

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atawhai
New Zealand Government

A. Permission Application Number and Name of Applicant

100689-OTH: NZSki Limited

B. Name of Proposed Activity and Location(s)

Application for a 30-year term concession (licence) for the construction, operation, repair and maintenance of a range of mountain bike trails (14 in total; includes 2 links to existing trails) within the Coronet Peak Recreation Reserve, Queenstown.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Queenstown Mountain Bike Club
Contact person and role of organisation	Natalie Sharples QMTBC Marketing & Admin Assistant
Email (Communication from DOC will be via email unless alternate contact requested)	admin@queenstownmtb.co.nz
Alternate contact for all DOC communication	Ben Bulling Ben Bulling < projects@queenstownmtb.co.nz > 021629954
Phone/Mobile	021 0277 0013
Postal Address and Post Code	

I wish to **keep my contact details confidential**

Note: Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.



A. Permission Application Number and Name of Applicant

100689-OTH: NZSki Limited

B. Name of Proposed Activity and Location(s)

Application for a 30-year term concession (licence) for the construction, operation, repair and maintenance of a range of mountain bike trails (14 in total; includes 2 links to existing trails) within the Coronet Peak Recreation Reserve, Queenstown.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Natalie Sharples
Organisation	Queenstown Mountain Bike Club
Date	31/07/2023

D. Statement of Support, Neutrality or Opposition

I **Support** this Application (I am making a submission)

I am **Neutral** on this Application (I am making a submission).

I **Oppose** this Application (I am making an objection).

E. Hearing Request

I **Do Not** wish to be heard in support of this objection or submission at a hearing.

I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The Queenstown Mountain Bike are in support of the entire NZSki Ltd Submission to grow the network of trails on Coronet Peak

My reasons for my objection or submission are:

The Queenstown Mountain Bike Club strongly support the proposal for the development of 12 new mountain bike trails on Coronet Peak. The addition of these trails will significantly enhance the mountain biking experience, promoting a range of abilities and providing numerous benefits to riders, the reserve, and the overall community.

1. **Progression Opportunities:** The proposed new trails will cater to a diverse range of abilities, offering opportunities for both beginners and experienced riders to progress and improve their skills. This will make Coronet Peak and the wider Southern Lakes region an attractive and inclusive destination for mountain biking enthusiasts of all levels, from a beginner to a UCI World Cup athlete.
2. **Health and Well-Being:** Mountain biking is not only an exhilarating recreational activity but also an excellent form of exercise that promotes physical fitness and overall well-being. By offering 12 new trails, riders will have more options to explore, encouraging them to engage in regular physical activity, leading to healthier lifestyles for locals and visitors alike.
3. **Enhanced Enjoyment of Coronet Peak Reserve:** The addition of these trails will provide riders with the chance to enjoy more of the picturesque Coronet Peak reserve. The amazing scenery and varied terrain will create memorable experiences, attracting tourists and boosting local tourism, thereby positively impacting the regional economy, especially with the goal to have a World Cup route designed to run a UCI World Cup Race.
4. **Utilisation and linking of Existing Trails:** The proposed plan ensures a seamless integration and efficient utilisation of existing trails within Coronet Peak. This thoughtful approach will not only minimise environmental impacts but also optimise the overall mountain biking experience, creating a well-connected trail network that riders can enjoy without disruption.
5. **Environmental and Ecological Considerations:** The application thoroughly considers the environment and ecology of Coronet Peak in relation to the proposed trail network as outlined in the E3 Environmental report. Careful assessments have been made to ensure that the trails' construction will have minimal impact on the natural habitat and wildlife in the area. By adopting ecologically sensitive practices, we can preserve the beauty and integrity of the mountain while offering an enjoyable experience to riders.
6. **Compliance with NZ Mountain Bike Trail Design & Construction Guidelines:** The trails will be designed and constructed in strict accordance with the NZ Mountain Bike Trail Design & Construction Guidelines. These industry-standard guidelines ensure that the trails are sustainable, safe, and provide an excellent mountain biking experience. By

adhering to these best practices, we can guarantee the longevity of the trails and maintain their quality over time.

In conclusion, the development of 12 new mountain bike trails on Coronet Peak is an excellent initiative that promises to benefit riders of all abilities, promote health and well-being, boost tourism, and ensure efficient utilisation of the reserve's resources. QMTBC highly recommend the approval of this proposal and look forward to witnessing the positive impact it will have on the community and the mountain biking enthusiasts.

Thank you for considering my recommendations and supporting this exciting and worthy initiative.

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

Nil

G. Attachments

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OBJECTION OR SUBMISSION



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C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Arthurs Point Community Association
Contact person and role of organisation	Andrew Blackford (Chairperson)
Email (Communication from DOC will be via email unless alternate contact requested)	[REDACTED]
Alternate contact for all DOC communication	arthurspointcommunity@gmail.com
Phone/Mobile	[REDACTED]
Postal Address and Post Code	[REDACTED]

I wish to **keep my contact details confidential**

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100689-OTH: NZSki Limited

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C.2 Your name

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Printed name of submitter or person authorised on behalf of submitter	Andrew James Blackford (Chairperson)
Organisation	Arthurs Point Community Association
Date	09.08.2023

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Maintenance and enhancement of public access, for both recreational mountain bikers and walkers in the reserve during operational hours (and outside).

My reasons for my objection or submission are:

The APCA is generally supportive of NZSki's plan to build and enhance the mountain bike network in the Coronet Peak Recreation Reserve. However, we have reservations regarding the maintenance and enhancement of public access to the Reserve.

The existing and proposed mountain bike trail network is to be accessed via NZSki's lift infrastructure, however the existing trails can and are extensively ridden by people who choose not to ride the lifts but cycle up the mountain. The number of people biking in the reserve (and not using the lifts) is likely to grow with increasing mountain bike numbers and mountain bike visitors to the region.

Further to this, trails exist that are not currently listed in NZSki's proposal and require access through NZSki's operational license area – these are Slip Saddle on the eastern boundary of the lease area that connects to the Water Race track/ Bush Creek trail and lower (original) Rude Rock, which is currently accessed from the lower Greengates ski run. These trails were built by community organisations and volunteer labour for the benefit of the community.

It is critical that access to the existing trails is maintained and that conflict between users of NZSki's lift infrastructure (fee paying customers) and recreational users is managed appropriately, while ensuring that public access and uphill biking is always provided, if the commercial operations are to be expanded.

The positive recreational benefits stated in the application are not actually positive benefits (as they require payment to NZSki) unless recreational uphill access is provided to use the trail network. There is no discussion in the application on uphill access and no dedicated uphill trail is proposed or indicated as part of the masterplan.

Given that NZSki stand to benefit significantly from this application and the expanded use of public conservation land it would be reasonable to expect them to, as a condition of approval, enhance existing recreational access to the Reserve.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

1. Public access to the Reserve needs to be maintained, including access for vehicle parking. Approval of the application needs to be conditional on this requirement and safeguards need to be implemented to ensure this is the case for the period of the license. Recreational access needs to be maintained both within and outside of the commercial operating hours of the mountain bike park.

2. Dedicated uphill cycle access is required to the top of the mountain (Coronet Express top terminal). To offset associated negative impacts of the proposal, uphill access should be enhanced from the current road access provided that is very steep in parts and can be difficult, for some, to ride. The new uphill trail should comply with the guidelines provided with the application regarding maximum gradient, width, signage etc.
3. Access to the existing trails that are not part of the proposal and were not built by NZSki need to be maintained (Lower Rude Rock & Slip Saddle) along with provision for parking. The current conflict that exists during operational hours for uphill riders accessing Slip Saddle needs a better resolution than the current diversion via the Rocky Gully T-Bar access road, which is very steep in parts.
4. Appropriate environmental control (sediment, erosion and habitat preservation) plans needs to be put in place and be actively managed, monitored and maintained.
5. If the above items are addressed the APCA would be supportive of the application.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
APCA Coronet Peak Reserve Masterplan Comments	PDF	Mark-up of existing trails not currently shown on NZSki plans and routes that are currently used to gain access to those trails

How do I submit my objection or submission?

Complete this form and email to DNSubmissions@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Ōtepoti / Dunedin Service Centre, PO Level 1, John Wickliffe House, 265 Princes Street, Ōtepoti / Dunedin 9016. Attention: Kelvin Brown.

APCA SUBMISSION
 NZSKI MASTERPLAN -
 CORONET RESERVE
 TRAIL EXPANSION -
 ADDITIONAL
 COMMENTS.
 08.08.2023

Trail name	Grade	Status	Length (m)
Coronet DH	Grade 5: Expert	Existing	1,859
Coronet XC	Grade 3: Intermediate	Existing	2,795
Rude Rock Link	Grade 4: Advanced	Existing	397
Upper Rude Rock	Grade 4: Advanced	Existing	3,293
Whakarua View (Existing)	Grade 2: Easy	Existing	578
Cold Play	Grade 6: Extreme	Proposed	330
Freerewasher	Grade 5: Expert	Proposed	538
Ka Kite Ano	Grade 3: Intermediate	Proposed	3,508
Kids Loop	Grade 3: Intermediate	Proposed	222
Kids Loop (WC)	Grade 4: Advanced	Proposed	60
No THYME	Grade 6: Extreme	Proposed	783
Oshyon	Grade 4: Advanced	Proposed	833
Tilly Ho	Grade 3: Intermediate	Proposed	551
Wahvet Rolls	Grade 3: Intermediate	Proposed	596
Way Wide	Grade 4: Advanced	Proposed	869
WC XC Link	Grade 4: Advanced	Proposed	268
Whakarua View (Proposed)	Grade 2: Easy	Proposed	2,660
Wiree	Grade 2: Easy	Proposed	229
World Cup	Grade 6: Extreme	Proposed	1,847

Mountain Bike Trail Grades

Existing

- Grade 2: Easy
- Grade 3: Intermediate & 4: Advanced
- Grade 5: Expert & 6: Extreme

Proposed

- Grade 2: Easy
- Grade 3: Intermediate & 4: Advanced
- Grade 5: Expert & 6: Extreme

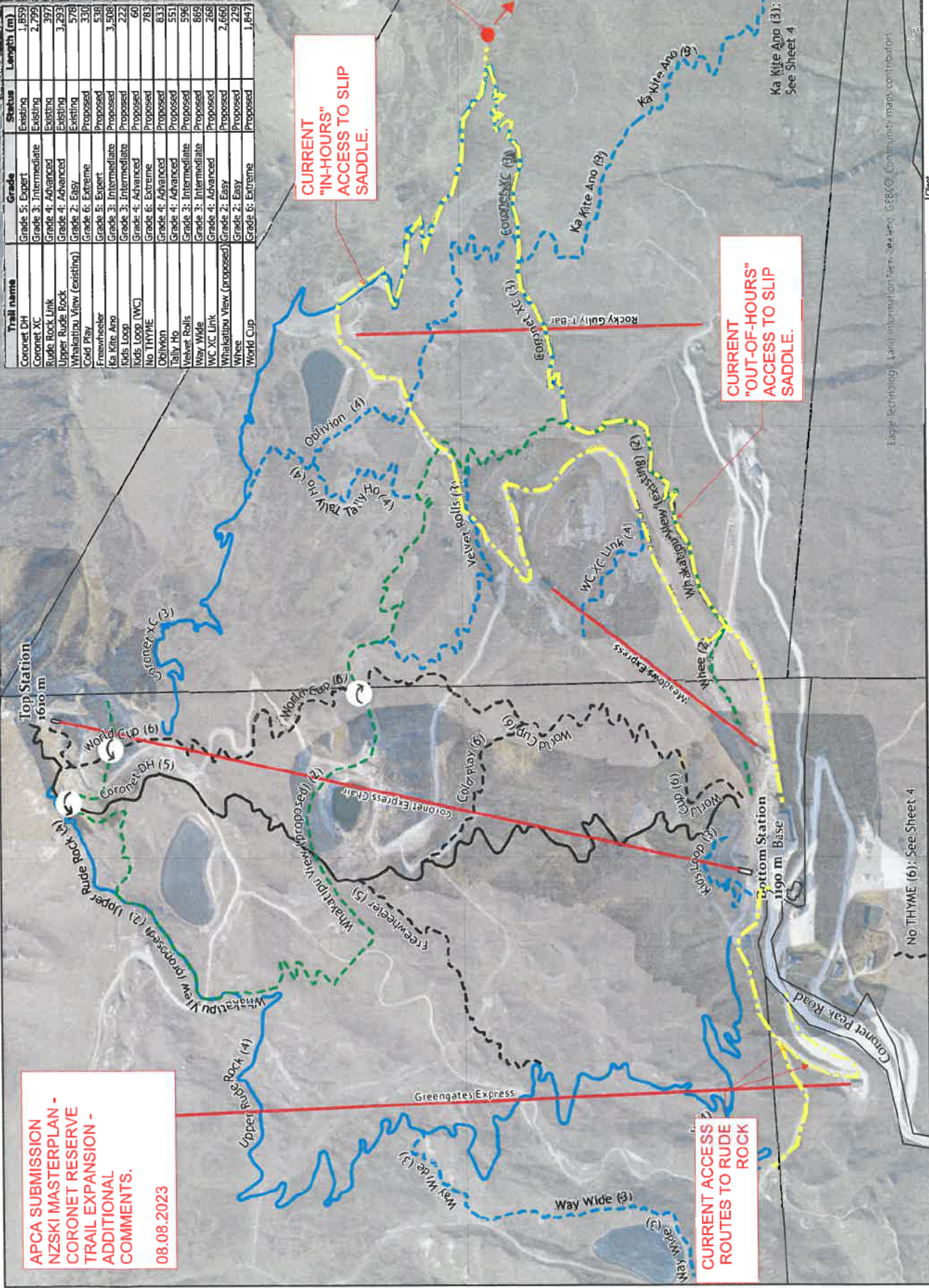
Bridge
 Lift Line
 Property Boundary

START OF SLIP
 SADDLE TRAIL
 THAT LINKS TO
 WATERRACE/BUSH
 CREEK TRAIL.

CURRENT
 "IN-HOURS"
 ACCESS TO SLIP
 SADDLE.

CURRENT
 "OUT-OF-HOURS"
 ACCESS TO SLIP
 SADDLE.

CURRENT ACCESS
 ROUTES TO RUDE
 ROCK



Disclaimer:

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Client: **nzski**

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Surveyed	Checked	Drawing Reference	Sheet
Drawn	Approved	W3100_M7	1 of 5
Date	Date	Scale	
25/05/22	25/05/22	1:5,000	
Author	Rev.	Date and Level	
CS	E	DW01588 (MS)	

SOUTHERN LAND

Coronet Peak Mountain Bike Trails
 Existing & Proposed - Masterplan

Rev.	Date	Details	By
A	27/04/22	Original Issue	CS
B	10/05/22	Track edits & grading	CS
C	17/05/22	Track edits	CS
D	25/05/22	Track edits	CS
E	28/06/22	Track edits	CS

No THYME (6): See Sheet 4

OBJECTION OR SUBMISSION



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C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Dennis Behan
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	dennisbehan@hotmail.com
Alternate contact for all DOC communication	
Phone/Mobile	021 942978
Postal Address and Post Code	40 Amber Close, Queenstown 9371

I wish to keep my contact details confidential

Note: Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.



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Printed name of submitter or person authorised on behalf of submitter	Dennis Behan
Organisation	
Date	21-8-23

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Maintenance and enhancement of public access for recreational mountain bikers and walkers in the reserve during and outside operational hours.

My reasons for my objection or submission are:

I think it is great that NZSki are proposing to enhance their non winter mountain biking in the Coronet Peak Recreation Reserve. However, I am concerned this will further restrict public access to the reserve.

In a vacuum, these trails look great when utilising chairlifts to access them. The issue is for people who want to use the recreational reserve without using chairlifts. Many people chose to ride bikes uphill for exercise and these people should not be excluded from the reserve. Since chairlift access mountain biking has been reintroduced, uphill riders have been unable to ride up on the formerly two way Coronet XC track. Instead, they have been forced to ride up on the summer road which is not a suitable uphill track. While not impossible, it is far too steep to ride up on a non-motorised bike and you end up pushing large portions of it. In contrast, the Coronet XC track has a gentler gradient allowing you to ride up without pushing. I would ask that a maintained uphill track be included in this proposal which can be used anytime regardless if the chairlifts are open or not.

In addition to an uphill track, access needs to be guaranteed to existing tracks on the periphery of the lease area - Slip Saddle on the eastern boundary that connects to the Water Race track / Bush Creek trail and the original Rude Rock, which is currently accessed from the lower Greengates ski run. These trails were built by the biking community and NZSki stands to profit from them. I would like to see maintenance either completed or contributed to by NZSki as they will commercially benefit from them. Whilst these trails are not included in their master plan as they are not in their lease area, they currently run shuttle buses to get paid users back to the base of their lifts. Access needs to be guaranteed to these trails.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

1. Public access to the Reserve needs to be maintained, including access for vehicle parking. Approval of the application needs to be conditional on this requirement and safeguards need to be implemented to ensure this is the case for the period of the license. Recreational access needs to be maintained both within and outside of the commercial operating hours of the mountain bike park.
2. Dedicated uphill cycle access is required to the top of the mountain (Coronet Express top terminal). To offset associated negative impacts of the proposal, uphill access should be upgraded from the current road access provided that is very steep in parts and can be difficult for some to ride. The new uphill trail should comply with the guidelines provided with the application regarding maximum gradient.
3. Access to the existing trails that are not part of the proposal and were not built by NZSki need to be maintained (Lower Rude Rock, Slip Saddle and the other trails that head to the valley floor). The current conflict that exists during operational hours for uphill riders accessing Slip Saddle needs a better resolution than the current diversion via the Rocky Gully T-Bar access road.

G. Attachments

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OBJECTION OR SUBMISSION FORM

Publicly notified application for leases, licences, permits, or easements.



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C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Nick Winstone
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	nick@amplify.co.nz
Alternate contact for all DOC communication	
Phone/Mobile	027 466 4046
Postal Address and Post Code	41 Kent St Arrowtown 9302

I wish to keep my contact details confidential

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Printed name of submitter or person authorised on behalf of submitter	Nick Winstone
Organisation	Resident
Date	24 August 2023

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I support the application the proviso that:

- 1) Dedicated uphill mountain bike track is maintained
- 2) NZSki is required to temporarily fill the new and existing mountainbike tracks before the ski season to ensure safety of snow-users. The tracks carved in the hill create dangerous berms and flat areas on both groomed and off piste trails. Filling the tracks should not be difficult or expensive - I would suggest for example haybales or similar that can be easily moved out for the mountain bike season.

My reasons for my objection or submission are:

- 1) Access needs to be retained for recreational users vs lift access.
- 2) Safety and enjoyment of snow-users is not compromised.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

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Attn: Director General, Department of Conservation
dnsubmissions@doc.govt.nz

24 August 2023



**Submission on NZSki Limited application 100689-OTH – Coronet Peak Mountain Bike Trails
 Federated Mountain Clubs**

Tēnā koe

FMC

1. Federated Mountain Clubs (FMC) thanks you for this opportunity to submit on the [above concession application by NZSki Limited \(Application\)](#).
2. FMC proudly represents the interests of over 100 tramping, climbing, white water, unpowered flying and other outdoor recreational clubs, who together have over 22,000 members. It has been our privilege to represent their recreation and associated conservation kaupapa for over 90 years.
3. FMC wishes to be heard in support of its submission.
4. Given recent experiences, including the recent NZ Ski Shadow Basin and Main Remarkables Concession hearing, we remind DOC that hearings held under section 49 of the Conservation Act are lawfully to hear “objections”. Any hearing of this Application is not an opportunity for the applicant to fill factual gaps in the Application, to alter proposals, or to rebut any FMC or other submitter comments.

SUMMARY

5. FMC submits **in support** of the application, provided that DOC include three conditions in its grant. Those conditions are to require NZ Ski:
 - a. To build an uphill trail or trails from the Coronet Peak base buildings to the Coronet Peak summit; and
 - b. To commit formally to free access to the trails, which we think is a necessity on a recreation reserve (in which case its business would be based on lift takings for those choosing to use the lifts).
 - c. To develop and implement a pest management control plan.

FMC and Mountain biking

6. Many FMC members enjoy mountain biking, including at times at commercial downhill ski-fields or similar facilities. For example, many Otago people have enjoyed similar opportunities at Cardrona for many years, Canterbury people at Christchurch Adventure

FMC – FEDERATED MOUNTAIN CLUBS

www.fmc.org.nz | President: Megan Dimozantos 021 804 044 | Vice-President: Allan Brent 027 306 2965
 Executive Officer: Danilo Hegg eo@fmc.org.nz Ph 027 339 2688
 Federated Mountain Clubs | PO Box 1604 | Wellington 6104 | New Zealand/Aotearoa

Park, North Islanders at Rotorua.

7. As ever, FMC's kaupapa is for low impact non-commercial recreation, and as such we would support the Application only if it catered to those who would wish to ride uphill themselves, so that they might ride downhill cost free. This is the situation for most of the existing trails at Coronet Peak already, and at the areas mentioned above. Replicating this arrangement would satisfy the legal requirement for unrestricted public access in the area.
8. We acknowledge that a notion of free riding for those who "earn their turns" may require some discussion around the use of e-bikes and we would be willing to engage with the department and the applicant on helping develop a fair and reasonable plan to address public access and e-bikes.
9. The obvious place to start for this issue is a condition to lock in the base case of free access for non-e-bikes, "for the avoidance of doubt". We acknowledge that the Application holds no clear indication of plans to charge for trail access. However, NZSki has signalled a clear shift towards a Coronet Peak mountain biking business model. It also has a very poor record of respect for non-commercial recreation on the public land it uses as a de facto monopoly for private benefit. Given this, and the long term of the concession, it is essential that an explicit condition "for the avoidance of doubt" is included.
10. For completeness, and despite our call for a clarification by condition, FMC's view is that NZSki (or likely any reserve administering body) has no legal ability to charge for access to the proposed trails, given the limitations of sections 17, 53 and 54 of the Reserves Act 1977, which apply to Recreation Reserves such as Coronet Peak.

Process issues

11. FMC notes with disappointment the continuation of process issues that have marred recent NZSki concession applications in the Wakatipu Basin.
12. DOC appears to have allowed this Application to progress to public notification, even with the benefit of "pre application meetings", extensive documentation and clarifications, based on inadequate information. For all that, and as with both recent NZSki applications at the Remarkables, the "whole picture" of this Application seems to be lacking.
13. In this Application, the best way to see this is to start with the observation that there is no reference to climate change at all. Yet climate change is the obvious driver behind a shift to mountain biking business at Coronet Peak, New Zealand's lowest altitude major ski field.
14. Given that context, a reasonable person might expect a future with a far larger number of trails than are shown in the Application. Yet comments on the "term" area of the Application form indicate that "this is it" – this Application is the sum total of NZSki's mountain biking plans over 30 years.
15. It may be that NZSki genuinely does not and cannot contemplate further Coronet trails over the next 30 years. But it seems equally likely that NZSki might plan to treat the success or otherwise of these trails as something of a "business case test" for more trails. And equally, it may simply be that NZSki has not disclosed *existing* plans for more trails.
16. Any which way, there seems to be a very high chance that the Application lacks a proper description of material information in this area. As such, it lacks a proper description of its own "potential effects" as defined by the Act and related case law, or the potential "cumulative" effects that might occur over several piecemeal variations. Yet describing these things is a basic requirement under section 17S of the Act.

17. There is nothing right or wrong about the possibility of proposals for further trails at Coronet Peak, or perhaps the night usage of trails in times of longer darkness like May (when in future there will be much less snow cover and no realistic prospect of the ski season starting for some time). Indeed many would welcome such trails or uses of trails. There is also nothing wrong with a business feeling its way into the viability of a new business model.
18. FMC's point is different: there is a factual and legal inadequacy in DOC continuing to accept long term applications based on what is obviously partial information from NZSki about its long term plans for "ski field" infrastructure in a climate change context. These concerns are not academic as recent Ruapehu Alpine Lifts issues help to show.
19. Once again it is our hope that DOC will act according to law, and require at minimum further information of NZSki on its future plans for mountain biking and other activities at Coronet Peak, which information can be presented at least to submitters.
20. FMC has repeatedly raised similar issues of incomplete information and associated "variation-creep" with DOC. Related issues have contributed to us issuing proceedings against DOC elsewhere. It is simply imperative – and required under present law – that where applicants apply for long term concessions, they set out their long term plans or give a definite commitment not to increase their proposals (here for the number of trails).

Ecology

21. It is best practice when building mountain bike trails sustainably to reinstate vegetation surrounding the track after it is built. This will help to maintain ecological values in the area, and also minimise erosion on the trails, thus reducing maintenance costs on the trails for the applicant. We would encourage the Department to include a clause in the concession requiring this sort of vegetation reinstatement.
22. FMC's view is that the Application's Environmental Impact Assessment needs strengthening. For example, 'minimising "wilding pines" across the wider reserve' is insufficient; an expectation that there will be no 'wilding' pines' is needed. Again, 'reducing animal pest and weed spread' is not enough. The concession should include a requirement for a specific pest management control plan given that it is a privilege to hold a concession over public conservation land.
23. FMC supports implementation of the recommendations of the June 2023 Coronet Peak Mountain Bike Tracks Ecological Impact Assessment.

Yours sincerely

Allan Brent
Vice-President, Federated Mountain Clubs
email: allan.brent@fmc.org.nz
phone: 027 306 2965



A. Permission Application Number and Name of Applicant

100689-OTH: NZSki Limited

B. Name of Proposed Activity and Location(s)

Application for a 30-year term concession (licence) for the construction, operation, repair and maintenance of a range of mountain bike trails (14 in total; includes 2 links to existing trails) within the Coronet Peak Recreation Reserve, Queenstown.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	
Contact person and role of organisation	Andrew Morris
Email (Communication from DOC will be via email unless alternate contact requested)	
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	



Yes I wish to keep my contact details confidential

Note: Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.

A. Permission Application Number and Name of Applicant

100689-OTH: NZSki Limited

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C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Andrew Morris
Organisation	n/a
Date	24/08/2023

D. Statement of Support, Neutrality or Opposition

I ~~Support~~ this Application (I am making a submission)

I am ~~Neutral~~ on this Application (I am making a submission).

I **Oppose** this Application (I am making an objection).

E. Hearing Request

I **Do Not** wish to be heard in support of this objection or submission at a hearing.

I ~~Do~~ wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Maintenance and enhancement of public access, for both recreational mountain bikers and walkers in the reserve during operational hours (and outside).

Maintaining a fun and safe winter mountain.

My reasons for my objection or submission are:

While being supportive of NZSki and Coronet Peak to develop the mountain biking infrastructure, public access needs to be maintained to the reserve. This should include car parking and an out of hours toilet (as typically already provided thanks), along with a dedicated and rideable uphill mountain bike trail. The access road is not a rideable uphill trail by the vast majority of users. Access should also be maintained at all times to Slip Saddle and Rude Rock trails.

I also submit the trails will create significant winter hazards and will in part diminish the fun and generally safe terrain of Coronet Peak due to the traditional now thin snow pack. For example, a beginner trail is proposed to zig zag down the face above the winter Million Dollar run. This will create numerous flat spots, hollows and berms which will only be partially hidden at best in winter on what is a fun and potentially fast ski slope. Skiing over these trails will not only be significantly less fun it will also be hazardous. Eg skiing into a new trail could cause significant injury such as whiplash or another neck or head injury from impact into the created hazard. I acknowledge there are existing trails but the proliferation of trails will considerably increase this hazard and there have already been reports of many more "double ejection" crashes in Greengates area this year from the new upper rude rock trail that cuts through this ski terrain.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

General nature of conditions sought include:

1. Public access is maintained and a public toilet is available at all times near the base building.
2. A dedicated rideable uphill biking trail is built.
3. Formation of tracks must not create new winter ski hazards, achieved by careful track alignment, limiting track size, switchbacks and general earthworks cut and fill heights.
4. If the above general conditions can be met then I would support the application.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

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How do I submit my objection or submission?

Complete this form and email to DNSubmissions@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Ōtepoti / Dunedin Service Centre, PO Level 1, John Wickliffe House, 265 Princes Street, Ōtepoti / Dunedin 9016. Attention: Kelvin Brown.



A. Permission Application Number and Name of Applicant

100689-OTH: NZSki Limited

B. Name of Proposed Activity and Location(s)

Application for a 30-year term concession (licence) for the construction, operation, repair and maintenance of a range of mountain bike trails (14 in total; includes 2 links to existing trails) within the Coronet Peak Recreation Reserve, Queenstown.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Mountain Bike NZ
Contact person and role of organisation	Ryan Hunt – President
Email (Communication from DOC will be via email unless alternate contact requested)	mtbnzpresident@gmail.com
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

I wish to **keep my contact details confidential**

Note: Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.

A. Permission Application Number and Name of Applicant

100689-OTH: NZSki Limited

B. Name of Proposed Activity and Location(s)

Application for a 30-year term concession (licence) for the construction, operation, repair and maintenance of a range of mountain bike trails (14 in total; includes 2 links to existing trails) within the Coronet Peak Recreation Reserve, Queenstown.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Ryan Hunt
Organisation	Mountain Bike NZ
Date	23/08/2023

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

- Recreation Value of the proposal.
- Economic Benefits of the proposal.

My reasons for my objection or submission are:

We provide this submission to support the application by NZSki Limited to develop an expanded mountain bike trail network at Coronet Peak.

A wider trail network will enhance the area's draw for mountain bikers of a wider range of abilities and interests and compliment the existing trails and facilities on the mountain.

Coronet Peak has proved itself in recent years as a popular venue for National Level Mountain Bike competition, most recently the 2023 National Cross Country and Downhill championships and the 2023 South Island Schools Mountain Bike Championships. The wider trail development would enhance the experience for participants at these and other events. Further, any aspirations to host international level competitions at Coronet peak will require trail development as while popular, the current offerings are not of the technical level required. Such more technical trails are included in this proposal, notably the Grade 6 'World Cup' and grade 4 'WC XC'.

Further trails will aid rider development and their progression through from easier to more advanced trails. Queenstown has produced several top MTB riders notably the current Elite Men's and Women's Downhill National Champions and a number of others who compete internationally.

Queenstown is an internationally renowned Mountain Bike destination and Coronet Peak is a key drawcard to the experiences on offer. A number of northern hemisphere professional athletes choose to base themselves in Queenstown over the summer on account of the training opportunities available and allowing further development at Coronet as is proposed would only add weight to decisions to spend weeks to months based in the area.

These trails would also enhance the recreational mountain bike value of the area as it would open the area up to riders who are either not yet of the level required to enjoy the current trails or who are looking for a more challenging experience than is currently available.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

N/A

G. Attachments

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OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Ataurai
New Zealand Government

A. Permission Application Number and Name of Applicant

100689-OTH: NZSki Limited

B. Name of Proposed Activity and Location(s)

Application for a 30-year term concession (licence) for the construction, operation, repair and maintenance of a range of mountain bike trails (14 in total; includes 2 links to existing trails) within the Coronet Peak Recreation Reserve, Queenstown.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	The Royal Forest and Bird Society of New Zealand Incorporated
Contact person and role of organisation	Chelsea McGaw, Regional Conservation Manager, Otago & Southland
Email (Communication from DOC will be via email unless alternate contact requested)	c.mcgaw@forestandbird.org.nz
Alternate contact for all DOC communication	
Phone/Mobile	0272792500
Postal Address and Post Code	PO Box 6230, Dunedin North, Dunedin 9059 New Zealand

I wish to keep my contact details confidential

Note: Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Ataubai

New Zealand Government

A. Permission Application Number and Name of Applicant

100689-OTH: NZSki Limited

B. Name of Proposed Activity and Location(s)

Application for a 30-year term concession (licence) for the construction, operation, repair and maintenance of a range of mountain bike trails (14 in total; includes 2 links to existing trails) within the Coronet Peak Recreation Reserve, Queenstown.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Chelsea McGaw
Organisation	The Royal Forest and Bird Society of New Zealand Incorporated
Date	25 August 2023

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Please see attached submission

My reasons for my objection or submission are:

Please see attached submission

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

Please see attached submission

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
100689-OTH – Coronet Peak Mountain Bike Trails – F&B submission	PDF	Submission document

How do I submit my objection or submission?

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PO Box 6230
Dunedin North, Dunedin 9059
New Zealand

P: +27 279 2500
www.forestandbird.org.nz

25 August 2023

Director-General
Department of Conservation
Ōtepoti/Dunedin Service Centre
Level 1, John Wickliffe House
265 Princes Street
Ōtepoti/Dunedin, 9016
dnsubmissions@doc.govt.nz

SUBMISSION ON NZSKI CONCESSION APPLICATION 100689-OTH – CORONET PEAK MOUNTAIN BIKE TRAILS

Introduction

1. The Royal Forest & Bird Protection Society Inc. of New Zealand (Forest & Bird) is Aotearoa New Zealand's leading independent conservation organisation. Forest & Bird has played an important role in protecting and preserving New Zealand's environment and native species for a century. Forest & Bird is independently funded by private subscription, donations, and bequests. The Society's mission is to protect and preserve New Zealand's unique ecological values, flora and fauna, and natural habitats in a climate crisis and to continue that mission into the next century.
2. Forest & Bird has an active volunteer branch in Central Otago Lakes, whose multigenerational members and supporters play an important and active role in protecting and restoring the region's native species and habitats, in biosecurity, as well as in education and advocacy for nature in a climate crisis, in their respective districts. Within Forest & Bird there is a wealth of knowledge and expertise on protecting and restoring Aotearoa New Zealand's native ecosystems and species.
3. Forest & Bird is grateful for the opportunity to submit on NZSki's concession application 100689-OTH – Coronet Peak Mountain Bike Trails.
4. Forest & Bird are **opposed** to this concession application on the basis that there is not enough information for the Minister to fully assess the effects of the proposal, and that the applicants measures to remedy and mitigate effects is not adequate for the scale of the activity to be undertaken.

5. If the concession is granted, Forest & Bird would strongly advocate for conditions imposed on the concession as detailed in further sections of this submission, to ensure protection of biodiversity and the environment. We would also like to see an increased focus on the conservation educational/advocacy activities on the site, as required by the Otago Conservation Management Strategy 2016 (CMS).
6. The Coronet Peak Recreation Reserve (CPRR) is an alpine reserve situated predominantly over the southern face of Coronet Peak and contains the Coronet Peak Ski Field, which is operated by NZ Ski. The Recreation Reserve is located within the Shotover Ecological District of the Lakes Ecological Region.
7. Forest & Bird recognise and appreciate the area is a recreation reserve, and the part it plays in tourism and the local economy. Forest & Bird is not opposed to mountain biking/cycling, but require that any environmental effects are managed appropriately, cumulative effects are taken into account, and long-term planning (matching the term of the concession and/or consent) is undertaken to ensure that there is no loss of local biodiversity both during construction and over time.
8. Forest & Bird acknowledge that NZ Ski have had a long involvement in Coronet Peak ski field management and have developed restoration techniques that have been largely successful.
9. The CPRR presents an opportunity for recreators to connect with the unique and natural alpine environment and its biodiversity, and its use as an environmental education and advocacy tool should be considered as useful as its value for recreation and tourism. It is important to recognise that although recreation is allowed for in the reserve, conservation and/or biodiversity of the area should not be subject to the needs or effects of the recreation activity, they should be given equal weighting.
10. There are currently four consented mountain bike (MTB) trails covering approximately 8,348 m in length within the CPRR. NZSki is proposing to construct an additional 11,154 linear metres of MTB trails, with the disturbance area totalling 10,933m² length (10,016m² min, 16,914m² max).
11. The dominant flora community is dracophyllum/tussock shrubland, however, dracophyllum/tussock/celmisia shrubland, rocky summit, wetlands, cushionfields tussock/exotic grassland and exotic species and habitat are also present. All of the communities satisfy the significance criteria under the Queenstown Lakes District Council (QLDC) District Plan and have an overall ecological value under the EIANZ Guidelines ranging from Low to Very High.
12. A wide range of invertebrates have been recorded in the Coronet Peak Pastoral Lease area which includes the alpine zone of CPRR, and down the faces below the ski field. This survey recorded 390 species of invertebrates including 289 moth species. The area supports a diverse invertebrate fauna including grasshoppers, worms, butterflies, moths, spiders, crickets, flies, beetles and wētā.
13. Several species of birds have been identified as present at the site, or likely to be present due to available/suitable habitat:
 - Eastern falcon/kārearea (*Falco novaeseelandiae*)
 - Kea (*Nestor notabilis*)
 - Australasian harrier/kāhu (*Circus approximans*)
 - NZ pipit/pihoihoi (*Anthus novaeseelandiae*)

- Paradise shelduck/pūtangitangi (*Tadorna variegata*)
14. Lizard species that may/are likely to be present (a dedicated herpetofauna survey has not been undertaken) include:
- McCann's skink (*Oligosoma maccanni*)
 - Southern grass skink (*Oligosoma polychroma* Clade 5)
 - Cryptic skink (*Oligosoma inconspicuum*)
 - Short-toed gecko (*Woodworthia* "southern mini") or Korero gecko (*Woodworthia* "Otago/Southland large")
 - Orange-spotted gecko (*Mokopirirakau* "Roys Peak")
15. There are multiple unnamed wetlands, ephemeral and perennial streams within the trail area. The applicant has amended alignment of the trails in consultation with e3 Scientific to minimise any disturbance on onsite wetlands. No earthworks or vegetation clearance is proposed within 10 metres of any potential wetland habitat. Stream crossings will be via three removable bridges in place during summer, and one permanent bridge on a fourth crossing.

Forest & Bird reasons for opposition

16. Forest & Bird wishes to highlight that this proposal will result in increased activity at the site, this is not a substitute for the current activity (ski field), which currently consists of ski trails, chair lift alignments, snowmaking, cabling, roading and other disturbance. The proposal will more than double the current scale of MTBing on the reserve. There have been several developments undertaken by NZSki over time, and the cumulative effects of all the piecemeal developments need to be considered overall on the site.
17. It is of Forest & Bird's opinion that there is inadequate information in the application for the Minister to make an informed decision on if this concession should be granted. The application lacks a herpetological and invertebrate survey, does not include an overall/overarching site management plan and does not address the effects of the activity over the 30-year concession term (the application only covers the construction of the MTB trails/tacks).
18. There is a lack of overall/high-level management/planning for the site regarding indigenous vegetation, weed control/exotic plants, work programmes and pest control. Forest & Bird would expect that the applicant would have (or should develop) an overall site biodiversity management plan, which includes all the aspects mentioned. This will make it easier for the applicant to manage and report on the re-vegetation work on-site and assist in any future concession/resource consent applications among other benefits.
19. Forest & Bird believe that the applicants estimated maximum disturbed area is modest at best, and the actual figure is probably closer to at least 30,000m², including the disturbance from machinery access etc.
20. The proposal includes the removal and relocation of indigenous vegetation to form the MTB tracks and trails. The success of re-vegetation at higher altitudes can take years and there is limited success of alpine indigenous vegetation relocation. Most of the species present on the site are deep rooted and won't survive disturbance (cushionfield/fellfield is especially unlikely to survive relocation). Therefore, the consideration of vegetation relocation as a remedy for environmental effect is hopeful at best.

21. The fellfields are a particularly sensitive and fragile ecosystem, and as explained, they are difficult to successfully transplant and restore (especially in the short to medium term (i.e. 10+ years). Therefore, the fellfields should be avoided or disturbance minimised both in terms of the width of MTB trails and the length through them. The MTB tracks should preferentially be within adjacent or nearby snow tussockland.
22. Although the indigenous flora communities on the site are already fragmented due to the existing activities, that does not mean that further fragmentation should occur. Intact vegetation communities' results in ecological connectivity — the critical connection between ecosystems and habitats that allows wildlife to cross the landscape in search of food, shelter and suitable breeding sites. This is especially important for lizards and invertebrates. Creating trails that need to be crossed by wildlife creates a risk for collision with a MTBer, and/or exposure where they are more likely to be predated by introduced pests.
23. Forest & Bird are concerned about nest disturbance by MTBs during the breeding/nesting season for birds, the application currently only addresses this as part of the construction phase. The pīhoihoi/NZ pipit (at risk – naturally uncommon) and karearea/Eastern falcon (at risk - recovering) are both ground nesting birds which have been observed across the proposed site, with egg laying occurring between August and January every year. This would be of particular concern if the World Cup was to be hosted at the site, and the significant amount of MTBs and spectators that this event could attract. 25,000 spectators attended the 2022 World Cup Grand Finale in Daolasa, Italy, and if that number attended an event at the proposed site, the effect on nesting birds and their eggs/chicks could be detrimental to the local population. Identifying and avoiding karearea nests may be straight forward, however pīhoihoi have a much smaller home range and nest closer together, so avoidance or buffer areas around their nests will be much more problematic.
24. Southern grass skink have been observed at the proposed site, with a threat status of at risk-declining. A herpetological survey was not undertaken for this proposal, however e3 Scientific noted that suitable habitat for other species of lizards is or could be present. With 29% of New Zealand's reptile species classified as threatened, with another 45% identified as being at risk, it is important that lizard habitat is protected.

All native lizards are protected under the Wildlife Act 1953, and may not be captured, collected or deliberately disturbed without a permit issued by the Department of Conservation. The best protection for lizards is to create buffers around known habitat, consider permanent protection of known habitat & maintain wide and interconnected zones of potential lizard habitat. The creation of MTB trails will create fragmentation of their habitat, and could also result in direct collisions between lizards and MTBs, especially as they are likely to be basking in the summer sun.
25. The application does not specify any allowance/accommodation for bystanders, and it is assumed that bystanders would be present during local, national or international (world cup) competitions. This may also include media/film crew and race officials. It is assumed that in these instances, bystanders will not be standing on the track and will instead be on the fringes around the track, where they could easily disturb native vegetation (especially if it is recovering from relocation), nesting birds, lizards and invertebrates. Forest & Bird recommend that the applicant constructs viewing platforms/areas, to avoid damage. It would also be advantageous to have a condition restricting spectators to stick to the formed tracks and viewing platforms/areas only.

26. The applicant's remediation and mitigation measures are inadequate to address effects. Only bare minimum remediation is proposed, being the relocation of disturbed vegetation. No mitigation is proposed. Having a concession on conservation land is a privilege and not a right, and as such Forest & Bird have an expectation that any activity with potential ecological effects will have a mitigation/compensation package which not only minimises impacts and requires a high standard of work, but results in a net ecological gain. This application does not achieve a net ecological gain.
27. The Resource Management Act 1991 (RMA) requires the management of the use, development, and protection of natural and physical resources by avoiding, remedying, or mitigating any adverse effects of activities on the environment (section 5, Purpose). Forest & Bird suggests restoration with indigenous vegetation of the older 'disturbed areas' (as indicated on the site map), increased pest control (55 traps currently on the site, this could be increased), and possibly additional offsetting and/or compensation. Revegetating the older disturbed areas would fit in the Conservation Act 1987 definition of 'protection', which means '...maintenance, so far as is practicable, in its current state; but includes its restoration to some former state'.
28. It is of Forest & Bird's opinion that equal weighting hasn't been applied to both recreation and conservation in this application, as required, and that the application is heavily skewed toward recreation and recreation benefits, as opposed to conservation benefits. This must be addressed and balanced accordingly.
29. Forest & Bird is aware of and concerned by potential landscape impacts and the cumulative effects of habitat modification and fragmentation.
30. Te Mana o te Taiao requires that, by 2050, ecosystems and species are protected, restored, resilient and connected from mountain tops to ocean depths (objective 10), management ensures that biological threats and pressures are reduced through management (objective 11), Forest & Bird argue that this proposal is not in line with these objectives.
31. The Conservation Act 1987 section 17ZG (management activities) allows provision for Minister to require the concessionaire to carry on activities relating to the management of any conservation area on behalf of the Minister, or at any time enter into any agreement providing for the concessionaire to carry out such activities. Forest & Bird believe this is a prime opportunity for the Minister to use these powers under the Act, and require the applicant to undertake conservation work across the reserve, with increased pest management (of both plants and pest animals) an example of this.

Concession conditions

32. Forest & Bird consider that if concession is granted, that the 18 ecological report recommendations provided by e3 Scientific are adopted as concession conditions (with some changes as underlined):
 - 1) No disturbance of vegetation or terrain is to occur outside the proposed extents as mapped by Figure 2 and detailed in Table 1, unless otherwise specified.
 - 2) Trail construction should be consistent with the New Zealand Mountain Bike Trail Design & Construction Guidelines (see Appendix A).

- 3) It is preferred that the dracophyllum shrubland – tussock grassland communities (dracophyllum-tussock shrubland, dracophyllum-tussock-celmisia shrubland and tussock – exotic grassland) are to be relocated as they are uplifted (i.e. progressive transplanting along the MTB trails). If this is not possible, uplifted plants must be stored upright and reinstated onto the newly contoured terrain, as soon as possible after the earthworks are complete. Plants stored shall not be more than one plant high.
- 4) The methodology for relocating vegetation within the cushionfield and from rocky outcrop communities is to be developed and approved by a suitably qualified ecologist and approved by the Department of Conservation prior to any works commencing within these areas.
- 5) Modified vegetation that has a high number of exotic species should not be mixed with currently unmodified, weed free indigenous vegetation.
- 6) All *Brachyscome montana*, *Epilobium purpuratum* and *Myosotis elderi* are to be individually identified and either avoided or relocated prior to works commencing.
- 7) The relocation of Threatened, At Risk and data deficient species is to be completed using hand tools ensuring the plants are not damaged on removal and individually moved to suitable nearby habitat. Species are not to be stored or transferred to another vessel for transportation to preserve associated soils and root cohesion.
- 8) A native plant five-year monitoring plan is to be developed prior to any works being undertaken, to ensure that the relocated and reinstated areas of native plants are reinstated successfully and to monitor the growth of all communities. Methodologies may include photo monitoring points, survival rate counts, transects or quadrats. The plan must outline further mitigation measures to be implemented if the cover and survival achieved is not sufficient to achieve a no net loss. Reporting is to be provided annually to the Department of Conservation.
- 9) Works associated with earth moving or off-track travel must be completed outside the months of August – January to avoid nesting pipit. Where unavoidable disturbance is required within the breeding/nesting season the following alternative methods are required:
 - a) Authorisation under the Wildlife Act 1953 (administered by DOC) is to be sought to disturb indigenous species or;
 - b) A suitably qualified ecologist or ornithologist must undertake a survey of areas to be disturbed and all recommendation of the survey are to be implemented.
- 10) To minimise the potential for the spread of exotic weeds, no soil from outside the study area is to be brought onto the site, and no soil is to be moved upslope, particularly from the Lower Lift Station areas.
- 11) Prior to any machinery or equipment entering the study area it must be cleaned and checked for soil that could potentially contain seeds or exotic plants that could further contaminate the site. Excavator buckets and tracks are checked and cleaned prior to entering undisturbed vegetation communities.
- 12) Any machinery operators must have demonstrable experience in low impact earthworks and vegetation rehabilitation in an alpine environment.

- 13) A weed management plan for the site including edges of all relocated vegetation, trails, roads and tracks is to be prepared to ensure that as weeds establish, they are removed annually to prevent further spread into the vegetation. The weed management plan must include identification and location of exotic plants and weeds across the site, so they (and their potential spread) can be monitored. The weed management plan should include an annual work plan for the upcoming year, with reporting on the implementation and outcomes of the work program (species, quantity and location of removed weeds) to be provided annually to the Department of Conservation. The weed management plan associated with the current concession must be integrated with the weed management plan for the skifield operation concession so they are one document.
- 14) Refuelling must be undertaken on hard surfaces at least 50 metres away from native vegetation and waterways.
- 15) A site-specific sediment and erosion control management plan to mitigate the risk of runoff into wetlands, watercourses, and onto neighbouring vegetation is to be prepared by a suitably qualified engineer and approved by the Department of Conservation prior to any works commencing at the proposed site. This management plan is to include a drainage plan, which will ensure that as the topography is altered, long term sediment runoff is managed to minimise potential damage from rainfall events.
- 16) No earthworks or vegetation removal is to occur in or within 10 m of any wetland. No alteration to the existing flow path, flow direction and the hydrological connection of any wetland is to occur.
- 17) All temporary and permanent bridge designs are to be approved by a suitably qualified hydrologist prior to construction, to ensure hydrological function and connectivity of all wetlands and waterways are preserved.
- 18) If any lizards are observed on site before or during earthworks, work shall cease immediately, and advice be sought from the Department of Conservation regarding permission needed under the Wildlife Act to undertake work in lizard habitat.
33. The applicant suggested using the conditions from DOC6789733 (construction of the Upper Rude Rock bike trail). Forest & Bird would not be opposed to this, however would like the above conditions included as well.
34. Forest & Bird disagree with the suggested condition 'a minimum of one man day should be matched to every digger day for revegetation work as the trail is built'. A digger may be able to remove much more native vegetation in one day compared to how much a person is able to replant/relocate in one day, therefore this equation is not balanced. Forest & Bird would expect that any vegetation removed would be replanted as soon as possible, no matter how long the replanting took in relation to how long it took to be removed.
35. Forest & Bird suggest a condition relating to bystanders/spectators, such as the below:

Bystanders/spectators must stick to the formed tracks and viewing platforms/areas only, and not be allowed to walk or stand outside these areas to avoid damage to native vegetation, nesting birds, lizards and invertebrates. Signs shall be erected to inform the public of this, and staff must ensure these rules are enforced/abided by.

Statutory considerations

36. Due to this application being for a concession and not a resource consent, a full statutory assessment has not been undertaken. However, Forest & Bird would like to highlight a few important regulations as they are relevant to the application and for the Department to consider.

Legislation	Part	F&B comments
Resource Management Act 1991	<p>5 – Part 2, Purpose and principles</p> <p>(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—</p> <p>(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and</p> <p>(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and</p> <p>(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.</p>	<p>Although the ecological assessment stated the ecological impact of the construction of the trails is low, Forest & Bird believes the construction and ongoing MTB activities (and their associated effects, such as spectating) on site have the potential to be more than minor. This application is an example of ‘death by a thousand cuts’ or ‘slow slicing’, where many small developments can cumulatively add up to larger effects, contrary to sustainable development and the purpose of the RMA.</p>
	<p>6 - Matters of national importance</p> <p>(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.</p>	<p>Section 6(c) is not limited to nationally significant indigenous vegetation or habitats of indigenous fauna. It is the local context that matters, so what is significant is to be assessed on a district-wide basis and similarly on a region-wide basis. Assessing significance includes consideration of the extent to which biodiversity has already been diminished in the district, region or nationally.</p> <p>Criteria which have been used by the Environment Court to evaluate significance include:</p> <ul style="list-style-type: none"> • Representativeness (extent of range of genetic and ecological diversity); • Diversity and pattern (in relation to ecosystems, species, and land forms);

		<ul style="list-style-type: none"> • Rarity factors and/or special features; • Naturalness/intactness; size and shape (affecting the long-term viability of species, communities and ecosystems, and amount of diversity); • Inherent ecological viability/long-term sustainability; • Relationship between natural areas and other areas of mere modified character; and • Vulnerability of site; management input required to maintain or enhance an area's significance. <p>The ecological assessment considered the ecological value of the following flora & fauna communities as high/very high:</p> <ul style="list-style-type: none"> • Dacophyllum-Tussock shrubland community • Rocky Outcrop community - High • Cushionfield community - Very high • Wetlands – High/very high • Terrestrial Invertebrates (threatened) – Very high • Invertebrates (At Risk – Declining, At Risk all other Categories) – Moderate/High • Herpetofauna (At Risk – Declining Southern grass skink <i>Oligosoma</i> aff. <i>polychroma</i> Clade 5) – High • Avifauna (Threatened – Nationally Endangered, kea <i>Nestor notabilis</i>) - Very high • Avifauna (Threatened eastern falcon <i>Falco novaeseelandiae novaeseelandiae</i>) – Very high • Avifauna At Risk (Declining NZ pipit <i>Anthus novaeseelandiae novaeseelandiae</i>) – High
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		<p>Due to these ecological values, it would be of Forest & Birds opinion that these species meet the definition/interpretation of locally 'significant'.</p> <p>Provision must be made for preservation and protection as part of the concept of sustainable management under the RMA.</p>
<p>National Policy Statement for Indigenous Biodiversity (NPS-IB)</p>	<p>Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.</p>	<p>Although the applicant is clearly committed to reinstating disturbed vegetation, it is of Forest & Birds opinion that this is an absolute minimum to address effects, especially considering the low survival rate of relocation of these types of vegetation. More should be done to address effects of not only the forming of tracks, but the ongoing operation of the area as a MTB park.</p>
	<p>Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.</p>	<p>Even if the proposed mitigative measures are undertaken to reduce the loss of vegetation during transplanting, the transplanting of native vegetation is not going to be 100% successful, meaning that there will be a loss of vegetation and habitat. That habitat is also going to be further fragmented.</p>
	<p>Policy 14: Increased indigenous vegetation cover is promoted in both urban and nonurban environments.</p>	<p>The applicant is only proposing to relocate the disturbed vegetation, not to increase its cover or to re-plant historically cleared areas.</p>
	<p>Policy 17: There is improved information and regular monitoring of indigenous biodiversity.</p>	<p>The site/activity lacks a high level/overall site plan (such as a biodiversity plan), which could include monitoring and analysis on the biodiversity present on site.</p>
<p>Conservation Act 1987</p>	<p>2 – Interpretation (1) In this Act, unless the context otherwise requires,— ...</p>	<p>This application only proposes to remedy the bare minimum of its effects. The Act implores protection, meaning restoration to former state. Forest & Bird believe the applicant should be doing more to restore the site, including the areas historically disturbed.</p>

	<p>protection, in relation to a resource, means its maintenance, so far as is practicable, in its current state; but includes—</p> <p>(a) its restoration to some former state; and</p> <p>(b) its augmentation, enhancement, or expansion</p> <p>...</p> <p>6 – Functions of the Department</p> <p>The functions of the Department are to administer this Act and the enactments specified in Schedule 1, and, subject to this Act and those enactments and to the directions (if any) of the Minister, —</p> <p>(e) to the extent that the use of any natural or historic resource for recreation or tourism is not inconsistent with its conservation, to foster the use of natural and historic resources for recreation, and to allow their use for tourism.</p>	<p>The focus on this site has been primarily recreation, and it appears the applicant has done little to promote the natural resources there for tourism. Forest & Bird would encourage the promotion of the conservation values of the site as an education and advocacy tool, to contribute to balancing out the recreation use. Continued development and fragmentation of biodiversity on the site is counter to the Conservation Act function, which requires that recreation or tourism is not inconsistent with its conservation</p>
<p>17U - Matters to be considered by Minister</p> <p>(1) In considering any application for a concession, the Minister shall have regard to the following matters:</p> <p>(a) the nature of the activity and the type of structure or facility (if any) proposed to be constructed;</p> <p>(b) the effects of the activity, structure, or facility;</p> <p>(c) any measures that can reasonably and practicably be undertaken to avoid, remedy, or mitigate any adverse effects of the activity;</p> <p>(d) any information received by the Minister under sections 17S, 17SD, and 17SE:</p>	<p>As above, Forest & Bird believe that 17U(1)(c) has not been satisfied, as more actions can be reasonably and practically undertaken to avoid, remedy and mitigate adverse effects of this activity.</p>	

	<p>(e) any relevant environmental impact assessment, including any audit or review:</p> <p>(f) any relevant oral or written submissions received as a result of any relevant public notice issued under section 49:</p> <p>(g) any relevant information which may be withheld from any person in accordance with the Official Information Act 1982 or the Privacy Act 2020.</p>	
<p>177G - Management activities</p> <p>(1) Subject to this Act, nothing in this Part shall affect or limit the proper exercise by the Minister or Director-General of any power to manage any land held or managed under this Act or any Act specified in Schedule 1.</p> <p>(2) Without limiting any power exercisable by the Minister, the Minister may—</p> <p>(a) tender the right to make an application, invite applications, or carry out other actions that may encourage specific applications:</p> <p>(b) include in any concession provisions for the concessionaire to carry on activities relating to the management of any conservation area on behalf of the Minister or at any time enter into any agreement providing for the concessionaire to carry out such activities.</p>	<p>17ZG(2)(b) to require the applicant and lease holder to carry out management activities in regard to the conservation of the Coronet Peak Recreation Reserve, such as animal and plant pest control, revegetation, education/advocacy work, and more.</p>	
<p>Reserves Act 1977</p>	<p>17 - Recreation reserves</p> <p>(1) It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and</p>	<p>Forest & Bird recognise the purpose of this area as a recreation reserve; however, the Reserves Act requires equal weight be given to the protection of the natural environment.</p> <p>The Act requires indigenous flora or fauna or wildlife to be managed, protected and maintained, and that the</p>

	<p>enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.</p> <p>(2) It is hereby further declared that, having regard to the general purposes specified in subsection (1), every recreation reserve shall be so administered under the appropriate provisions of this Act that—</p> <p>(b) where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve: provided that nothing in this subsection shall authorise the doing of anything with respect to fauna that would contravene any provision of the Wildlife Act 1953 or any regulations or Proclamation or notification under that Act...</p> <p>(c) those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved:</p> <p>(d) to the extent compatible with the principal or primary purpose of the reserve, its value as a soil, water, and</p>	<p>environment is kept cohesive. This proposal results in further fragmentation of an already partially fragmented site, destroying habitat connections.</p>
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Wildlife Act 1953	forest conservation area shall be maintained.	
	<p>2 – Interpretation</p> <p>(1) In this Act, unless the context otherwise requires,—</p> <p>... Hunt or kill, in relation to any wildlife, includes the hunting, killing, taking, trapping, or capturing of any wildlife by any means; and also includes pursuing, disturbing, or molesting any wildlife, taking or using a firearm, dog, or like method to hunt or kill wildlife, whether this results in killing or capturing or not; and also includes every attempt to hunt or kill wildlife and every act of assistance of any other person to hunt or kill wildlife.</p> <p>...</p>	<p>The native birds and lizards identified in the ecological assessment are all protected by the Wildlife Act, meaning that disturbance of these species (or if any are killed) is an offence under the Act. This also includes disturbance and destruction of nests as in 63(1)(c).</p>
The Otago Conservation Management Strategy 2016 (CMS)	<p>Outcome, policies and milestones for the Western Lakes and Mountains /Ngā Puna Wai Karikari a Rākaihautū Place.</p> <p>Ski fields are managed in a precautionary approach in terms of new and additional structures and terrain modification.</p> <p>Further development of existing ski fields may occur, in preference to any new ski fields. Disturbed areas are restored to an agreed standard comparable with that which was present prior to any development.</p> <p>Objective 1.5.3.1: understand demand for outdoor recreation and provide recreation opportunities where:</p>	<p>Although this proposal is to further develop an already existing ski field, and not to create a new activity at a new site, the CMS still requires a precautionary approach (as does Policy 3 of the NPS-IB, above). A site wide biodiversity plan, as suggested in this submission, would be a good start to identifying and managing the site and activities from a conservation perspective, so approaches can be more precautionary rather than reactive and possibly harmful.</p> <p>Objective 1.5.3.1 requires that indigenous natural resources are protected. It is important to remember that although this area is a recreation reserve, it is</p>

	<p>(a) the recreation opportunities are consistent with:</p> <ul style="list-style-type: none"> (i) the protection of indigenous natural, historic and cultural resources; and (ii) the purpose for which the lands and waters concerned are held; and ... 	<p>conservation land, where natural resources must be preserved and protected.</p>
<p>Te Mana o te Taiao 2020</p>	<p>3.25 Ski Fields</p> <p>Three commercial ski fields (Coronet Peak, The Remarkables and Treble Cone) are authorised on public conservation lands in Otago. All are popular visitor attractions and an integral part of Otago's tourism sector, and have potential for wide-ranging conservation advocacy, in addition to their community engagement with backcountry recreation.</p> <p>Outcome 1 - Ecosystems, from mountain tops to ocean depths, are thriving</p> <p>The health, integrity and connectivity of ecosystems has been maintained and/or restored, including in human dominated areas.</p> <p>Outcome 3 - People's lives are enriched through their connection with nature</p> <p>Everyone in Aotearoa New Zealand is connected with nature and supports and actively contributes to its protection and restoration</p>	<p>This section of the CMS highlights the potential value of the conservation land where the ski field is sited, for wide-ranging conservation advocacy. Forest & Bird do not believe this potential has been met to date, but the applicant has the opportunity to highlight the areas biodiversity and lead in its advocacy.</p> <p>Further fragmentation of native vegetation and ecosystems is going to occur as a result of this development. Te Mana o te Taiao requires that this connectivity is retained, and even restored. Forest & Bird would encourage the Minister to require the applicant to restore historic loss of vegetation in the older 'disturbed' areas, to help restore this loss and encourage reconnection of habitat.</p> <p>This development offers an opportunity for the applicant to foster a connection with nature with their customers, tourists and local community members.</p>

	<p>2050 Objectives - Tiaki Me Te Whakahaumanu - Protecting and restoring</p> <ul style="list-style-type: none"> 10. Ecosystems and species are protected, restored, resilient and connected from mountain tops to ocean depths. 11. Management ensures that biological threats and pressures are reduced through management 12. Natural resources are managed sustainably 	<p>Forest & Bird feels that this development, as presented currently, does not meet the objectives of Te Mana o te Taiao.</p> <p>There will be increased fragmentation and there is a lack of long-term management/planning. If the applicant were to provide more mitigation and long-term site plans, and if the Minister was to enact their powers under Conservation Act s17ZG(2)(b) to require the applicant and lease holder to carry out management activities, then these objectives could be met.</p>
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Conclusion

Thank you for the opportunity to submit on this application, Forest & Bird wishes to be heard in support of this submission.

Kā mihi nui

Chelsea McGaw

Regional Conservation Manager (RCM) – Otago and Southland

Royal Forest and Bird Protection Society of New Zealand Incorporated.

c.mcgaw@forestandbird.org.nz

Kelvin Brown

From: Paul Muir <[REDACTED]>
Sent: Friday, 25 August 2023 4:17 pm
To: DNSubmissions
Subject: 100689-OTH: NZ Ski Limited - Submission Opposing
Attachments: Submission 100689-OTH NZ Ski Limited.pdf

Hi,

Please find attached my submission against the concession application for Bike Trails by NZ Ski Limited. This is based on technical issues, public access concerns, and ongoing operations not being detailed. Should these be addressed appropriately then I reserve the right to revise this submission to provide conditional support.

Regards,

--

Paul Muir
[REDACTED]

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atawhai
New Zealand Government

A. Permission Application Number and Name of Applicant

100689-OTH: NZSki Limited

B. Name of Proposed Activity and Location(s)

Application for a 30-year term concession (licence) for the construction, operation, repair and maintenance of a range of mountain bike trails (14 in total; includes 2 links to existing trails) within the Coronet Peak Recreation Reserve, Queenstown.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Paul Muir
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

I wish to keep my contact details confidential

Note: Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.



A. Permission Application Number and Name of Applicant

100689-OTH: NZSki Limited

B. Name of Proposed Activity and Location(s)

Application for a 30-year term concession (licence) for the construction, operation, repair and maintenance of a range of mountain bike trails (14 in total; includes 2 links to existing trails) within the Coronet Peak Recreation Reserve, Queenstown.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter

Organisation

Date

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

- 1) Content of Application v Details on this Submission form
- 2) Construction of Trails v Use and Maintenance of Trails
- 3) Access across the Coronet Peak Recreation Reserve by non- NZSki customers.
- 4) Consequential effects of linking of NZSki Trails to established trail networks within other PCL (LINZ and QLDC)
- 5) Commercialisation of community assets and user conflict
- 6) Lease Durations

My reasons for my objection or submission are:

I am an avid mountain biker and support the creation of more trails on Coronet Peak Recreation reserve, however I am unable to support the application in its current form for the reasons detailed below. If these are able to be adequately addressed then I would then be able to support the application.

- 1) The Application from NZSki is for the construction of MTB Trails: From Form 7a, Part A:
"To build a range of MTB trails in the Coronet Peak Recreational Reserve.. The trails are in the main bounded by the area currently used for skiing. The exception is two trails that descend down the Coronet face on into the LINZ land below the Coronet Peak reserve"

However the submission from DOC reads:

"Application for a 30-year term concession (licence) for the construction, operation, repair and maintenance of a range of mountain bike trails (14 in total; includes 2 links to existing trails) within the Coronet Peak Recreation Reserve, Queenstown." (Underline added for emphasis)

Supplementary information (Letter from NZSki Mr Nigel Kerr) then appears to modify their original application both in duration and content (30 year term and Construction and Use (underline for emphasis).

Submitters and indeed DOC are unable to make informed comment on " operation, repair, maintenance and use" as the applicant has not provided any information on these aspects. The only information provided is on construction, and then it is general in nature, and makes no suggestion of implementation of a Construction Management Plan or other controls (outside of environmental) to ensure construction effects are mitigated.

DOC need to consider why they have extended their understanding of the application to "operation, repair and maintenance", as there is nothing in the application for this, nor in support of such an application.

Further to the above:

- 2) Section 7a, Part A of the application form notes the activity being applied for is "To build a range of MTB trails in the Coronet Peak Recreational Reserve "
Section 7a, Part B seeks a Term of "say 7 years" to build these trails

Email from Nigel Kerr to DOC (Kelvin Brown, Permissions Advisor) 24/4/23 within the application pack states that NZSki is actually applying for a 30 year term, and that it is for both the construction and use of

the Mountain Bike Trails"

What is proposed by the applicant with regards to maintenance of the trails, and management of trails and trail users? There is concern that the applicant will restrict (or imply restriction) of access to these trails as private assets ("and use" being the note within the application) during certain times of the day or year, or in totality, which will preclude free and open public access of trails within the recreation reserve.

Climate change is likely to see the biking season on Coronet Peak extending for longer periods of the year which means it is important that free public access to these trails (and the reserve more generally) is preserved and provided for throughout the year, alongside whatever commercial chairlift operation might be in place. The Chairlift operation being the assumed commercial concession on this Public Land. Without this being safeguarded the reserve will essentially become a fully commercial site, with no real free and unencumbered public access.

A more appropriate use of Public Land in this case may be seen by reference to the Queenstown Bike Park on the Ben Lomond Reserve which operates on a Queenstown Lakes District Council reserve with a commercial operator providing gondola transport (and transport only) for bikers to the top of the bike park and contributing significantly financially to trail building and maintenance alongside other parties. This building and maintenance work being undertaken by QMTBC as a non profit for the public benefit. Free public access via easement up the Skyline access road provides for the general public to access the Queenstown Bike Park trails under their own steam on an uphill trail, and the commercial provider then provide a choice for the reserve user – it is not a compulsion.

This operation has established a local precedent for public access and private uplift that should stand as a benchmark for NZ Ski's activity. The outcome here being that the trails on Public Land remain a Public asset, and the commercial activity (uplifts) contributes to construction and maintenance of the trails that drive the demand for the uplift operation.

- 3) Trails as proposed do not provide or enhance access for the general public *to the reserve*. NZSki's application suggests under section D "Recreation Values" "*Increased Recreation Opportunity*". This opportunity appears only exists to those who chose to use the NZSki chairlift, and no other users at all.

Specifically, the lack of uphill trail to replace the Coronet XC trail that has been taken on as a downhill only track since NZSki started summer MTB access on their lift.

The Coronet XC trail historically is a two way trail providing for access at a grade that is within the capabilities of most mountain bikers to climb to the summit of Coronet Peak. Over recent summer operations this trail has been designated downhill only (by NZSki, and for obvious safety reasons) and uphill riders directed to use a ski field 4x4 track that is far too steep to ride up in many places.

To ensure appropriate free and unfettered public access, I suggest a condition is included in the any approval, if granted, for NZ Ski to provide and maintain a climbing trail that matches the grading of the lowest downhill grading proposed in the application (i.e. grade 2 uphill), and that this trail must be the first trail constructed. This would provide for free access by the public to these trails across the recreation reserve and reduce the risk that the reserve becomes privatised as a place for commercial mountain biking only. The current uphill access, via the existing ski 4x4 trail, is too steep to be ridden by most riders, does not meet the trail grading information provided in the application, and is inconsistent with the existing and proposed downhill trail gradings. This access option could be viewed cynically as an intentional move by NZ Ski to limit the use of these trails to paying visitors accessing the trail network at the exclusion of the wider public.

It would be nice to see this remedied if NZ Ski are to be granted the significant privilege of creating a larger network of trails for commercial gain to their uplift operation in the recreation reserve. This would also align with the reference made in point 1 above to Queenstown Bike Park.

It is also not clear from the maps provided where the '2400m Grade 2 trail' being applied for separately is or will be located and how it links to the rest of the network being proposed. This trail needs to be understood by submitters as part of this proposal, as when combined with the existing skifield operation, existing MTB Trails, proposed MTB trails the cumulative effects are much more than minor.

- 4) Two of the proposed trails, "Ka Kite Ano" and "No Thyme" deposit users of the proposed NZSki MTB trails into LINZ land (leasehold), and particularly onto other existing trails that were built and are maintained by others (water race connector, Bush Creek, and Hot Rod). Whilst the links may be convenient for some users, there will be accelerated deterioration of these other trails by the increased use, and in effect the linking of these existing trails will become part of the commercial offering for NZSki. Maintenance of these community trails, and management of user conflict (particularly Bush Creek where the upgraded trail (By QMTBC) has led to more negative interactions between MTB and walkers due to the higher downhill speeds) should be addressed, as well as any consequential negative environmental impacts from NZSki's customers who use these trails. The requirement to obtain LINZ and leaseholder permissions for these trails where they cross that land is not considered.

Despite a lack of information on operations, it's also noted that these trails provide more opportunity for NZSki to add to their bike shuttle service that already serves to pick up their customers from the bottom of the Hot Rod trail – Road shuttling downhill bike users is not well aligned with a low carbon future.

It may be prudent to include controls in any approval, should it be granted, that these trails will not be approved on DOC PLC until and unless approvals are granted by LINZ and the Leaseholders for the parts that are on their lands, and that a user conflict and trail maintenance plan for these linked trails is submitted. Any such plan should include annual review and reporting requirements back to the DOC.

- 5) Related to the above, the Coronet Peak Recreation Reserve is already highly modified for the benefit of select users during winter, and this application seeks to modify the reserve further. Ongoing operation of the Skifield and the associated MTB uplift should not be assumed to be in perpetuity, and at some point the need to remove assets (including trails, structures etc) and/ or restore the receiving environment should be assumed by the Department to be required. It may be appropriate for the Department to require a security (Bond, caveat on freehold property etc.) to ensure that the public is never encumbered with the cost of remediation of the applicant's concession once the activity ceases. A recent case in point are the Mt Ruapehu Skifield structures that were estimated would cost in excess of \$50m to remove and remediate, as there was no funding from the concessionaire when placed into administration.
- 6) Do not support 30 year approval for mountain bike trails. The applicant does note that it will take time to build trails, but the Department would do well to limit the concession to shorter review periods so that reasonable opportunity to not renew exists where adverse effects on the reserve and/ or public access to the same is encountered. This also allows open avenue for alternate providers to take on or offer proposals for building and maintaining trails, and an incentive for the applicant to conduct itself in best alignment with approvals provided lest they lose the privilege of the concession.

In any case, it should be explicit that there is no exclusivity of use of the reserve, or any trails within it. Whilst the applicant is clearly seeking to increase summer demand for their Chairlift accessed mountain biking product, this should not be exclusive if (say) another entity might want to offer eMTB hire for access to the reserve and trails in future (being subject to their own concession requirements of course)

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

- 1) If operation, maintenance and repair is to be part of the concession, information on the same needs to be provided. Trails of course do require ongoing maintenance, especially those that are heavily used, and plans for this should be provided to assure the Public that the trails will be properly maintained for use.
- 2) No exclusivity of use (or either reserve or trails)
- 3) Uphill access provided for at grade 2 through the operation – this being provided early to ensure that public access is prioritised

- 4) Inclusion of all trails proposed, so that full effects can be considered
- 5) Coordination with adjacent landowners/ controlling authorities
- 6) Plans for managing user conflict and trail condition standards being maintained, with reporting and inspection requirements. This should include addressing trail shortcutting/ pirate trails/ desire lines.
- 7) Concession term kept relatively short with renewals only possible if KPIs are met. Concession is not exclusive for use of the reserve.
- 8) Consideration should be given to prohibiting the Applicant from operating a MTB shuttle service from any trail that terminates outside of the reserve unless trail maintenance and user conflict issues are addressed fully (demonstrably so).

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

How do I submit my objection or submission?

Complete this form and email to DNSubmissions@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Ōtepoti / Dunedin Service Centre, PO Level 1, John Wickliffe House, 265 Princes Street, Ōtepoti / Dunedin 9016. Attention: Kelvin Brown.