

Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserves





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This Plan replaces the Ben Lomond and Queenstown Hill Reserve Management Plan dated 3 August 2005.

OTHER RELATED DOCUMENTS:

Te Tiriti o Waitangi

Reserves Act 1977

Resource Management Act 1991

Conservation Act 1987

Health and Safety Act 2015

Te Runanga o Ngai Tahu Act 1996

Ngāi Tahu Claims Settlement Act 1998

Wildlife Act 1953

Wild Animal Control Act 1977

Fire and Emergency New Zealand Act 2017

Otago Regional Pest Management Plan

National Wilding Conifer Control Programme and New Zealand Wilding Conifer Management Strategy 2015-2033

Whakatipu Wilding Conifer Control Group Strategic Plan 2023-2033

ICOMOS New Zealand Charter for the Conservation of Places of Heritage Value

FENZ 'Flammability of indigenous plant species' guide

Te Tangi a Tauria – The Cry of the People

The Kāi Tahu ki Otago Natural Resource Management Plan 2005

A Kāi Tahu Blue Green Network Ki Uta Ki Tai

QLDC Activity Controls to Manage Wildfire Risk within Reserves

QLDC Alcohol Bylaw

QLDC Art in Public Places Policy

QLDC Creativity, Culture and Heritage Strategy

QLDC Disability Policy

QLDC District Plan

QLDC Dog Bylaw

QLDC Events Strategy

QLDC Film Permit - for drone use

QLDC Open Spaces Strategy

QLDC Plaques, Memorials & Monuments Policy

QLDC Smoking Policy

QLDC Traffic and Parking Bylaw

QLDC Tree Policy

QLDC Wildfire Reserve Closure Plan

QLDC-NZTA Active Travel Strategy

Note that this is not an exhaustive list – additional policies may be relevant and any future variations of the policies listed.

Other relevant parameters for management and decision making:

QLDC DELEGATIONS REGISTER:

Community and Services Committee

QLDC Full Council

PROCESS FOR PREPARING A RESERVE MANAGEMENT PLAN IN ACCORDANCE WITH THE RESERVES ACT 1977:

16 September 2021 Committee approved creating plan

16 December 2024 Notice invited submissions on the draft plan

17 March 2025 Submissions closed

5 May 2025 Hearing held

3 July 2025 Community & Services Committee recommended adopting plan

31 July 2025 Full Council adopted plan

REVIEW:

Generally, reserve management plans should be reviewed at a minimum of 10-year intervals by Parks Officers. This does not necessarily require a rewrite.

Glossary of Terms

Commercial	Means involving payment, exchange or other consideration.
Commercial Activity	Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment or services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, residential visitor accommodation and homestays.
Commercial Recreational Activities	Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity, excluding ski area activities.
Community Activity	Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes day care facilities, education activities, hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police purposes, fire stations, courthouses, probation and detention centres, government and local government offices.
Informal Recreation	Means a pastime, leisure sport or exercise activity that occurs on an ad hoc basis or are regularly and contributes to a person's enjoyment and/or relaxation. Excludes Organised sport and recreation.
Nature Conservation Values	Means the collective and interconnected intrinsic value of indigenous flora and fauna, natural ecosystems (including ecosystem services), and their habitats.
Open Space	Means any land or space which is not substantially occupied by buildings and which provides benefits to the general public as an area of visual, cultural, educational, or recreational amenity values.
Recreation	Means activities which give personal enjoyment, satisfaction and a sense of wellbeing.
Recreational Activity	Means the use of land and/or buildings for the primary purpose of recreation and/or entertainment. Excludes any recreational activity within the meaning of residential activity.
Recreation Facility	Means a facility where the primary purpose is to provide for sport and recreation activities and includes recreation centres, swimming pools, fitness centres and indoor sports centres but excludes activities otherwise defined as Commercial Recreation Activities.
Reserve	Means a reserve in terms of the Reserves Act 1977.

1 Introduction

This Reserve Management Plan (Plan) provides the vision for how Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserves are experienced and valued, now and into the future.

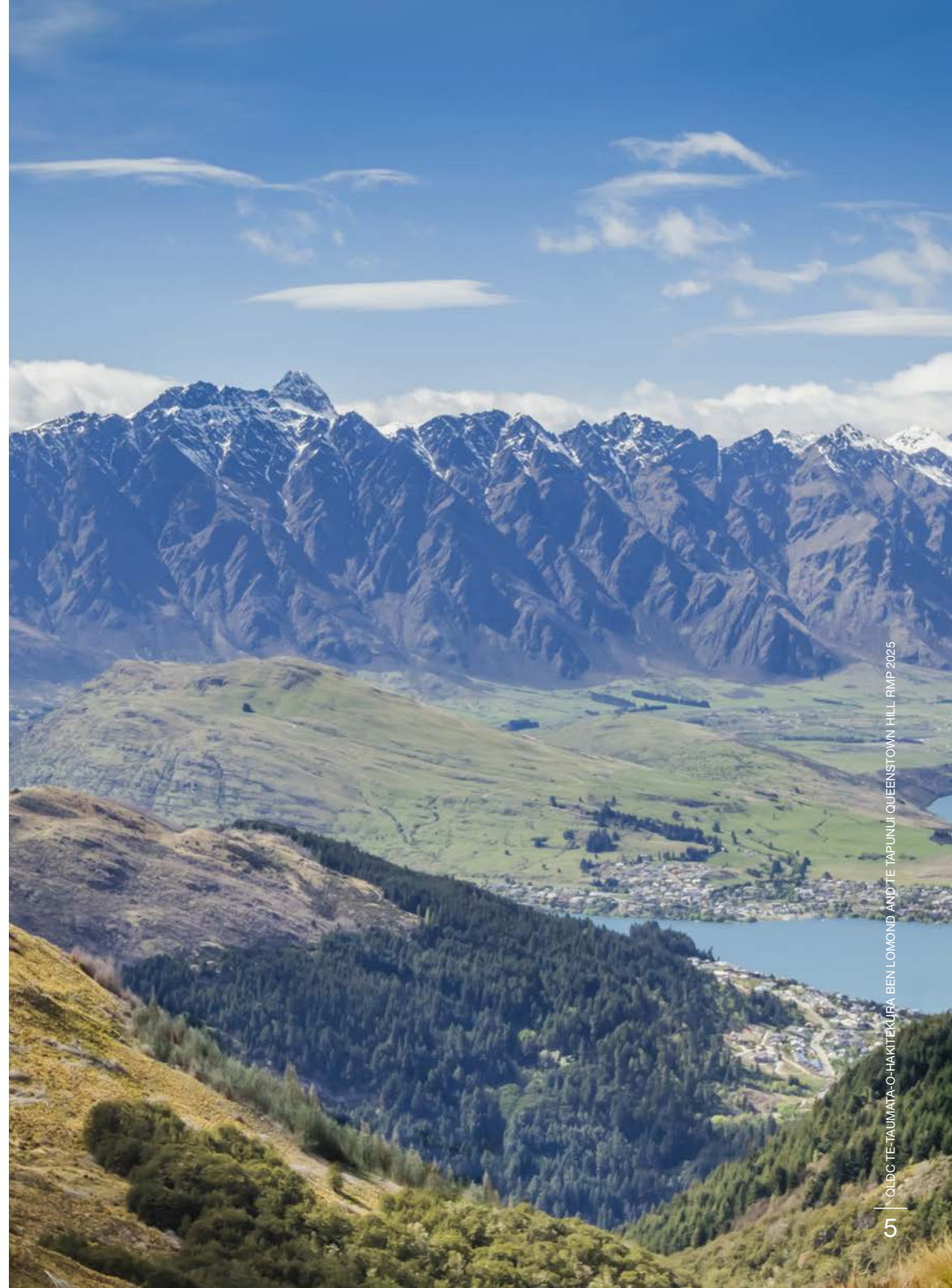
This Plan's objectives and policies define common management and development intentions and aspirations across both reserves. The Plan also includes targeted objectives and policies for specific areas within each reserve. These will guide Queenstown Lakes District Council (QLDC) decision making or activities on the reserves, while achieving the community's vision for the reserves.

The reserves are located on Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill. The mountainous topography sits behind the urban centre creating a spectacular alpine backdrop that is unique to Tāhuna Queenstown. The dramatic scale of the landscapes provides world class views that evolve throughout the changing seasons.

The reserves provide a range of opportunities for recreation experiences that are readily accessible and within large-scale backcountry landscapes for locals and visitors to Tāhuna Queenstown. Both reserves have been identified as wāhi tupuna; places of ancestral significance and they remain of great importance to mana whenua today.

The emphasis of this Plan is on providing reserves that protect the natural and cultural values, enable community connection and facilitate access to the natural environment and provide a range of recreation and open space experiences.

This Plan is prepared in accordance with the Reserves Act 1977 which requires QLDC to prepare reserve management plans for all land classified as Recreation Reserve under council management or control.



2 Vision

The vision for the Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill reserves is:

Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserves will be iconic alpine landscapes, where the removal of invasive wilding conifers is prioritised to support native biodiversity, honouring cultural identity and where the community experiences world-class, sustainable recreation within a resilient natural environment.



3 Mana Whenua

The rakatirataka of Kāi Tahu in Tāhuna Queenstown rests in the seven papatipu rūnaka who are recognised as mana whenua:

- > Te Rūnaka o Moeraki
- > Kāti Huirapa Rūnaka ki Puketeraki
- > Te Rūnanga o Ōtākou
- > Hokonui Rūnanga
- > Te Rūnanga o Ōraka Aparima
- > Awarua Rūnanga
- > Waihōpai Rūnaka

This shared authority status indicates the significance of the area for Kāi Tahu, as a vital component of economic activity in southern Te Waipounamu. Regularly moving inland from the coast gave rūnaka and whānau opportunities to access and practice mahika kai, transmit and enhance mātauraka, and maintain economic, cultural, social, and political connections. Reflecting the importance of the area, both reserves are recognised as wāhi tūpuna. Beyond the reserves, ancestral connections are recognised the landscapes and waterways through policy and legislation. These landscapes continue to express the identity of Kāi Tahu as mana whenua, past, present, and future.

Kāi Tahu hold an enduring relationship with Te Taumata-o-Hakitekura and Te Tapunui, which encompasses land and water, names and stories, mātauraka and tikaka, and the associated taoka and mahika kai of these places. Ara tawhito (traditional travel routes) provided mana whenua safe access inland to undertake these vital economic activities, forming the basis of the shared mana status of the area. Significantly, these activities included access to the pounamu trade as source material for manufacturing of stone tools.

THE FOLLOWING KĀI TAHU VALUES ARE RELEVANT TO THE RESERVES:

Mauri means life force or principle that exists in all things. In the context of the reserves this relates to the preservation and enhancement of mauri to ensure that the life force is in balance, and that the taiao (environment) including whenua and wai, flora and fauna, and people, are healthy and thriving. This can be achieved through balancing the social, environmental, cultural and economic well-being of community's use of the reserves.

Manaakitaka refers to the action of expressing mana through hospitality. For Kāi Tahu, being mana whenua includes the duty to offer manaaki to manuhiri (visitors). Welcoming visitors into the reserves may take different forms, including expressing the manaakitaka of mana whenua through visual and/or written interpretation. Manaakitaka will be further expressed by providing safe, accessible routes and facilities, and by promoting ecological regeneration of indigenous plants and animals to manaaki native biodiversity in this space. In turn the natural environment can manaaki us, through the provision of ecological services that support our wellbeing.

The value of **whanaukataka** is linked to relationships and social connections. In this context, the reserves provide opportunities for whānau and community links to be celebrated and enhanced, as a place for people to come together for fun and relaxation. The reserves also create new opportunities to connect with te taiao (the natural world), with mana whenua stories, and with each other, promoting social connection and enhancing wellbeing.

Haere whakamua relates to being future focused, but with our eyes firmly on the knowledge, learning and practices of the past. By enhancing and restoring the indigenous flora and fauna of the reserves, we can create spaces that will support the community and our environment into the future.

4 Mana Whenua History

The reo Māori name of Ben Lomond, Te-Taumata-o-Hakitekura, translates “*to the seat of Hakitekura*”. Hakitekura was the daughter of renowned rakatira Tuwiroa. She was also an inspirational wāhine toa (female leader) and tupuna (ancestor) of Kāi Tahu Whānui and many landmarks in the area are named after her.

The name Te-Taumata-o-Hakitekura comes from the story of Hakitekura being the first person to swim the 3-kilometre distance across Whakatipu-waimāori (Lake Whakatipu).

Hakitekura sat on the mountain and watched other young women have swimming competitions in the lake. She observed from her position for many days and became determined that she could do better.

Early one morning she began to swim from Tāhuna (Queenstown) and navigated in the darkness using the rising sunlight reflecting off the peaks across the lake as a guide. These two mountains now known as Walter Peak and Cecil Peak were named Kā Kamua-a-Hakitekura, meaning “the twinkling seen by Hakitekura.”

She landed at Te Ahi-o-Hakitekura (Refuge Point) and lit a fire using raupō (bullrush fibres) and a kauati (fire stick). The rocks there still bear the blackness from the soot of the fire hence the name, which means “the fire of Hakitekura.”

When the flickering light of Hakitekura’s fire was seen across the water, her father Tuwiroa, a revered Kāti Māmoe chief, remembered his daughter’s earlier request for a kauati, and sent a waka across the lake to bring her back.

The reo Māori name of Queenstown Hill, Te Tapunui translates to “*mountain of intense sacredness*”, reflecting the importance of the area as the ultimate source of freshwater in the south of Te Waipounamu, from the mountains to the sea.

5 Reserve Descriptions

This Plan covers two main areas of reserve land. These are:

5.1 Te-Taumata-o-Hakitekura Ben Lomond Reserve

Te-Taumata-o-Hakitekura Ben Lomond Reserve is 388 hectares. This reserve contains several parcels of reserve land classified as scenic, recreation, local purpose (water supply) and commonage reserve. Refer to Appendices 1 and 2 for maps and legal descriptions.

Extensive areas of Scenic reserve land administered by The Department of Conservation (DOC) and LINZ Pastoral Lease (Ben Lomond Station) adjoin much of the council reserve land.

The summit of Te-Taumata-o-Hakitekura Ben Lomond sits at 1,748m, is on pastoral lease land and can be seen from the town centre and across the Whakatipu Basin.

Bob's Peak on the southern side of the reserve is highly visible from the town centre at 812m. Bob's Peak is a spur on the ridgeline that leads up to the Te-Taumata-o-Hakitekura Ben Lomond summit. This area supports most of the commercial recreational activity that occurs in the reserve, including the Skyline Gondola.

WATER CATCHMENT

The reserve is a steep sided glacial mountain with a southeasterly aspect, and comprises the Reavers, Brewery and Horne (Bush) creek catchments. The catchments include the following headwater creeks:

- > One Mile
- > Two Mile
- > Reavers
- > Brewery

The creeks and a large area of the reserve discharge directly into Lake Whakatipu from the western side of the Horne Creek catchment area.

VEGETATION

Douglas fir, an aggressively spreading wilding conifer species is the predominant vegetation on the lower slopes of the reserve. Above this, tussock grassland dominates with a narrow band of sub-alpine shrubland in places.

Remnant mountain beech forest occupies some of the upper slopes and the sides of One Mile, Two Mile and Horne Creek. In the damp gullies and nearer the streambeds, the forest is more diverse with several native species present. The Tiki Trail weaves through patches of beech forest halfway up 'Bob's Peak'. All are at risk of being further invaded and out-competed by Douglas fir.

The damp gullies contain patches of sycamore. There are small areas of larch present on the western faces, prominent during autumn. Redwood species have been planted on the lower slopes where logging has occurred and many other exotic and weed species are common across the reserve.

ACCESS

The primary access to the reserve is from Brecon Street. Other access points include Lomond Crescent, One Mile and Wynyard Crescent. The secondary access points are becoming increasingly popular due to the development of new mountain biking trails and features.

RECREATION

Te-Taumata-o-Hakitekura Ben Lomond Reserve supports the following recreational and commercial activities:

- > Walking
- > Trail running
- > Ben Lomond Mountain Bike Trails
- > Wynyard Jump Park
- > Skyline Gondola and Luge
- > Ziptrek Ecotours
- > G-Force Paragliding
- > The Ledge Bungy and Swing
- > Guided walking
- > Mountain biking guiding/coaching
- > Hang gliding/Paragliding

INFRASTRUCTURE

The reserve contains the following public utility infrastructure:

- > Fernhill water reservoir
- > Water tanks
- > Skyline power lines
- > Aurora power lines and buildings
- > One-mile historic power station (historic utility service infrastructure)
- > Rockfall fences

5.2 Te Tapunui Queenstown Hill Reserve

The reserve is 109 hectares located on the southeast and southwest side of Te Tapunui Queenstown Hill. The summit is at 907m and is on privately owned land, situated outside of the reserve boundaries on Queenstown Hill Station. The reserve offers views of the Remarkables, Queenstown Bay, Coronet Peak, Te-Taumata-o-Hakitekura Ben Lomond and Ferry Hill.

The reserve area lies to the northeast of the town centre and comprises four parcels of land held as recreation and local purpose reserves. Refer to Appendix 2 for legal descriptions.

WATER CATCHMENT

The reserve does not contain any named waterways, but the land area forms part of the eastern side of the Horne Creek catchment which flows into Matakauri Wetland entering Lake Whakatipu at Te Kararo Queenstown Gardens. The catchment on the southern side of the reserve discharges into smaller waterways that flow towards and under Frankton Road into Lake Whakatipu.

VEGETATION

Te Tapunui Queenstown Hill reserve is largely covered with wilding conifer tree species. It is predominantly forested with Douglas fir but includes other exotic species such as Pinus radiata, larch, cypress, silver birch, rowan, hawthorn and sycamore.

The reserve supports very small areas of remnant beech forest, but most native species have been suppressed and outcompeted by Douglas fir.

ACCESS

Primary access to the reserve is off Belfast Terrace and Kerry Drive, with secondary accessways off Vancouver Drive and Highview Terrace. Much of the reserve's lower boundary is inaccessible due to landlocking as a result of urban development and an absence of formed public entrances.

QLDC have approved an easement from Kerry Drive (below the power lines) through the reserve to provide an alternative road access to a development near Vancouver Drive, this access way is yet to be constructed.

RECREATION

Te Tapunui Queenstown Hill Reserve supports the following recreational and commercial activities:

- > Walking
- > Trail running
- > Mountain biking (Kerry Drive Jump Park)
- > Guided walking
- > Rock climbing

INFRASTRUCTURE

The reserve contains the following public utility infrastructure:

- > Aurora power lines and buildings
- > Art sculpture

6 Landscape Values

The reserves are tangible evidence of the glacial processes that formed the Whakatipu Basin. They are geologically and topographically dynamic components of the landscape and their significance is enhanced by their proximity to the urban environment.

TE TAPUNUI
QUEENSTOWN HILL
RESERVE

TE-TAUMATA-O-HAKITEKURA
BEN LOMOND
RESERVE

TĀHUNA
QUEENSTOWN

7 Ecological History and Management

7.1 Ecological Context

The postglacial vegetation would have comprised of beech forest with broad-leaved species in the damper gullies and along the lake edge. A few podocarps such as Matai, Hall's Totara and Mountain Toatoa may have also been present.

Large areas of the forest canopy were burnt by fires started naturally and by humans to clear the land for agriculture. Small remnants of the original postglacial vegetation remain today.

During the 1940's and 50's as part of Arbour Day activities, local school children planted exotic trees along the foot of Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill. An aerial drop of seed in 1964 assisted the spread of Douglas Fir. At this time exotic trees only sparsely covered the reserves with grasses dominating. The present mix of large exotic trees in both reserves is the result of these plantings and of the subsequent natural spread from seedlings.

The ecological significance and future potential restoration lie in the preservation, enhancement and maintenance of the existing natural values, particularly the areas of remnant native forest.

Restoration of wāhi tupuna native ecology can be achieved through reforestation of low flammability native species. It is intended that revegetation programmes for both reserves include a mix of native and non-invasive exotic species. It is recognised that some exotic, non-wilding species such as Redwoods, Leylan cypresses, cedars and spruces have attributes that contribute to recreational values, such as providing for dry, all-weather tracks, while competing with noxious weed species.

7.2 Te Mana o te Wai Water Management

Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community to protect the mauri (life force) of the water.

Consistent with the guiding principle of Te Mana o te Wai, activities within the reserves, particularly vegetation management should not be considered in isolation from the health of these catchments and the downstream environment including Lake Whakatipu.

7.3 Wilding Conifers

Douglas fir is a wilding conifer which has gradually infested both reserves at the expense of native species and is now the predominant vegetation cover.

Douglas fir seedlings grow in lower light conditions than beech and can infiltrate mature beech forest so they not only prevent natural beech regeneration around the forest edges, but also will out compete mature beech trees and reduce their vigour and longevity.

Douglas fir have the potential to grow at much higher altitudes than mountain beech, and significantly higher than the peak of Te-Taumata-o-Hakitekura Ben Lomond.

The Otago Regional Pest Management Plan (ORPMP) and National Wilding Conifer Management Strategy note the indigenous ecosystems at particular risk from wilding conifer invasions include tussock grasslands and sub-alpine shrublands and that Douglas fir in particular pose a significant threat to established native forests. The ORPMP seeks to progressively contain and reduce the geographic extent of wilding conifers within the Otago Region.

A National Wilding Conifer Control Programme has been developed and provides a collaborative funding model for addressing infestations. The Douglas fir on the reserves provide a significant seed source for the wider Whakatipu Basin. The Whakatipu Wilding Conifer Control Group (WCG) was established solely to control wilding conifers in the area.

The removal of the established Douglas fir forest will impact some of the recreational and commercial activities within the reserves. The removal of established trees will also give rise to erosion, wind and debris flow if not undertaken in a considered and sustainable manner. For example, exotic conifer forests transpire more water than native bush and provide dry, all-weather mountain biking tracks. Another example is Ziptrek Ecotours, which has established ziplines high in the canopy of large Douglas fir trees. The development of a revegetation strategy for the replacement tree canopy in the areas supporting these activities is essential.

Without active management and intervention Douglas fir will continue to threaten landscape, ecological and cultural values and the remaining biodiversity within and adjacent to the reserves will be lost.

The steepness of the reserves, particularly Te-Taumata-o-Hakitekura Ben Lomond, creates access issues for wilding conifer control and native restoration planting. In addition, the presence and number of people and commercial operations in the reserves impacts the ability to deliver pest and plant control programmes from an operational and safety perspective.

Implementing revegetation strategies will be a key factor in preserving the highly valued landscape character of the reserves. To preserve the interests of all affected stakeholder groups and to effect long term biodiversity improvements, considered and measured change will be required.



7.4 Other Pest Animal and Plant Management

Detrimental pest animal species present in the reserves include possum, mustelids, mice, rats, hares, deer, goats and feral cats. These pests have a significant impact on the indigenous ecosystems, preventing the regeneration of native seedlings and saplings and predating on native birds and insects.

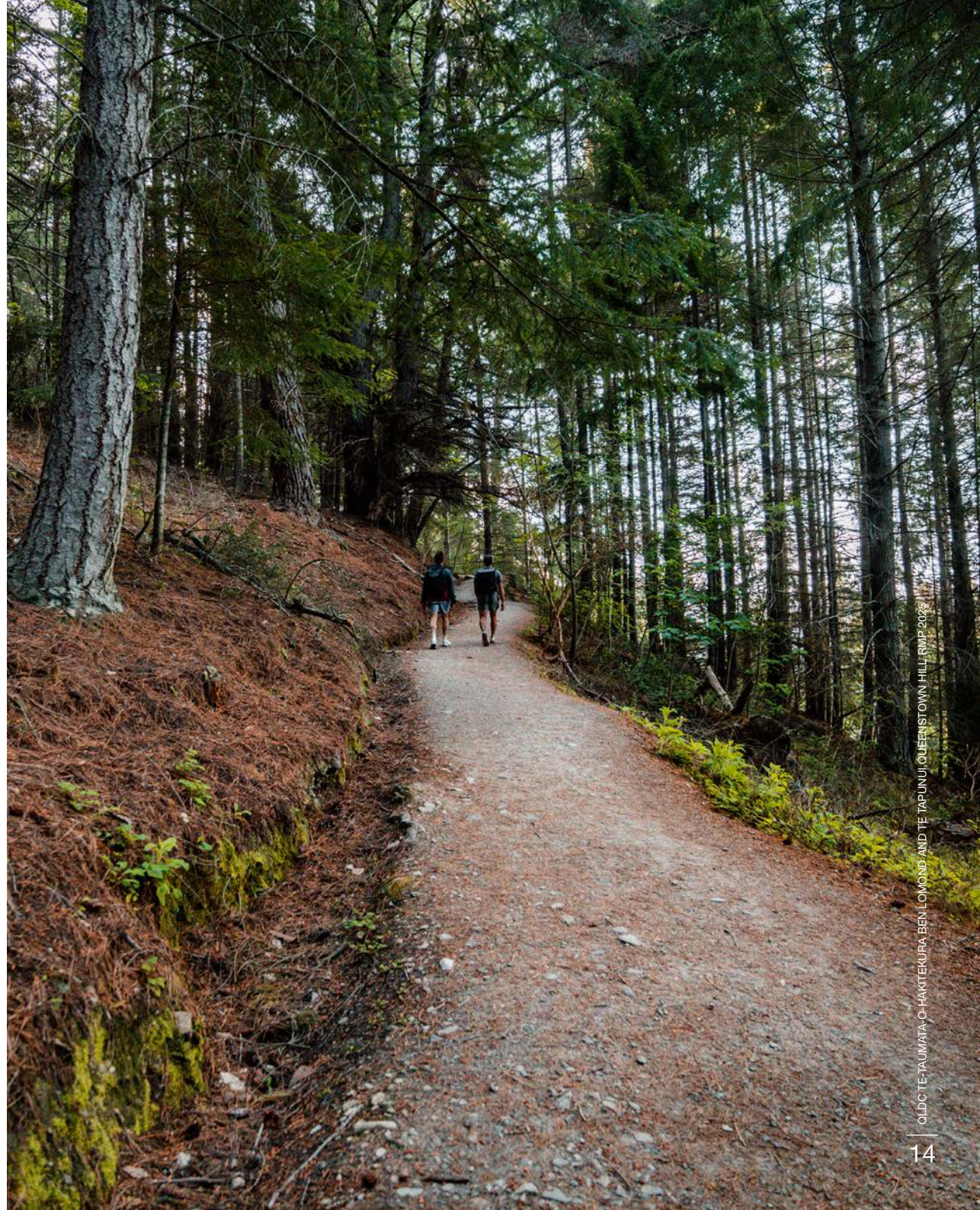
Feral goats are a particular issue on these reserves and on adjoining DOC and private land.

Feral goat numbers are steadily increasing in the reserves and their presence has a significant negative impact on native biodiversity. The goats browse on native vegetation as a food source and trample it as they feed. Goat control will play an important part in the success of any revegetation programme, including any landscaping of the reserves. A coordinated approach to control across boundaries and agencies is required to achieve an effective response within the area where feral goats can roam.

Pest plants of particular concern common in the reserve are Buddleia, Old Man's Beard, Sycamore, and Spanish Heath (in addition to wilding conifers).

7.5 Co-ordinated Management

The reserves contained in this Plan adjoin many diverse land parcels and there is no distinction between the boundaries of these areas on the ground. It is important to ensure coordination between QLDC and DOC, as well as key stakeholder groups such as the WCG, the Queenstown Mountain Bike Club (QMTBC), commercial lessees and adjoining landowners.



8 Description of Primary Users and Activities

The reserves are a significant recreation resource in terms of their land area, terrain, topography, views, proximity to Tāhuna Queenstown and sense of place. They are both heavily used for a variety of recreational activities by residents and visitors.

Both reserves have a large network of trails used by walkers and trail runners. Te-Taumata-o-Hakitekura Ben Lomond also has a very popular mountain bike trail network that provides for intermediate to expert riders. The number of trails has multiplied rapidly over time, fuelled by the increased popularity of mountain biking, the introduction of E-bikes and as the reputation of Tāhuna Queenstown as a world class

mountain biking destination has grown. Large national and international mountain biking events are held each year. There are a range of commercial recreational and tourism focused activities, predominantly on Te-Taumata-o-Hakitekura Ben Lomond Reserve, that, along with the mountain biking activity, bring significant economic benefit to Tāhuna Queenstown.



8.1 Te-Taumata-o-Hakitekura Ben Lomond Reserve

The extensive trail network on Te-Taumata-o-Hakitekura Ben Lomond is very well utilised by trail walkers and runners year-round. The Ben Lomond Trail that continues to the summit is also very popular and forms an important part of the history of the Tāhuna Queenstown. Hakitekura watched over the lake from this location before starting her now renowned swim across to Refuge Point. When European tourism to the area started to become popular, climbing 'Ben' was a target for adventurous visitors. Today the walk remains a ritual for many. There are many popular walking and biking trails that start from various entrance points to the reserve, for example, the Tiki Trail is a steep and winding track that starts in the Queenstown Cemetery and finishes at a lookout at the top of Bob's Peak, providing many walkers an alternative access to the Skyline Gondola complex.

Various commercial recreation facilities have been developed on Bob's Peak to support a range of tourist and recreational activities. The Skyline Gondola is a significant part of the tourism infrastructure in Queenstown. It first operated in 1967 and travels 450m to the top of Bob's Peak. It is a steep cable car which is only possible due to the topography of the reserve.

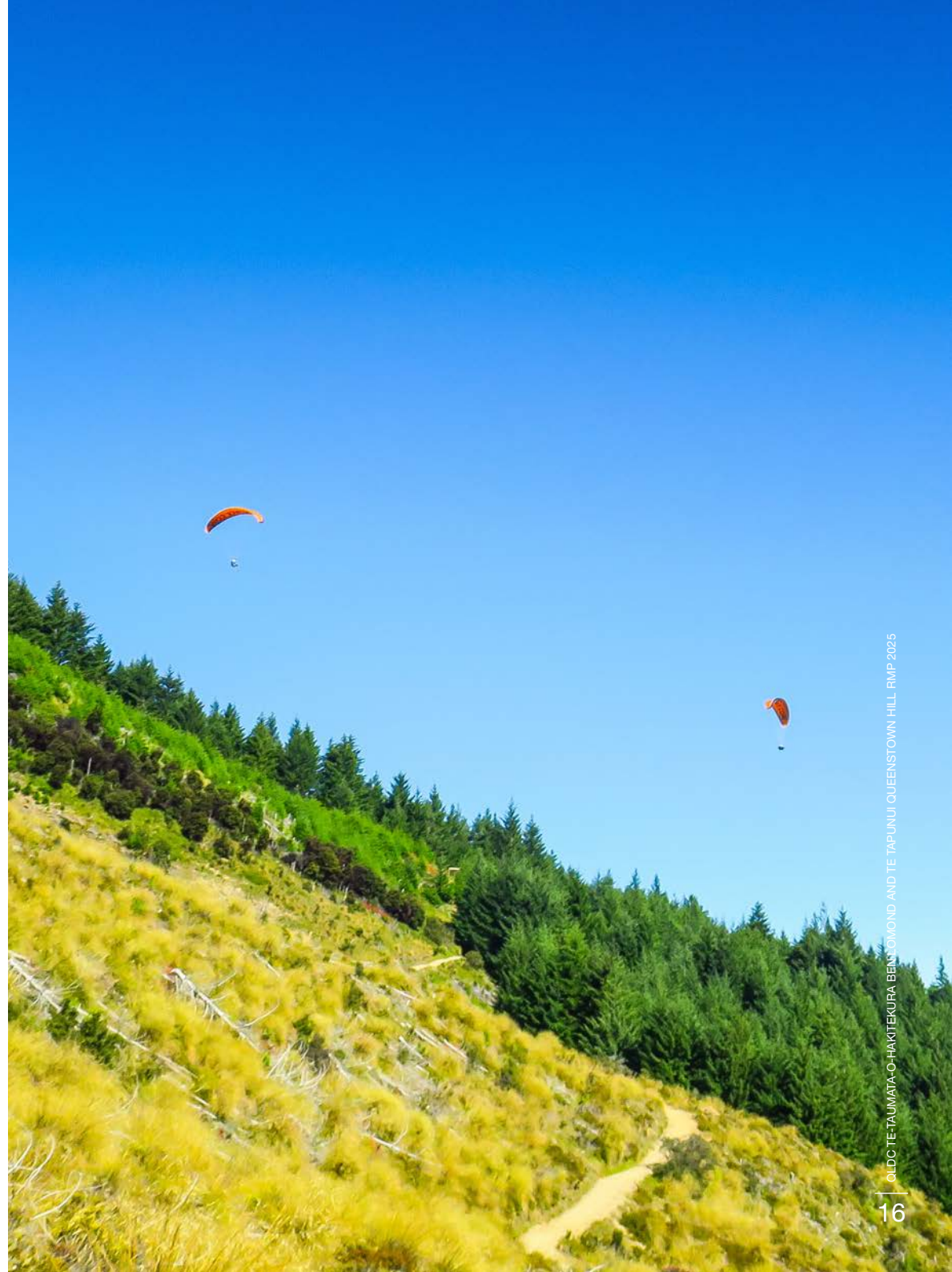
The Skyline Gondola complex, including the upper and lower terminals, supports several ancillary commercial activities, including dining and luge carting. Riding the gondola also provides access to the Ben Lomond Mountain Bike trails, G-Force Paragliding and the Ledge Bungy and Swing.

Ziptrek Ecotours operates ziplining tours from Bob's Peak that include six ziplines and twelve treehouses and requires unimpeded ground access as well as air access for all.

These commercial operations are managed by way of lease and licensing arrangements, refer to Appendix 3 for a table showing these.

There is currently one guided walking permit and two guided mountain biking permits for Te-Taumata-o-Hakitekura Ben Lomond Reserve.

Recreational hang gliding and paragliding occurs above the recreational reserve land on DOC administered scenic reserve adjacent to the Te-Taumata-o-Hakitekura Ben Lomond Reserve.



8.2 Te Tapunui Queenstown Hill Reserve

Te Tapunui Queenstown Hill Reserve has an established popular walkway known as the 'Queenstown Hill Time Walk' which leads up to the 'Basket of Dreams' sculpture and a lookout spot which sits just outside the reserve boundary on Queenstown Hill Station. Public access over the parts of the trail within private land are protected by a covenant. The trail includes interpretive panels providing information about different periods in Queenstown's history.

The QMTBC has a licence over an area at the end of Kerry Drive on Te Tapunui Queenstown Hill Reserve where they have developed a dual pump track. Unauthorised mountain biking tracks have also been developed within Te Tapunui Queenstown Hill Reserve.

There is currently one guided walking permit for Te Tapunui Queenstown Hill Reserve, refer to Appendix 3.

Rock climbing is undertaken on the northwestern side of Te Tapunui Queenstown Hill Reserve accessed from Gorge Road. A commercial recreation climbing activity 'Via Ferrata' using fixed metal handles is accessed via an easement over the reserve.



9 Natural Hazards

Tāhuna Queenstown is positioned near the alpine fault of the Pacific and the Australian plates. It is the forces of these plates which have created our dramatic alpine environment and beautiful landscapes and provided unique recreational opportunities.

The landscapes however can be highly dynamic and changeable and make Tāhuna Queenstown prone to natural hazards, such as earthquakes, debris flows and rockfall.

9.1 Land instability

Rockfall and debris flow present a risk to life and property in the area below Te-Taumata-o-Hakitekura Ben Lomond Reserve. Specifically, the upper part of the reserve and surrounding land is a source of material for rockfall and debris flow events. Mature trees and vegetation in the catchment may also contribute to debris flow material if dislodged. Rockfall and debris flow hazards can have significant consequences due to their power and unpredictability.

Areas at the base of Te-Taumata-o-Hakitekura Ben Lomond Reserve, including the Brewery Creek and Reavers Lane alluvial fan surfaces located off Gorge Road, are subject to different levels of risk from rockfall and debris flow hazards.

Vegetation cover within the Te-Taumata-o-Hakitekura Ben Lomond Reserve plays a role in determining the scale and extent of natural hazard risk in the areas on the valley floor, in particular, the harvesting or removal of mature exotic trees from the reserves and surrounding land. As such, vegetation management within the reserve needs to reflect this.

9.2 Climate Change

The risk from natural hazards is expected to increase with the impact of climate change. An example in the Te-Taumata-o-Hakitekura Ben Lomond Reserve was seen during September 2023, when a 25 year-high rainfall event contributed to the debris flows into Brecon Street, Queenstown Cemetery and Reavers Lane.

9.3 Wildfire Risk

Wildfire presents a significant risk to both reserves, particularly with climate change contributing to higher temperatures and more regular droughts. The flammability of the Douglas fir and other non-native invasive species found within the reserves also heightens the wildfire risk.

Fire and Emergency New Zealand (FENZ) have identified these reserves as high risk wildfire zones which are subject to a total fire ban all year round. Open fires or fireworks are prohibited in the reserves at all times.

QLDC are applying a multifaceted approach to mitigate wildfire risk within the reserves by implementing a wildfire reduction programme. This programme includes the installation of signage, the development of an environmental monitoring network, education initiatives and vegetation removal.

FENZ is the entity mandated to regulate fire safety and prevention, and to deliver fire response and

suppression. FENZ have been working closely with QLDC to support the wildfire reduction programme. FENZ have endorsed the QLDC triggers and management process for closing reserves during the season.

There are several key Stakeholders operating within the Ben Lomond Reserve. Closing reserves has a financial impact on commercial lease and licence holders.

FENZ are working with stakeholders to mitigate the wildfire risk within the Bob's Peak commercial lease area. QLDC with FENZ's support is committed to working with key stakeholders to implement long-term, practical measures for reducing wildfire risk.

An Environmental Monitoring System which provides live micro-climate weather updates, air quality, and visual and thermal imaging, enabling early fire detection has been installed around the base of Te-Taumata-o-Hakitekura Ben Lomond Recreation Reserve.

10 Competing Recreational Demands

The increase in the popularity of mountain biking, the introduction of E-bikes and the increase in the visitor and resident population has seen significant growth in the use of mountain bikes within the reserves. Trails that were previously exclusively used by walkers and runners are now multi-use for mountain biking, which can create some user conflict.

Many unauthorised mountain biking tracks have been developed outside the planned trail network within the reserves. These reduce the quality of the recreation experience and can adversely impact ecological values.



11 Planned Commercial Recreation Developments

11.1 Skyline

As part of a significant programme of upgrades, Skyline replaced its existing 4-seat gondola with a 10-seat gondola in 2023. As part of this work the upper and lower terminal buildings were upgraded to accommodate the larger gondola and to increase visitor capacity and a multi-storey car park building for reserve users was constructed at the base.

The programme of upgrades also includes a substantial expansion of the upper terminal building on Bob's Peak as a result of an eastward extension and re-building of the existing restaurant building. Construction work on this part of the project is currently underway.

11.2 AJ Hackett Bungy

AJ Hackett Bungy have advised they intend to renew their current platform structure in the future. As part of their resource consent, they are required to screen their activity from the Queenstown Town centre. This is currently achieved with a stand of wilding conifers.

11.3 Helicopters

Currently, authorised helicopter movements within the reserves are limited to operational purposes such as search and rescue, commercial site management, harvesting, wilding conifer and pest control. Helicopter landings for commercial tourism purposes have been limited in the past as these movements were deemed incompatible with the quiet natural values and character of the surrounding area due to their effect on the recreational user experience and enjoyment of the of the reserve.

11.4 Ziptrek Ecotours

Ziptrek Ecotours have advised that they are conscious of the changing nature of the reserve in response to a greater understanding of the fire and ecological risks from wilding conifers and recognise a future opportunity to reestablish their current operations in a manner that responds to these challenges.

Due to the long history of people using and traversing the reserves, there are recorded and unrecorded archaeological sites across the landscape. Protection and management of archaeological sites are regulated by HNZPT under HNZPTA 2014. The permission of HNZPT must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. Advice note: Under the Heritage New Zealand Pouhere Taonga Act 2014, archaeological sites are defined as any place occupied prior to 1900 that may provide archaeological information on the history of New Zealand.

12 Objectives

The following objectives are provided to manage the reserves and support the vision. They are overarching goals; succinct statements on the principal aims of this Plan.

OBJECTIVES

- 12.1** To continue to partner with Kāi Tahu to manage the reserves, providing recognition of ancestral connections and associations with the whenua, and facilitating their role as kiatiaki.
- 12.2** To manage the reserves in a way, that responds and adapts to the impacts of climate change and natural hazards.
- 12.3** To protect and enhance the water quality in all water catchments within the reserves.
- 12.4** To acknowledge the presence of the monoculture of wilding conifers in both reserves and the need for removal.
- 12.5** To protect, restore and enhance existing biodiversity values by eliminating invasive species, prioritising wilding conifer removal.
- 12.6** To allow the planting of non-invasive exotic species that assist native regeneration and support sustainable recreation opportunities.
- 12.7** To enable new recreation opportunities that are sustainable and low impact on the environment.
- 12.8** To enhance low impact recreation access to backcountry alpine terrain.
- 12.9** To support community volunteers to undertake ecological and recreation programs within the reserves.
- 12.10** To work with other agencies, such as DOC, FENZ, private landowners and stakeholders to deliver effective management outcomes on the reserves.
- 12.11** To protect landscape and ecological values by implementing staged considered approaches to wilding conifer and noxious vegetation removal.
- 12.12** To acknowledge and conserve heritage values associated with the reserves.
- 12.13** To provide for people of all abilities opportunities to be active, recreate, come together, connect with nature and find respite.
- 12.14** To provide for a variety of appropriate commercial recreation and informal recreation opportunities that support Queenstown's tourism industry as well as the local community's enjoyment of the reserves.
- 12.15** To provide for accessible connections into the reserves.
- 12.16** To promote built structures that support the recreation uses of the reserves and that positively contribute to the reserve amenity and provide public benefit.
- 12.17** To formalise a sustainable and well managed trail network within the reserves that meets the needs of a range of trail users, provides a cohesive track network, and considers ongoing safety requirements including maintenance and adapts with progressive wilding conifer control.
- 12.18** Enable recreational use and enjoyment of the reserves by responding to shifts and changes in demand for recreational activities.

13 Reserve Areas

13.1 Te-Taumata-o-Hakitekura Ben Lomond

Key recreation areas which have specific objectives and policies have been identified below. Some are formally developed, others have gradually evolved over time with increasing demand.

13.1.1 WYNYARD CRESCENT ENTRANCE

Description:

This area is one of the primary entry points to various biking and walking trails. Fernhill Loop, Wynyard Jump Park, McNearly Gnarly, and the wider Te-Taumata-o-Hakitekura Ben Lomond Reserve.

This entrance has a small existing gravel hardstand area that was likely developed to provide access to the nearby water treatment plant. No formalisation of the access area has been undertaken by QLDC.

The only provision for parking is a steep informal area created by reserve users. This has provided an additional parking area since the development of the McNearly Gnarly Trail and the redevelopment of the Wynyard Jump Park.

There is high demand due to the popularity of new trails and reduced carparking at Brecon Street. Cars often park over the emergency access area. Part of this area is owned and managed by DOC.

Facilities:

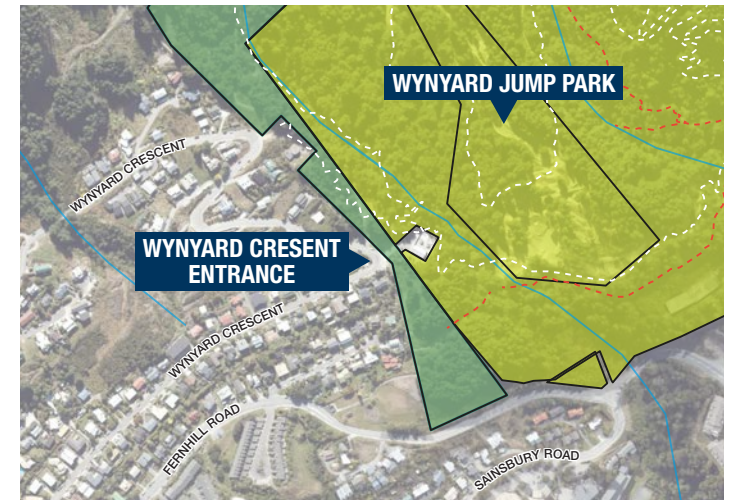
- > Limited on-street parking available
- > Insufficient signage
- > An emergency services entrance to the western end of Te-Taumata-o-Hakitekura Ben Lomond Reserve
- > Access to 4WD maintenance tracks
- > Fernhill reservoir which provides town supply water

Objective:

- 13.1.1.1** To acknowledge the Wynyard Crescent entrance as a formal recreation arrival area.

Policies:

- 13.1.1.2** Enable the development of the reserve area off Wynyard Crescent to formalise the carpark and to improve access to the Wynyard Bike Park and trail network.
- 13.1.1.3** Provide public toilets for reserve users.



Map showing location of Wynyard Crescent Entrance



Wynyard Crescent Entrance

13.1.2 WYNYARD JUMP PARK

Description:

Queenstown Mountain Bike Club (QMTBC) licenced area for a purpose-built bike jump park. Dirt jumps, the Dream Tracks (Big Dream and Mini Dream), comprehensive trails and wooden structures have been established, providing for a range of abilities and hosting events.

The jump park is connected into the wider trail network, with trails leading into and out of the licenced area. Signage and wayfinding needs to be improved within the park.

Facilities:

- > Bike jump park with dirt jumps and wooden structures,
- > Picnic tables
- > Limited signage

Total area:

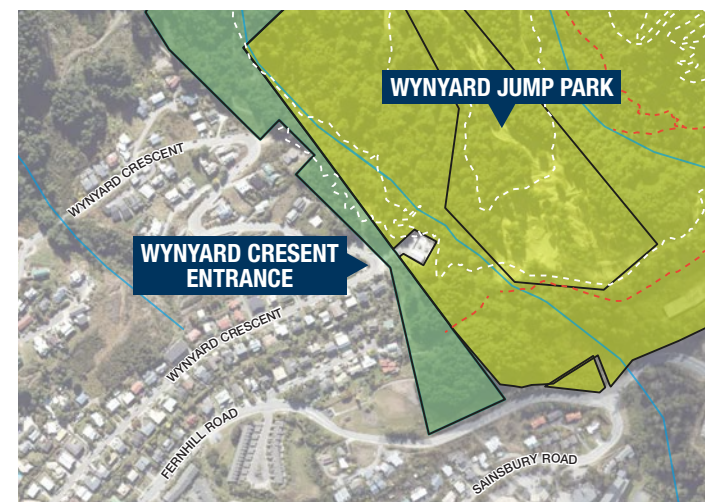
5.0 hectares

Objective:

- 13.1.2.1** To recognise and manage the licence area as a technical, specifically constructed, mountain bike jump park.

Policies:

- 13.1.2.2** Ensure the Wynyard jump park does not extend beyond the physical boundaries of approved licenced area.
- 13.1.2.3** Consider providing recreation facilities that include water fountains, toilets, bike washdown area and additional wayfinding signage.
- 13.1.2.4** Remove old and unused signage and structures.
- 13.1.2.5** Upgrade the existing access road (over Two Mile Creek), to provide for emergency access – this may require a culvert or bridge.
- 13.1.2.6** Map and document the location of underground infrastructure, to ensure that any new or existing trails do not impact future maintenance or management of the infrastructure.



Map showing location of Wynyard Jump Park



Wynyard Jump Park

13.1.3 FERNHILL LOOP TRAIL

Description:

The Fernhill Loop Trail is a very popular walking, biking and running trail located within Te-Taumata-o-Hakitekura Ben Lomond Reserve. The trail is approximately 6.8 kilometres long and traverses 509 metres of elevation and 498 metres of descent. It is a single trail through beech and conifer forest, crossing the One-Mile Creek and climbing up to Midway Clearing. The trail enters DOC administered land in the top section which affords panoramic views across Lake Whakatipu before descending back towards Queenstown. Part of the trail has been realigned to establish an easier uphill bike trail to the downhill trail McNearly Gnarly. Other bike trails cross the Fernhill Loop Trail in several areas.

Facilities:

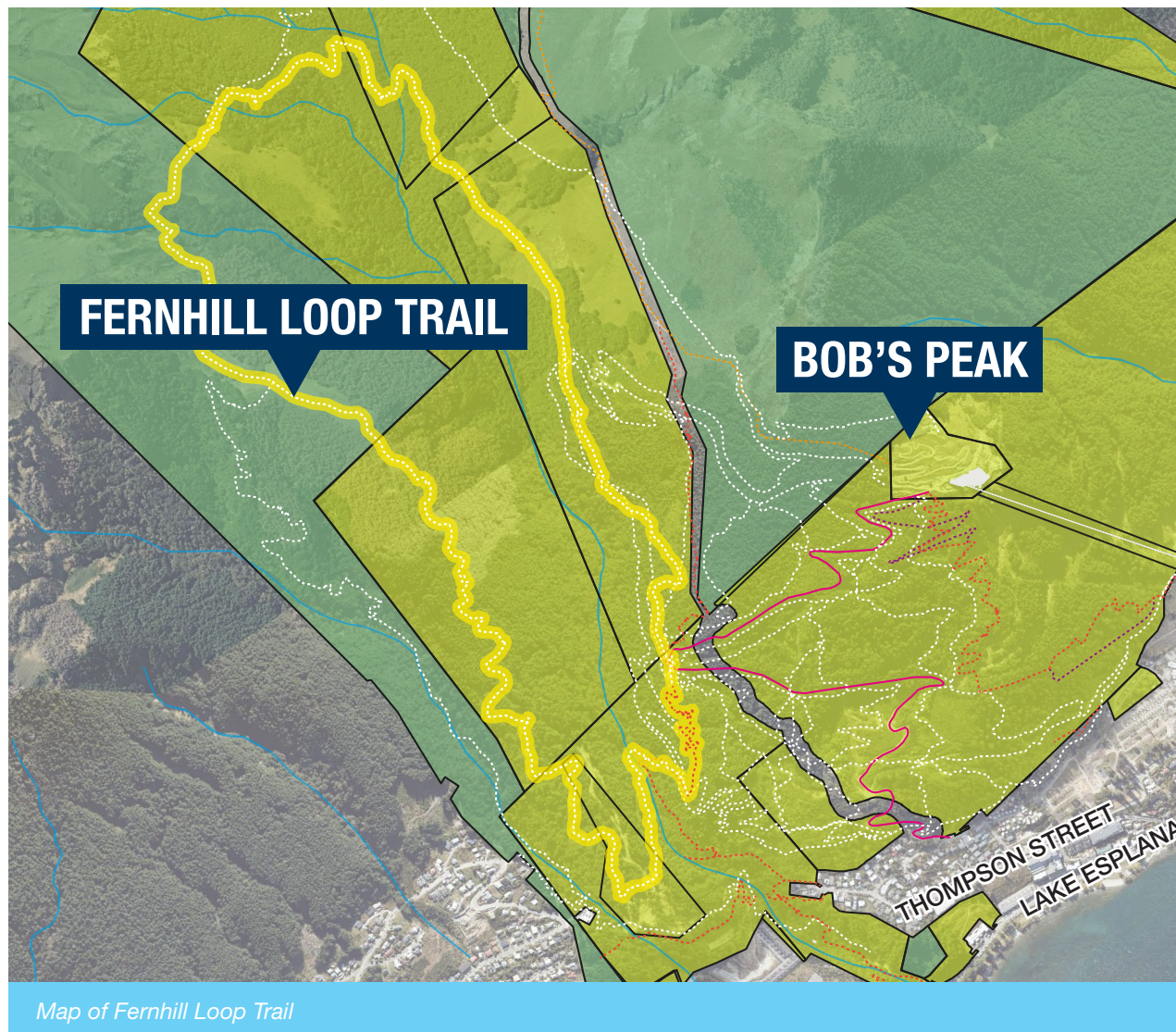
- > 'McGazza' picnic table lookout

Objective:

- 13.1.3.1** To manage the Fernhill Loop trail as a high-quality multi-use recreation loop trail.

Policies:

- 13.1.3.2** Retain as a multi-use, bi-directional trail for walkers, bikers and runners.
- 13.1.3.3** Ensure the Fernhill loop is maintained to the suitable standard and recognised within the network of trails.
- 13.1.3.4** Support the construction of a multi-use bridge over One Mile Creek to improve access for all reserve users.



13.1.4 BEN LOMOND MOUNTAIN BIKE TRAILS

Description:

The Ben Lomond Mountain Bike Trails (BLMBT), formerly known as the Queenstown Bike Park, are located on the southeastern face of the Te-Taumata-o-Hakitekura Ben Lomond Reserve. BLMBT contains over 30 mountain biking trails, ranging from beginner to expert, which total over 30 kilometres of riding and 450 metres of vertical descent. The Queenstown Mountain Bike Club (QMTBC) is a community volunteer group that is largely responsible for the original development of the mountain biking tracks on Te-Taumata-o-Hakitekura Ben Lomond.

The trails are maintained by QLDC with funding from Skyline and volunteers from the QMTBC. Skyline adapted their existing gondola to uplift mountain bikes in 2011. Access to the park is via the Skyline Gondola, or up the Access Road off Lomond Crescent. BLMBT are widely considered to provide a worldclass biking experience and contributes to the Queenstown economy.

A mature forestry canopy protects trail surfaces as it reduces water damage and decreases trail deterioration from users. The implementation of a forestry plan to remove Douglas fir from the reserves will modify the trail network and experience. Consideration will have to be given to the bike trail network when the vegetation removal occurs.

Facilities:

- > Directional and trail grade signage.

Total area:

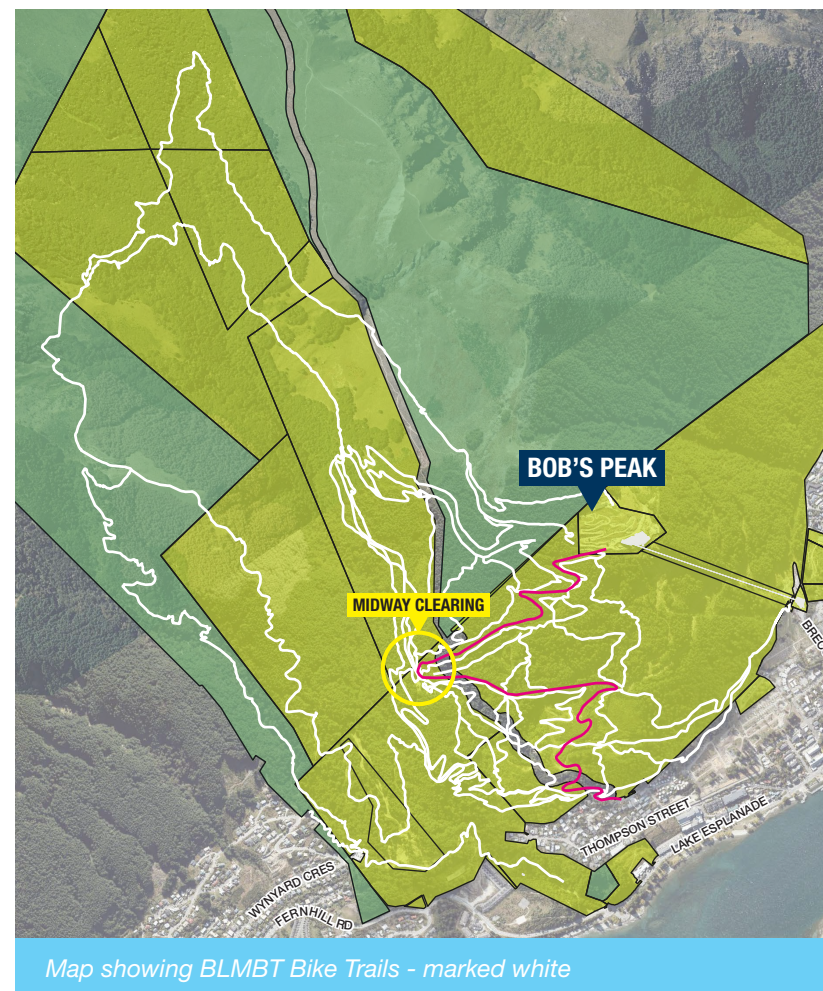
100 hectares

Objectives:

- 13.1.4.1** To ensure the BLMBT are managed as a national and international destination mountain bike network.
- 13.1.4.2** To ensure further development of the mountain bike trail network occurs in a sustainable manner and other users are not displaced such as walkers, runners and conservation groups.

Policies:

- 13.1.4.3** Consider the development of an uphill trail from Lomond Crescent.
- 13.1.4.4** Program regular trail audits and implement the recommended actions.



13.1.5 MIDWAY CLEARING

Description:

Midway Clearing is the central point in the BLMBT where the majority of the trails meet and connect including the Fernhill Loop Trail and the popular but informal alternative walking access (that bypasses the Skyline upper terminal) to Ben Lomond. It can also be accessed from the Access Road. The area contains very basic recreation infrastructure and would benefit from additional facilities.

Facilities:

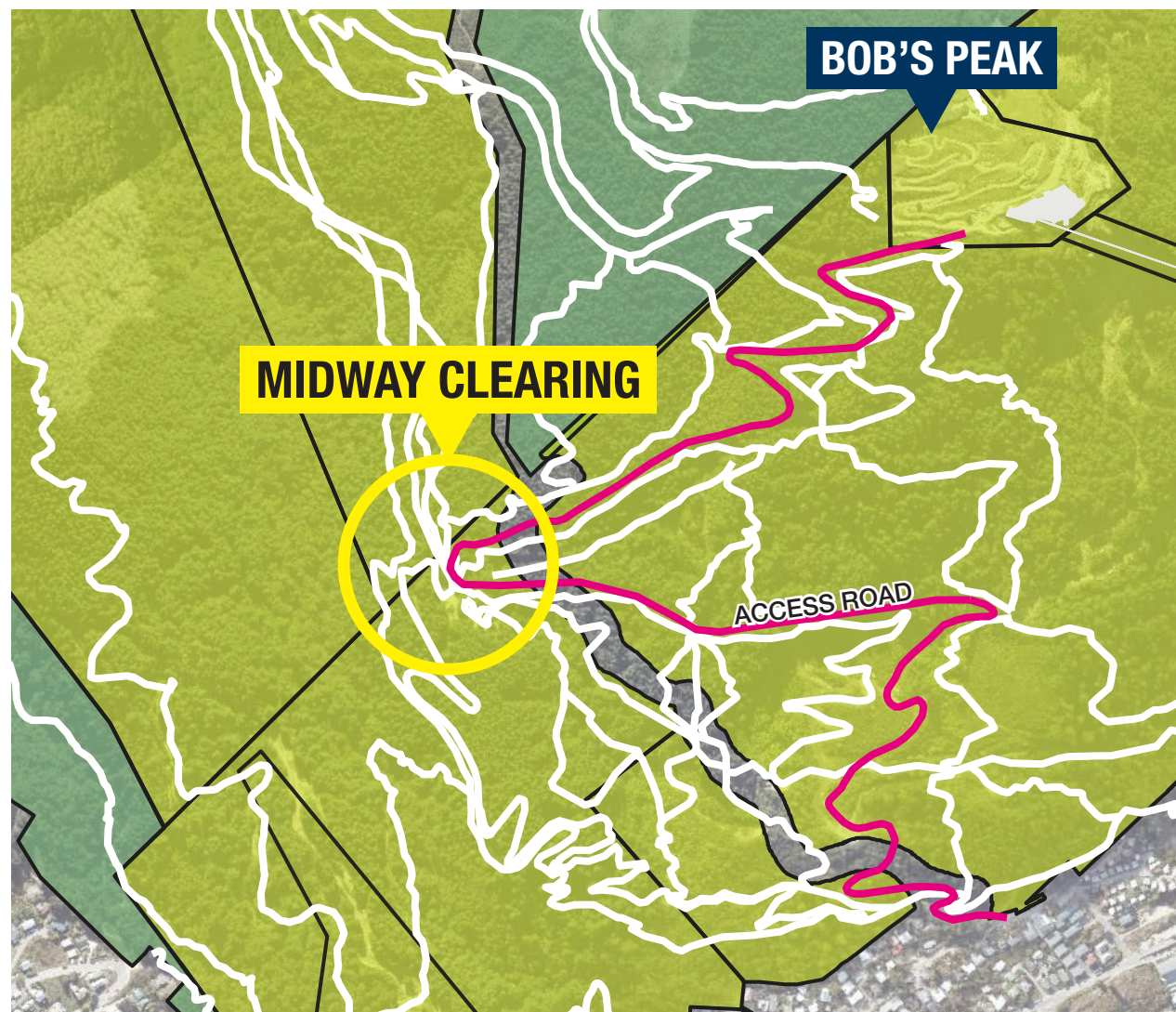
- > Signage
- > Picnic tables
- > Bike tools
- > Water tap

Objective:

- 13.1.5.1** To acknowledge the Midway clearing as a key recreation area with recreation infrastructure in this location for bikers, walkers and runners.

Policies:

- 13.1.5.2** Enable development of information and recreation hub for walkers and bikers.
- 13.1.5.3** Consider formalising section of track to the Ben Lomond summit formerly maintained by DOC above Midway Clearing.
- 13.1.5.4** Consider installing public toilets at Midway Clearing.



Map showing the location of Midway Clearing

13.1.6 TIKI TRAIL AND UPPER BRECON STREET RESERVE ENTRANCE

Description:

The Tiki Trail is a very popular walking trail that leads from the Queenstown Cemetery to the beginning of the Ben Lomond Track. It provides walking access to Bob's Peak, as an alternative to the Skyline Gondola, and is used as part of Ziptrek Ecotours ground operations. The main entrance to the Tiki Trail is from the Queenstown Cemetery adjacent to Upper Brecon Street and the Skyline lower terminal building.

The trail is steep and technical, winding its way through trees including an original remnant beech forest towards the lookout at the top of Bob's Peak and provides access to the Taumata-o-Hakitekura Ben Lomond Summit Track. It is these characteristics that contribute to the trails' popularity and experience.

The trail is approximately 2.1 kilometres in length and gains approximately 450 metres elevation. The entrance area has recently changed as a result of upgrades to Brecon Street which improved pedestrian access but removed parking opportunities for reserve users. There is limited wayfinding signage to direct users to the start of the trail.

Facilities:

> Signage

Objective:

13.1.6.1 To recognise the Tiki Trail as the primary walking trail on Te-Taumata-o-Hakitekura Ben Lomond Reserve and acknowledge it as a highly valued trail of recreational significance.

Policies:

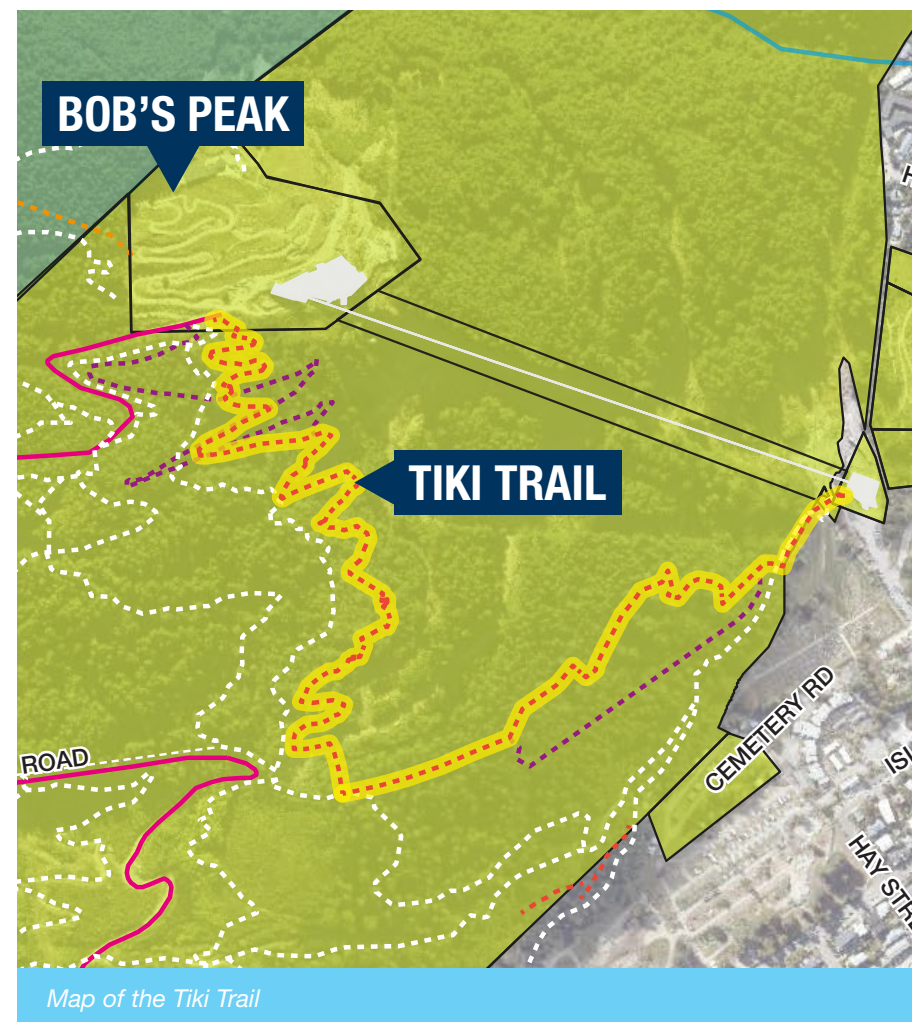
13.1.6.2 To enhance the Brecon Street entrance area to the Tiki Trail for pedestrians and recognise as one of the primary walking access points into the reserve.

13.1.6.3 Prioritise opportunities for sharing Kāi Tahu associations and connections (past, present and future) to provide a full expression of cultural identity for users of the Tiki trail.

13.1.6.4 Enable and support the establishment of a community group associated with the Tiki Trail, such as 'Friends of the Tiki Trail'.

13.1.6.5 Improve safety and ease of access while retaining unique characteristics of the Tiki Trail.

13.1.6.6 Consider constructing a new access link to the Tiki Trail from any future reserve entrance established at the Lakeview development.



13.1.7 ONE MILE RESERVE ENTRANCE

Description:

A current arrival area to the Te-Taumata-o-Hakitekura Ben Lomond Reserve. The entrance is from the Fernhill roundabout, providing access to the historic One Mile Pump Station and the One Mile Creek walking trail.

The One Mile creek walking trail a technical track through remnant beech forest and Douglas fir to the subalpine and alpine zones higher up in the Reserve. There has been water damage to the lower section of the track.

Facilities:

- > Car parking (~20 spaces)
- > Signage

Total area:

6,000m² (including the access road and car park area)

Objective:

- 13.1.7.1** To ensure the One Mile is recognised as a formal arrival area into Te-Taumata-o-Hakitekura Ben Lomond Reserve.

Policies:

- 13.1.7.2** Protect One Mile Pump Station heritage values.
- 13.1.7.3** Consider installing public toilets at the One Mile reserve entrance.
- 13.1.7.4** Consider upgrading the entrance road and carpark to cater for more vehicles.
- 13.1.7.5** Support the development of a new multi-use uphill-trail near One Mile to connect to the existing network.



13.2 Te Tapunui Queenstown Hill

13.2.1 KERRY DRIVE JUMP PARK AND RESERVE ENTRANCE

Description:

Reserve arrival area at the end of Kerry Drive with a purpose built pump track and bike jump park, under licence to the QMTBC. The pump track, built in 2021 is a dual clay loop track that allows two riders to ride on the track at once side by side.

Lot 1 DP 49690, known as the 'Commonage Land', is adjacent to the Reserve. This land was formerly part of the reserve and was subdivided off following a land exchange with additional DOC land that now forms part of the reserve. QLDC sold the land and it is to be developed as a residential subdivision in the future. QLDC have approved an easement in favour of the developer, from Kerry Drive through the Reserve to provide alternative road access to the Commonage land.

Facilities:

- > Bike pump track
- > Car parking (~25 spaces)
- > Water fountain
- > Toilets

Total area:

3.17 hectares

Objectives:

- 13.2.1.1** To manage the Kerry Drive Jump Park as a licenced area.
- 13.2.1.2** To consider and develop Kerry Drive as the primary arrival entrance into Te Tapunui Queenstown Hill Reserve, that would include the realignment of the start of the Queenstown Time Walk.

Policies:

- 13.2.1.3** Consider providing additional recreation facilities such as picnic tables and rubbish bins.
- 13.2.1.4** Allow for upgrades and agreed changes to the pump track.



Map showing the location of Kerry Drive jump park

13.2.2 TE TAPUNUI QUEENSTOWN HILL TIME WALK

Description:

The Time Walk is a well utilised walking trail that leads up Te Tapunui Queenstown Hill to the Basket of Dreams sculpture and viewpoint, with spectacular scenery and extensive views of Lake Whakatipu, the Remarkables and Te-Taumata-o-Hakitekura Ben Lomond.

Interpretive panels spaced along the length of the trail explain the history of Tāhuna Queenstown. The Time Walk commences at Belfast Terrace and enters private land approximately 1.5km along the trail.

Further walking trails lead from the Basket of Dreams to Te Tapunui Queenstown Hill summit, which is located on private farmland, to obtain 360 degree panoramic views of the Whakatipu Basin.

Facilities:

- > Existing small car park on Belfast Terrace (~5 spaces)

Total area:

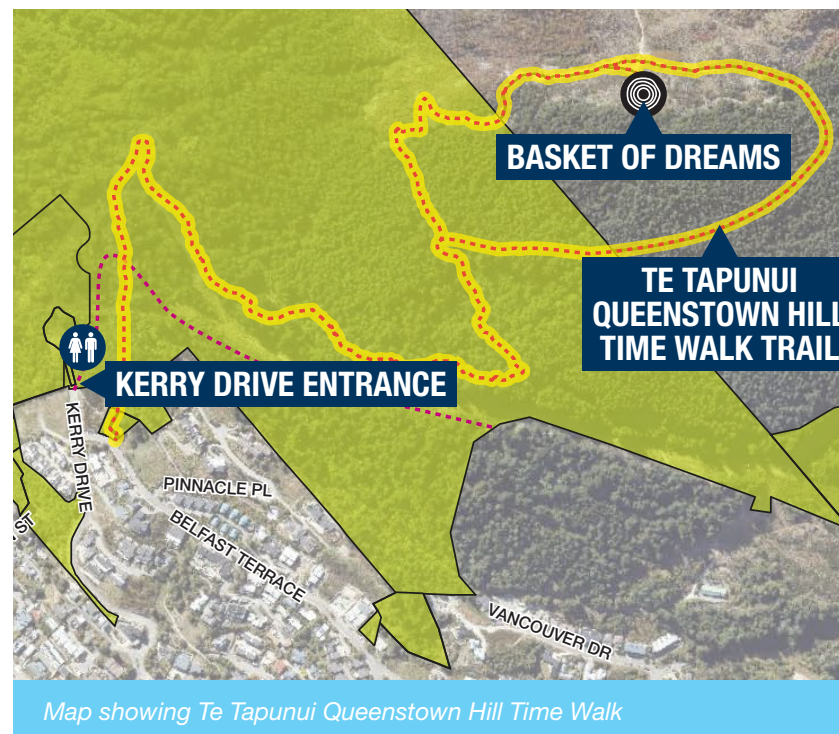
Length of trail approximately 3.7 kilometres (to the Basket of Dreams and loop back).

Objective:

- 13.2.2.1** To preserve the Time Walk as the primary walking (only) trail on Te Tapunui Queenstown Hill Reserve.

Policies:

- 13.2.2.2** Prioritise opportunities for sharing Kāi Tahu associations and connections (past, present and future) to provide a full expression of cultural identity for users of the Time Walk.
- 13.2.2.3** Establish and maintain view shafts through the vegetation at various points along the track to provide views over the township and Whakatipu Basin – to be retained through the revegetation of Te Tapunui Queenstown Hill.
- 13.2.2.4** Consider the realignment of the Time Walk track to start from the Kerry Drive carpark arrival area.
- 13.2.2.5** Consider a link to Highview Terrace and Tree Tops Rise, to enable additional pedestrian access.
- 13.2.2.6** Consider a new walking trail from Matakauri Wetlands to Te Tapunui Queenstown Hill.



13.3 Proposed Reserve Entrances

The following areas are not currently established but are considered to be important future arrival areas to cater for future residential growth in the vicinity and increased visitor demand on Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill reserves. All new arrival areas present opportunities for cultural integration of Kāi Tahu values within the reserves.

13.3.1 TE-TAUMATA-O-HAKITEKURA BEN LOMOND RESERVE - LAKEVIEW DEVELOPMENT

Description:

The Lakeview development is adjacent to Te-Taumata-o-Hakitekura Ben Lomond Reserve. The development will transform the former Lakeview Campground into a mixed use zone that will offer high density residential buildings, hotels, co-working and co-living spaces, hospitality and retail.

The site comprises a central public plaza and a recreation reserve. It is important to integrate the Lakeview development into the Te-Taumata-o-Hakitekura Ben Lomond reserve with strong public access links.

A new arrival area should be established which provides key recreation infrastructure adjacent to the Ben Lomond Reserve.

Objective:

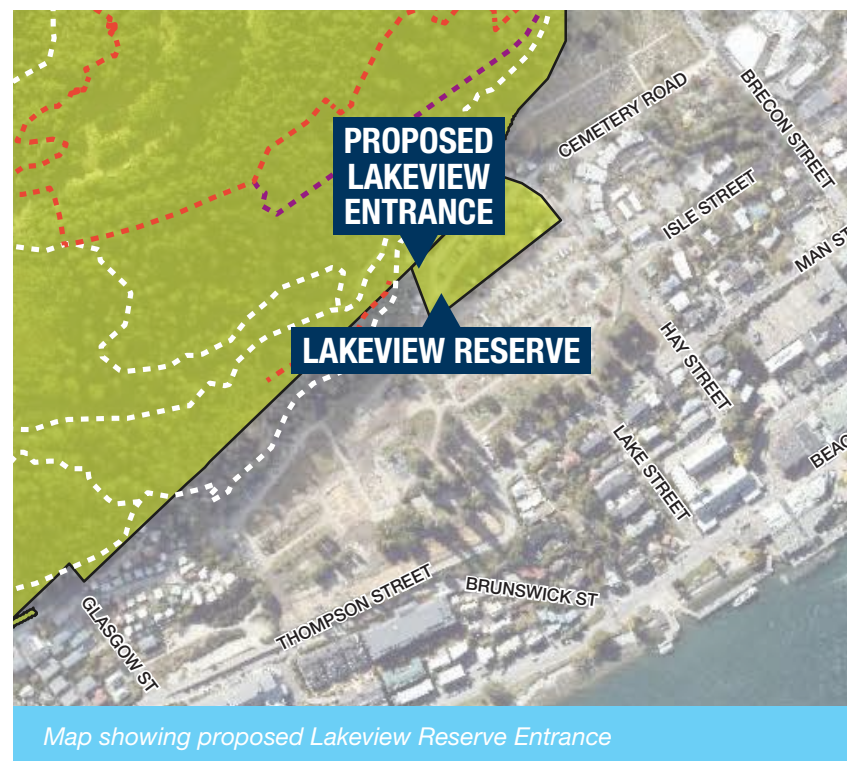
13.3.1.1 To establish a reserve entrance to Te-Taumata-o-Hakitekura Ben Lomond reserve in this location, providing car parking for reserve users, connections to future walking and biking trails, play opportunities, water fountains, toilet facilities and signage. This will be a key entrance into the reserve for the Queenstown town centre. This location may also be a future link to the Tiki Trail and Ben Lomond Bike trails.

Policies:

13.3.1.2 Consider establishing a formal Reserve entrance from the Lakeview development.

13.3.1.3 Consider a new link walking trail from Lakeview which would connect into the Tiki trail.

13.3.1.4 Establish connections into the Lakeview development for all users of the reserve.



13.3.2 TE TAPUNUI QUEENSTOWN HILL - TREE TOPS RISE

Description:

The Silver Creek residential development will be established over the coming years. It is important to provide a public access link between this site into the Te Tapunui Queenstown Hill Reserve, and an arrival area should be established which provides key recreation infrastructure in this location.

Objective:

- 13.3.2.1** To establish an arrival area to Te Tapunui Queenstown Hill Reserve in this location, providing car parking, connections to future walking and biking trails, water fountains, toilet facilities and signage. This will be a key entrance into the Reserve for the majority of Goldfield Heights, in addition to the future residents of Silver Creek.

Policy:

- 13.3.2.2** Consider establishing a formal Reserve entrance from the Tree Tops Rise or in the vicinity.



14 Policies

The following policies are the actions that support the objectives. They outline how to achieve the goals. They are clear, informed, inclusive and achievable. Policies support the objectives pertaining to both reserves:

14.1 Kāi Tahu Partnerships

- 14.1.1.** Identify ways to give effect to partnering with Kāi Tahu on the planning and management of the reserves, that takes account of tikanga and enables practical expression of kaitiakitanga, including identifying and assessing mana whenua values, sites and landscapes of significance and understanding how these are best protected and enhanced.
- 14.1.2.** Explore opportunities to support mana whenua associations, connections (past, present and future) and the expression of Kāi Tahu identity within the reserves including:
 - a.** interpretation panels and pūrakau (storytelling)
 - b.** involvement in restorative programmes, including incorporation of mātauranga
 - c.** incorporating mana whenua design principles in reserve developments and wayfinding
 - d.** supporting customary practices, including mahika kai
 - e.** Supporting the principles of Te Mana o Te Wai through ensuring activities within the reserves do not adversely affect the mauri of the waterbodies within and connected to the Reserves.

14.2 Effective Cross Organisation Management

- 14.2.1.** Collaborate with DOC to rationalise reserve boundaries potentially through land swap or other mechanisms.
- 14.2.2.** Cooperate with organisations or volunteer groups where such partnership results in achieving the objectives and outcomes sought in this Plan.
- 14.2.3.** Continue to engage with key Stakeholders on the aspirations and priorities for the reserve.

14.3 Recreation and Use

RECREATION USE AND PUBLIC ENJOYMENT

- 14.3.1.** Enable recreation use and public enjoyment of the reserves through:
 - a.** Supporting events, programmes and authorised commercial activities that promote suitable uses of the reserves.
 - b.** Providing opportunities that may broaden reserve user's experiences, such as interpretation or public art.
- 14.3.2.** Provide for and manage the impacts of recreational use through a range of mechanisms, including, but not limited to:
 - a.** Utilising codes of conduct, reserve permits and licences to set parameters or conditions on activities.
 - b.** Requiring the authorisation of activities that have the potential to impact the reserves' values or other reserve users.
 - c.** Ensure that nominated trails are assigned and designed for walkers and runners.
 - d.** Restrict development, commercial activities, formal trails and recreational activities on the northern side of gondola easement in the Te-Taumata-o-Hakitekura Ben Lomond Reserve, due to the topography, accessibility and the presence of natural hazards, except for a commuter link trail at the base of the reserve.

DRONES

- 14.3.3.** Recreational drone flying is not permitted.
- 14.3.4.** The use of drones for filming on the reserves will only be authorised by way of film permit from QLDC.
- 14.3.5.** The use of drones for other commercial work on the reserve will require a reserve permit from QLDC.

COMMERCIAL USE

- 14.3.6.** Recognise the continued operation of existing leases on the reserves, as set out in Appendix 3, within their current footprints, being:
 - a.** Skyline Enterprises (including upper and lower terminal buildings, luge tracks and gondola corridor)
 - b.** Ziptrek Ecotours (12 towers, 6 ziplines, ground access (via road and on foot) and air access).
 - c.** AJ Hackett Bungy (Ledge Bungy and Swing)
 - d.** G-Force Paragliding
 - e.** Kiwi Birdlife Park
- 14.3.7.** Consider additional commercial recreation activities on Te-Taumata-o-Hakitekura Ben Lomond only where they are compatible with the reserves wider values and in accordance with policy 14.3.9 below.

14.3.8. Limit commercial activities on Te Tapunui Queenstown Hill, only considering activities that would require limited facilities, have minimal impact on the natural quietness of the reserve and are in accordance with policies 14.3.9 and 14.3.10 below.

14.3.9. Consider the granting of new commercial lease or licence agreements, or the renewal of existing lease and licence agreements, that:

- a.** Are consistent with the reserve's classification and any reserve specific policies set out in the special management zones in section 6.
- b.** Do not adversely detract from the general character and amenity of the reserve and other reserve users.
- c.** Allows recreation activity that uses the unique topography of the reserve to improve the public use and enjoyment.
- d.** Ensure commercial operators contribute to improved environmental outcomes.
- e.** Consider new, or expansion of existing, commercial lease areas immediately to the west of the existing (at the date of this plan) Bobs Peak commercial lease area, to encourage consolidation of buildings and commercial activity.
- f.** Require any new commercial agreements at the top of Bob's Peak to enhance integration with the Tiki Trail and the Ben Lomond Trails to improve user experience.

14.3.10. New commercial activities within the reserves will generally be limited in scale and location to protect the natural character and recreational values of the reserves. However, proposals that can demonstrate a significant wider public benefit such as improvements to sustainable transport, accessibility, or community connectivity may be considered, subject to robust assessment under the Reserves Act 1977 and appropriate statutory and community consultation.

14.3.11. Prohibit motorised recreation activity on the reserves such as motorbikes¹ and off-road vehicles that comprise safety, damage trails and impact on of the quiet enjoyment of the reserve.

14.3.12. Prohibit motorised recreation flying activity on the reserves, such as micro-light launching or similar powered flight activities that comprise safety and impact on the quiet enjoyment of the reserve.

14.3.13. Helicopter landings will be restricted to those required for reserve operational purposes, such as tree removals, search and rescue, pest, fire and wilding conifer control.

14.3.14. Commercial agreements will specify:

- a.** the nature of the activities the operator can provide
- b.** the area within which the activity can be carried out
- c.** the times (over the year and during the day) which the activity can operate
- d.** the signage (if any) permitted in association with the activity
- e.** the fee and/or bond required, and
- f.** that the agreement is non-transferable.

¹ e-bikes or 'power assisted cycles' are defined by Waka Kotahi | NZ Transport Agency (NZTA) as, "a power assisted cycle that has an auxiliary electric motor with a maximum power output not exceeding 300W and is designed to be primarily propelled by the muscular energy of the rider".

MOUNTAIN BIKING

- 14.3.15.** Enable licencing of commercial mountain biking operators to provide guiding and/or coaching on the reserves, taking into consideration safety of reserve users and capacity of the trail network.

ZIPTREK ECOTOURS

- 14.3.16.** Work closely with Ziptrek Ecotours around the wilding conifer removal and ongoing forestry operations in the vicinity of their existing lease area.

BUNGY

- 14.3.17.** Enable renewal of AJ Hackett Bungy's infrastructure, and work closely with them over the wilding conifer removal, ongoing forestry operations and replanting, in the vicinity of their lease area.

COMMUNITY LEASES AND LICENCES

- 14.3.18.** Establish lease and licence agreements with community groups where the activity will:
- a.** activate the reserve and/or assist the public use and enjoyment of the reserve and not disadvantage other users
 - b.** be consistent with the reserve's classification and any reserve specific policies set out in the special management zones.
 - c.** not adversely affect the general character and amenity of the reserve.
 - d.** Where appropriate, enhance biodiversity and/or natural values within the reserve.

EVENTS

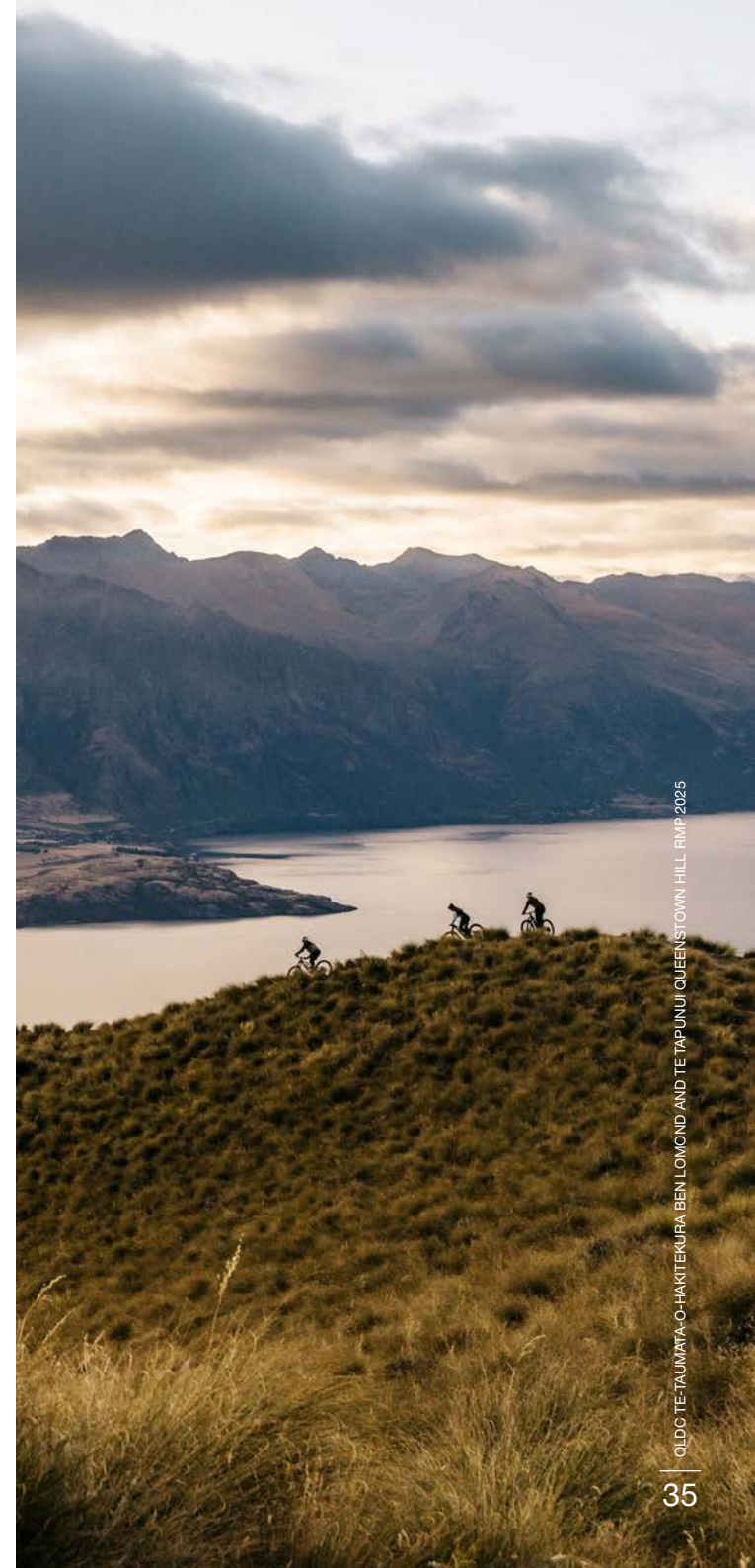
- 14.3.19.** Permit the use of the reserves for cultural, community and recreational events where the assessment of these has considered:
- a.** whether the scale of the event is appropriate to the capacity of the site.
 - b.** whether the event will not compromise the primary function of the reserve area, unduly impact the established users of the reserves or high level of informal visitation in some areas.
 - c.** the requirement for rest periods for popular event locations so the grounds/tracks can recover.
 - d.** the location and timing of the event is appropriate considering the wildfire risk level.
- 14.3.20.** Permit the use of the Ben Lomond Mountain Bike Trails and Wynyard Jump Park, Kerry Drive Jump Park for mountain bike events, provided the conditions of policy 14.5.19 above are met.

GRAZING

- 14.3.21.** Allow licensing of managed grazing within the reserves where the grazing may prevent the establishment of invasive species such as wilding conifers and does not impede regeneration of native biodiversity.

ENCROACHMENT

- 14.3.22.** Ensure adjacent residential properties and leases do not encroach into the reserves by extending landscaping, lawn areas and structures beyond reserve boundaries, or using the reserve for the storage of property.



14.4 Natural Values / Hazards

LANDSCAPE PROTECTION FORESTRY

- 14.4.1** Recognise the adverse impact of the monoculture of wilding conifers present in the reserves and support their removal followed by a revegetation programme over time.
- 14.4.2** Implement as a priority Te Tapunui Queenstown Hill Forestry Plan to remove pest species, particularly Douglas fir and other wilding conifer species.
- 14.4.3.** Develop and implement a forestry plan for Te-Taumata-o-Hakitekura Ben Lomond Reserve that provides a staged approach to the removal of Douglas Fir and other invasive exotic species followed by a revegetation programme.

- 14.4.4.** Recognise that forestry plans need to consider:
 - a.** minimal impact on amenity values through the use of low impact extraction methods, while recognising the long-term goal of restoring the natural environment and enhancing biodiversity values.
 - b.** allowing for revegetation with a mix of native and non-invasive exotic species.
 - c.** acknowledgement that some of the commercial recreation operators on the reserve have consent conditions which require vegetation to screen their activity to minimise the visual impact of their infrastructure.
 - d.** identify areas of remnant beech forest and other native vegetation for protection and enhancement.
 - e.** pest plant and animal control.
 - f.** Acknowledgement of recreation values, ensuring important reserve connections remain accessible where possible.
- 14.4.5.** Apply a cross-organisational approach in the management of vegetation in the reserves and where possible, work with adjoining landowners and key stakeholders (including commercial operators within the reserve) to reduce natural hazard risks and pests.
- 14.4.6.** Enable removal and/or modification of vegetation to improve emergency vehicle access (including helicopters) to the reserves where this is requested by the relevant emergency service operators.

FIRE

- 14.4.7.** Actively implement and regularly review the QLDC 'Activity controls to manage wildfire risk within reserves'.
- 14.4.8.** Allow for reserve closures to mitigate risk for reserve users.
- 14.4.9.** Support the removal and/or modification of vegetation to reduce the likelihood and/or consequences of a wildfire.

BIODIVERSITY

- 14.4.10.** Survey and map specific areas of existing native vegetation.
- 14.4.11.** Develop a protection programme for the mapped areas of existing native vegetation.
- 14.4.12.** Undertake ecological restoration programmes, in conjunction with the relevant Community groups and Stakeholders that target:
 - a.** Gully areas with existing native bush, through active control of wildings and other weed species together with revegetation that expands the native species coverage.
 - b.** High use areas such as along walking tracks and in the vicinity of the gondola facilities and easement.
 - c.** Around the lower boundaries of the reserve, where access and native plant establishment is likely to be easier.
 - d.** An ongoing programme of wilding conifer control as resources permit.

PEST MANAGEMENT

- 14.4.13.** Undertake pest control programmes on the reserves, recognising the Otago Regional Council's Pest Management Plan and giving priority to:
- a.** Collaborating with Department of Conservation, the Otago Regional Council and relevant adjacent landowners to co-ordinate and compliment efforts.
 - b.** Reserve areas where volunteer groups provide capacity to deliver programmes.
 - c.** Targeting the management of the goat, deer, possum, hare and feral cat populations.
- 14.4.14.** Enabling pest animal control through supporting the work of volunteer organisations completing pest removal work, such as trapping.
- 14.4.15.** Prohibit feeding of feral cats in the reserves, including establishing and/or maintaining feral cat colony feeding stations.

INFRASTRUCTURE

- 14.4.16.** Support the relocation, undergrounding or decommissioning of powerlines within the reserves.
- 14.4.17.** Permit the placement and maintenance of utility services where the reserve will not be materially altered or permanently damaged, and the ability of reserve users and commercial operators to use the reserve will not be permanently or adversely affected.
- 14.4.18.** Site underground utility services to avoid existing and potential features, including trees and waterways.

ROCKFALL AND DEBRIS FLOW

- 14.4.19.** Before undertaking any vegetation removal or land use change, assess the effects of natural hazard risk.
- 14.4.20.** Ensure any vegetation removal or change of land use considers natural hazard risk of the Brewery Creek and Reavers Lane alluvial fans.
- 14.4.21.** Where practicable, protect the provision of public recreational access to the reserves when enabling hard engineering structures where necessary to manage natural hazard risk.

14.5 Heritage Values

HERITAGE PROTECTION

- 14.5.1.** Sites of historical significance will be protected, preserved and maintained as resources permit.
- 14.5.2.** Any development work carried out on, or adjacent to, historic structures shall be sympathetic to their historical context and carried out in liaison with Heritage New Zealand Pouhere Taonga and Kāi Tahu.
- 14.5.3.** Work (repairs, maintenance and alterations) carried out on historic structures will be informed and carried out by appropriately skilled consultants and contractors and be in accordance with the principles of the International Council on Monuments and Sites New Zealand Charter for the Conservation of Places of Heritage Value.

14.6 Infrastructure and Reserve Development

RESERVE DEVELOPMENT

- 14.6.1.** Consider the development of built structures, as necessary, to provide for the function and support of formal and informal recreation activities on the reserves.
- 14.6.2.** Consider permitting new commercial activity that delivers substantial community and reserve wide benefits where these align with the reserves vision and values.
- 14.6.3.** Acknowledge the geographical location of Te Tapunui Queenstown Hill Reserve forms part of a potential transport corridor.
- 14.6.4.** Encourage a collaborative and non-exclusive use of built structures, to minimise the built footprint on reserves.
- 14.6.5.** Ensure the design, colours and materials used on buildings and structure are of a high quality and do not detract from the character or amenity of the reserves. Buildings shall be supported by landscaping if appropriate, to ensure that they enhance the character of the reserves.
- 14.6.6.** Ensure any future building and/or infrastructure development within the reserves are designed to mitigate the effects of natural hazards including erosion, falling debris, subsidence, inundation and slippage.
- 14.6.7.** Allow for establishing public car parking, rubbish bins, public toilets and shelters on the reserves to meet the needs of reserve users. This infrastructure shall be strategically established in arrival areas, and only where required within the reserves.

RESERVE TRAIL NETWORK

- 14.6.8.** Work with the key stakeholders to develop and implement a Trail Masterplan that formalises the trail network. This will include:
- a.** Identification of the existing trail network and categorise:
 - i. Pedestrian/walking only trails
 - ii. Multi-use trails
 - iii. Mountain biking trails
 - b.** Identification of where new trail connections could be developed and where unauthorised tracks can be closed and remediated.
 - c.** Identification of highly valued pedestrian/walking only trails that include:
 - > One Mile trail
 - > Tiki Trail (including a buffer),
 - > Te Tapunui Queenstown Hill Time Walk
 - d.** Grading of all mountain biking trails.
 - e.** Development of trail maintenance guidelines, which minimise impacts on landscape, and biodiversity and are guided by effective standards relating to track grading, design and construction.
 - f.** Inclusion of a review date within the trail masterplan.

- 14.6.9.** Require the written approval of any new trail development by QLDC, who will assess:

- a.** relocation of a trail due to disturbance from wilding conifer control/harvesting and revegetation.
- b.** the location of the trail and its impact on native vegetation.
- c.** the extent of tree removal or pruning required.
- d.** the volume of earthworks required and any potential impact on exacerbating rock fall or debris flow.
- e.** whether the new trail will result in the displacement of a different user group in the reserve.
- f.** the construction and the consideration of hand-built tracks or machine-built tracks.
- g.** site remediation requirements
- h.** the grade of the trail and whether this adds variety to the existing trail network.
- i.** The extent of wilding conifers to be removed, native plant revegetation, and pest animal trapping.
- j.** where trails are proposed to be built under dead trees, consideration of any safety hazard this presents and whether physical works are required to remove the dead trees.

- 14.6.10.** Actively discourage unauthorised trail building and use, and collaborate with the mountain bike community to support this work with education.

- 14.6.11.** Remove and rehabilitate unauthorised tracks and trails, where practical.

- 14.6.12.** Promote, maintain and enhance established and highly valued walking only trails and ensure any new trails do not adversely impact or displace this user group.

ACCESS / RESERVE ENTRANCES / CARPARKING

- 14.6.13.** Facilitate reasonable access to as many areas of the reserves as possible for persons with restricted mobility, balanced with maintaining and enhancing the naturalness and values of the reserves and the cultural values identified by Kāi Tahu.

- 14.6.14.** Encourage active travel to the reserves through the provision of new trail connections, bike parking and other necessary facilities.

- 14.6.15.** Provide opportunities for cultural integration of Kāi Tahu values throughout the reserves and particularly at the reserve entrances.

- 14.6.16.** Review car parking provision at reserve entrances to improve access to the reserves.

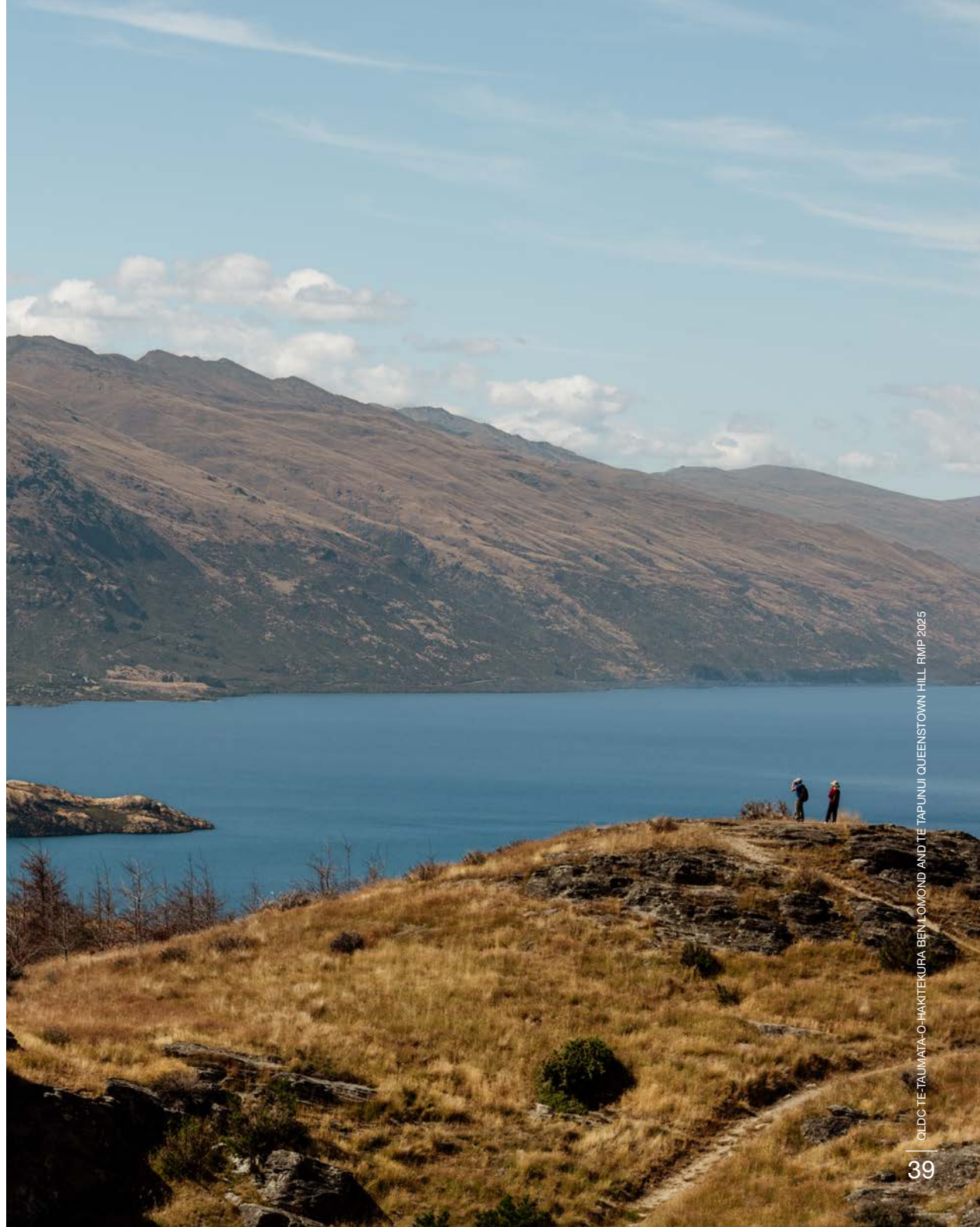
- 14.6.17.** Ensure public recreation access along the existing access road to Bob's Peak and upper Skyline Gondola terminal is preserved.

SIGNAGE, WAYFINDING, COMMUNICATION, INTERPRETATION, STORY TELLING

- 14.6.18.** Continue to review and update signage in conjunction with reserve developments and the implementation of the track network masterplan to encourage exploration of the reserves, improve the visitor experience and keep users safe.
- 14.6.19.** Ensure signs:
- a.** meet Council guidelines
 - b.** combine where appropriate and are the minimum necessary to clearly convey the message to reduce clutter and maintenance
 - c.** attach to buildings or structures where practical.
- 14.6.20.** Establish and provide improved signage for information, orientation and wayfinding within the reserves.
- 14.6.21.** Consider the installation of appropriate small-scale sponsorship signage in high use locations, where this is acknowledging significant financial contributions to the reserves' development or restoration.
- 14.6.22.** Provide opportunities for cultural integration of Kāi Tahu values in reserve signage.
- 14.6.23.** Develop further interpretation in the reserves that tells stories of the history of the land, Kāi Tahu and formation and development of the reserves, and engages the public in the importance of restoring the landscape.
- 14.6.24.** Encourage improved communication and education within the reserves and consider apps, signage and other monitoring systems to make more information readily available to the public.

SMOKING AND VAPING

- 14.6.25.** Prohibit smoking and vaping in the reserves.



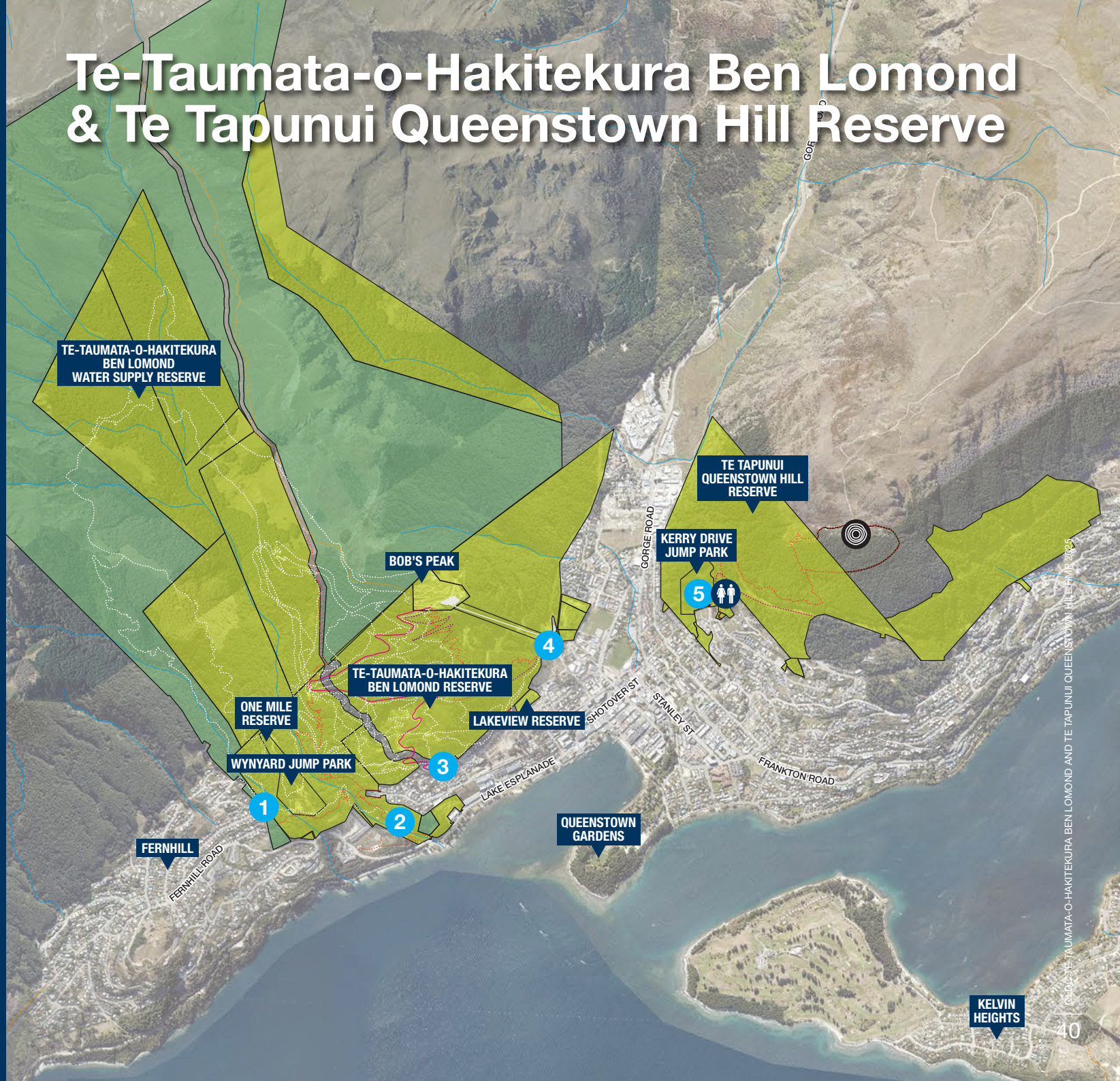
Appendix 1 – Reserve Map

Te-Taumata-o-Hakitekura Ben Lomond & Te Tapunui Queenstown Hill Reserve

- QLDC Reserves
- DOC Public Conservation Land
- Land parcels
- Waterways

- 1 Wynyard Crescent Entrance
- 2 One Mile Entrance
Car park
- 3 Lomond Crescent Entrance
- 4 Tiki Trail Entrance
- 5 Kerry Drive Entrance
Car park, toilets

- Access Road
- Commonage Access Easement
- Track / Path
- MTB
- Ziptrek Ecotours
- DOC Track
- Basket of Dreams



Appendix 2 – Legal Descriptions

REFERRED TO AS	RECORD OF TITLE	LEGAL DESCRIPTION	CLASSIFICATION	AREA
Te-Taumata-o-Hakitekura Ben Lomond				
Bob's Peak Recreation Reserve	OT109/294	Section 19 Block XX Shotover Survey District and Section 20 Block I Mid Wakatipu Survey District	Recreation Reserve	164.29 Ha
Water Supply Reserve	OT109/95	Section 4, Section 10, Section 14 and Section 19 Block I Mid Wakatipu Survey District and Section 1-2 Block VIII Mid Wakatipu Survey District	Reserve for water supply	175.61 Ha
Water Supply Reserve	OT124/234	Section 3 Block VIII Mid Wakatipu Survey District and Section 72 Block XX Survey District Shotover	Water Reserve	55.24 Ha
Kiwibird Life Park	OT9B/770	Section 129 Block XX Shotover Survey District and Section 1 Survey Office Plan 24407 and Part Section 131 Block XX Shotover Survey District	Recreation Reserve	2.32 Ha
Kiwibird Life Park	185162	Lot 2-4 Deposited Plan 345184 and Section 1 Survey Office Plan 22971 and Part Section 131 Block XX Shotover Survey District	Recreation Reserve	1.19 Ha
Reserve area adjacent to Kiwibird Life Park	185161	Lot 1 Deposited Plan 345184	Recreation Reserve	0.16 Ha
Queenstown Commonage Reserve Management Act 1876	Nil	Section 106 XX Shotover Survey District	Commonage Reserve	11.84 Ha
Queenstown Commonage Reserve Management Act 1876	Nil	Part Section 105 Block XX Shotover Survey District	Commonage Reserve	7.09 Ha
Entrance to Wynyard Jump Park	Nil	Section 2 Survey Office 317363	Commonage	0.19 Ha
One Mile Historic Pump Station	Nil	Section 1 Survey Office 24350	Recreation Reserve	1.06 Ha
Total area				418.99 Ha
Te Tapunui Queenstown Hill				
Te Tapunui Queenstown Hill Reserve (containing the entrance to the Te Tapunui Queenstown Hill Time Walk)	569609	Lot 4 Deposited Plan 447835	Recreation Reserve	6.05 Ha
Te Tapunui Queenstown Hill Reserve	732627	Lot 2 Deposited Plan 496901 and Section 1 Survey Office Plan 503041	Recreation Reserve	61.98 Ha
Te Tapunui Queenstown Hill Reserve	26956	Lot 602 Deposited Plan 306902	Local Purpose Reserve (Beautification)	0.43 Ha
Te Tapunui Queenstown Hill Reserve	109819	Section 2 Survey Office 317364	Conservation	40.66 Ha
Total area				109.12 Ha

Appendix 3 – Lease and Licence Holders

Lease and Licence Holders	
LEASE/LICENSE HOLDER	LOCATION
ZJV Limited (trading as Ziptrek Ecotours)	Te-Taumata-o-Hakitekura Ben Lomond
Helibike New Zealand Limited	Te-Taumata-o-Hakitekura Ben Lomond
New Zealand Police	Te-Taumata-o-Hakitekura Ben Lomond
Peak Bungy Limited	Te-Taumata-o-Hakitekura Ben Lomond
Queenstown Commercial Parapenters	Te-Taumata-o-Hakitekura Ben Lomond
Queenstown Mountain Bike Club (Gorge Road)	Te-Taumata-o-Hakitekura Ben Lomond
Queenstown Mountain Bike Club (Wynyard)	Te-Taumata-o-Hakitekura Ben Lomond
The Inside Line Limited	Te-Taumata-o-Hakitekura Ben Lomond
Aotearoa Towers Group t/a Forty South	Te-Taumata-o-Hakitekura Ben Lomond
Skyline Enterprises Limited	Te-Taumata-o-Hakitekura Ben Lomond
Spark Limited	Te-Taumata-o-Hakitekura Ben Lomond
Treadmark NZ	Te-Taumata-o-Hakitekura Ben Lomond
Vertigo Bikes Limited	Te-Taumata-o-Hakitekura Ben Lomond
Queenstown Mountain Bike Club (Kerry Drive)	Te Tapunui Queenstown Hill



Thank you to Destination Queenstown for supplying the photos used in this plan.