a term of 40 years for this very same reason.

Long term certainty of tenure with the licence also provides stronger incentive for any Licensee to undertake operations in an environmentally and culturally responsible manner. The longer term proposed facilitates a stronger partnership between the Licensee, the Department and Iwi in ensuring good stewardship of the place.

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 / X**

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.

Diesel is our primary source of energy for our ski lifts, groomers, and road clearing machinery. Fuel for groomers is held in a bunded 2000 litre storage tank in the upper carpark.

There is a 2000 litre bunded diesel storage tank at the base of the Platter lift and also three other (2x 2000 litre and a 1500 litre) bunded tanks for the generator and T Bar lift. There is also a 3000 litre bunded diesel storage tank for the chair lift.

All fuel storage complies with the HSNO Act. Audit by Marine Focus New Zealand Ltd.

No petrol is stored. Skidoo petrol is transported in 20 litre containers as required.

Engine oil and hydraulic oil is stored in 20 litre containers in the workshop storage container.

No explosives are stored at Mt Dobson Ski Area.

Attachment 3B:Ga

2000 litre bunded diesel storage tank

Attachment 3B:Gb

2000 litre bunded diesel storage tank

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**
Mount Dobson Ski Area	Tussock, sub Alpine vegetation and scree	The facilities are all existing and have been constructed over the last 40 years. The construction of these facilities have all had various effects on the vegetation ranging from the removal of vegetation to replacement in order to revegetate disturbed areas. The effect is dependent on the type and size of the facility.	In sensitive areas an ecological assessment has been competed during the planning stage which is taken into account the construction phase. Design has tried to avoid where possible the removal of and damage to vegetation. Where feasible the replanting of tussocks has occurred in accordance with the Vegetation Protocols ref photo. Staff are briefed on the importance of minimising and avoiding unnecessary damage. Ensure the damage is restricted to the final build platform.

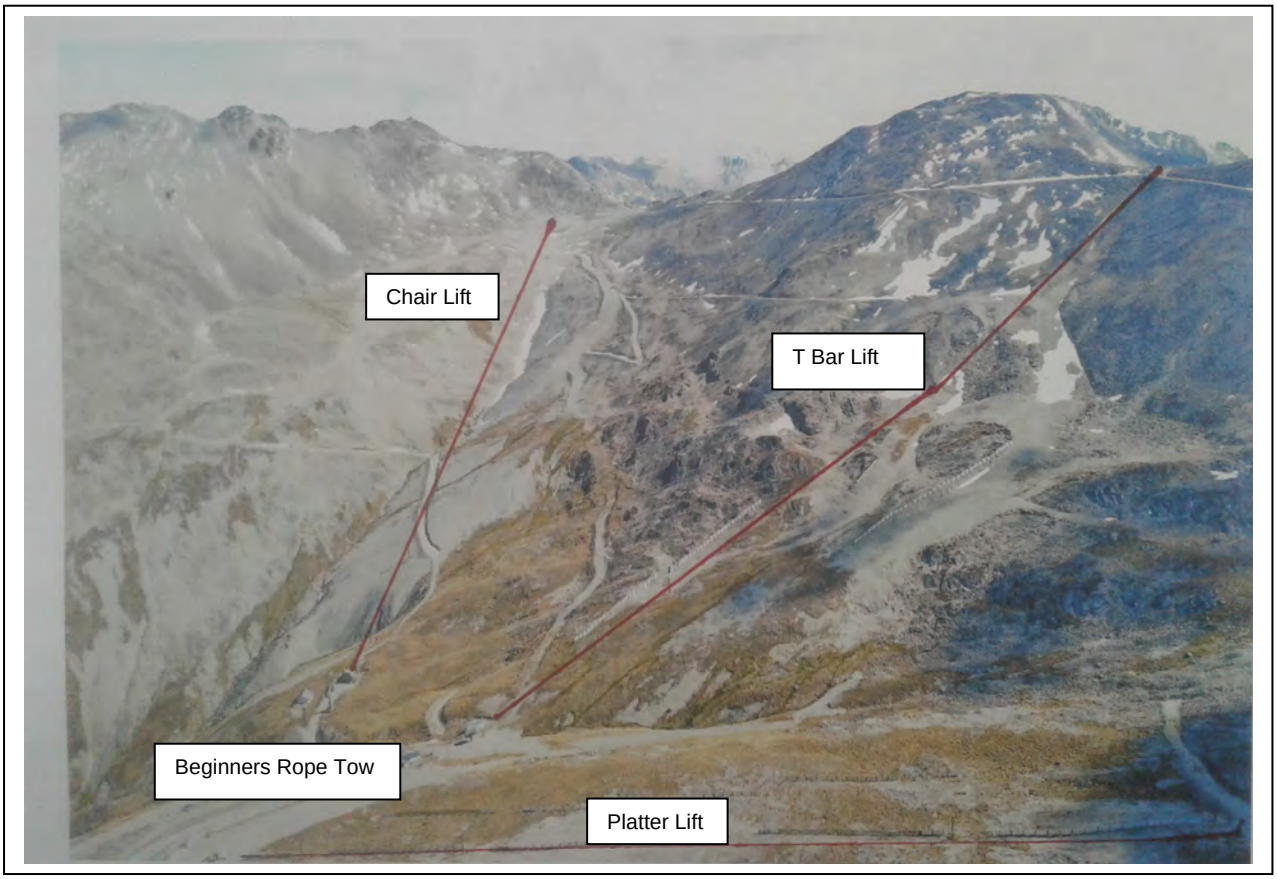
Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
Mount Dobson Ski Area	Landscape Features	The Mount Dobson Ski Area has been established for 40 years and is an accepted part of the landscape.	Developments which are going to have an impact on landscape are always subject to a landscape assessment. Earthworks have generally triggered an earthworks consent which is granted with strict conditions. Construction is always done to best practice and current standards. For instance, banks are battered and excavated material placed and landscaped so as to minimise the effect on the surrounding area.
Toilets and Septic System	Water quality and clean air	Sewage spill or overflow which either pollutes the site or the water table.	Maintain the waste process to prevent odour developing and empty the septic tank regularly.
Groomed ski runs withing the licence area.	Tussock grasslands and fragile soils.	Oil, diesel and hydraulic fluid spills. Damage to vegetation when there is a shallow snowpack.	Maintain the groomers in top condition with regular maintenance including the regular checking of hydraulic hoses. Mop up any spills which do occur by using best practice spill retrieval techniques and preventing any spillage into waterways. Removing any affected snow from the site to an appropriate site for disposal. Avoiding grooming areas with shallow snowpack and uncovered vegetation.

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
Summer groomed ski runs	Scree rocks and rocky outcrops	Ski runs have rocks that protrude through early snowpack requiring extra snow before being skiable and avoiding damage to ski gear.	Removing the larger rocks to reduce ski damage has no adverse environmental effects. These larger rocks are moved to the side of the ski run.
Fuel storage	Soils and vegetation	Fuel spillage damaging vegetation or soils	Bunded fuel storage facility at base area.
Access road	Generally, weed free environment.	Rubbish left around the area during and after the ski season	Rubbish and recycling system in accordance with MDC guidelines. Rubbish and recycling is regularly transported to the Fairlie Resource Recovery Centre.
Ski area	Increased visitors	Human impacts on the environment. Exposure of visitors to the conservation park and its values. Healthy outdoor activity which has positive benefits for the individuals both visiting and engaging in snow activities.	Provision of excellent facilities like toilets and rubbish disposal. Managing ski traffic to minimise impacts on the environment like where there is a shallow snowpack.

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
Snowmobile use	Some noise	Motorised vehicles in an area where skiers and snowboarders have normally been the only users.	The snowmobiles use is limited to emergency requirements and not used for recreation purposes, and are limited to approved operators.
Avalanche control	Vegetation and the clean environment.	Possible damage to vegetation and manmade structures. Remains of exploded charges littering the slope in summer. Unexploded charges on the slope.	This damage is the collateral for running a safe ski area for the public. This litter (if any) is cleaned up when the snow has melted.

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.



Locations of Chair Lift, T Bar Lift, Beginners Rope Tow and Platter Lift

BOTANICAL OBSERVATIONS ON Mt DOBSON SKI AREA

DECEMBER 2019

Altitude: 1700 m to 1940 m

Plant communities on drier faces:
Chionochloa rigida, C.macra, C.conspicua.
Dracophyllum pronum, D.prostratum.
Celmisia angustifolia, C.viscosa,C.lyallii.
Raoulia subserica, R.grandiflora.
Aciphylla monroi.

Above the base of the chairlift a small creek runs down the hill:
White Snow Marguerite Dolichoglottis scorzoneroides and Celmisia haastii.
Up into a wetland draining into the creek also Snow Marguerite,C. haastii and Caltha obtusa,Ranunculus maculata.

Then on to the drier edges of the wetland:
Celmisia angustifolia, C.viscosa,C.sessiliflora, Dracophyllum pronum, Chionohebe pulvinaris,

Up into rock outcrops:
Aciphylla dobsonii, C.viscosa.

In shady snow banks: C.haastii

Very isolated: Raoulia eximina, Veronica pinguifolia (syn.Hebe pinguifolia).

Damp scree: Veronica epacridea(syn. Hebe pacridea)

Dry scree: Leptinella atrata (syn. Cotula atrata), sporadic Notothlapsi rosulatum.

Coarse scree and partly stable rock debris: Haastia sinclairii.

The plants are typical of screes, rock outcrops and debris of the Mackenzie Basin and classified as Non Threatened.

Michael Midgley Lake Tekapo.
I have a lifetime interest in Alpine plants a long-time member of NZAGS (NZ Alpine Garden Soc.) and a life member of the NARGS (Nth. American Rock Garden Soc.). I have been “exploring” Mt Dobson and the Waitaki watershed for 60 years.

Typical Ground Cover for the Mt Dobson Basin

Mt Dobson Ski and Snowboard Club

1983 saw the establishment of the Mt Dobson Ski and Snowboard Club.

The ski club is not involved with the operations of the ski area. However, the ski club is involved with the operation of the Ski Training Academy and ski events such as the Aoraki Secondary School Champs involving most schools from South Canterbury.

The Ski Club have an Administrative building in the base area.

Mount Dobson on a Busy Winter's Day