Community & Services Committee

3 July 2025

Report for Agenda Item | Rīpoata moto e Rāraki take [1]

Department: Community Services

Title | Taitara: Recommendation to adopt the final Te-Taumata-o-Hakitekura Ben Lomond & Te Tapunui Queenstown Hill Reserve Management Plan

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider recommending to Council that Te-Taumata-o-Hakitekura Ben Lomond & Te Tapunui Queenstown Hill Reserve Management Plan be adopted in accordance with the Reserves Act 1977.

Recommendation | Kā Tūtohuka

That the Community & Services Committee:

1. **Note** the contents of this report; and

2. **Recommend to Council** to adopt the final Te-Taumata-o-Hakitekura Ben Lomond & Te Tapunui Queenstown Hill Reserve Management Plan.

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10 June 2025

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11 June 2025

Context | Horopaki

1. Te-Taumata-o-Hakitekura Ben Lomond Recreation Reserve comprises ten parcels of land totalling 419 hectares. The Te Tapunui Queenstown Hill Recreation Reserve comprises four parcels of land totalling 109 hectares.

2. Under Section 41(1) of the Reserves Act 1977 (the Act) all recreation reserves under Council's administration are required to have reserve management plans, these must be prepared in accordance with the Act and be regularly reviewed.

3. The current Reserve Management Plan (RMP) for these reserves was adopted by Council on 3 August 2005. Council is required to keep the management plan under continuous review to ensure the plan adapts to changing circumstances and increased knowledge. Given the high-profile nature of these reserves and the high level of public and commercial use, it was considered appropriate to prepare an updated Reserve Management Plan.

4. The Final Te-Taumata-o-Hakitekura Ben Lomond & Te Tapunui Queenstown Hill Reserve Management Plan 2025 sets out the direction for the use, maintenance, protection, preservation, and development of Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserves, through a vision and a series of objectives and policies. These will act as a guide for Council officers in making both day-to-day and long-term decisions about how the reserve will be used, managed, or developed.

5. The review of the Ben Lomond and Queenstown Hill RMP commenced in August 2021. A summary of the key dates in the review process is set out in the table below.

Date	
19 August 2021	The Community & Services Committee approved the intention to notify the preparation of a Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan (the Draft RMP).
October 2021 to January 2022	Engagement with the community and stakeholders including targeted stakeholder meetings and a Let's Talk online campaign, to gather early insights.
12 November 2024	Draft RMP approved for public consultation by the Community & Services Committee.
12 December 2024	Council approved the draft RMP for public consultation.
16 December 2024 to 17 March 2025	Formal consultation period. 106 submissions received. 6 drop-in sessions held at Belfast Terrace entrance to the Time Walk on Te Tapunui Queenstown Hill, the Village Green on Camp Street in Queenstown and Wynyard Crescent entrance to the Ben Lomond Trails in Fernhill on 24 January 2025 and 12 February 2025.
5 May 2025	Public hearing. 10 submitters spoke to their submission.
12 May 2025	Public deliberations by the Hearing Panel.

Analysis and Advice | Tatāritaka me kā Tohutohu

6. The Final RMP (Attachment A) sets out the vision, values and intended uses of the reserve through objectives and policies.

7. The draft RMP was open for submissions between 16 December 2024 and 17 March 2025 and this was supported by six drop-in sessions held at various locations in Queenstown in January and February 2025. 106 submissions were received. A summary of submissions received was developed and shared with the community (Attachment B).

8. The Hearing Panel, made up of three members of the Community & Services Committee, directed changes be made to the draft RMP through the deliberations part of the processheld on 12 May 2025. This followed the Hearing Panel's consideration of the written submissions and comments from the 10 submitters who spoke at the public hearing on 5 May 2025.

9. A version of the Final RMP 2025 showing tracked changes made is Attachment E. The main changes after public submissions and deliberations are summarised below:

10. The vision statement has been revised to emphasise:
    - Wilding conifer removal.
    - Native biodiversity.
    - Cultural identity and sustainable recreation.

11. Reserve descriptions
    - Information regarding the access easement from Kerry Drive through the reserve to the commonage land has been added to section 5.2, this easement area is also shown on the updated maps.
    - Further information has been added to section 7.3 regarding undertaking the removal of wilding conifers in a considered and sustainable manner to avoid erosion, wind and rain risk.

12. More detailed information has been added to the Wildfire Risk Section 9.3, to further explain the role of Fire and Emergency New Zealand (FENZ) and the cross-organisation collaboration on fire risk mitigation and management.

13. New entries and updates to section 11, Planned Recreation Developments/Commercial Developments to reflect:
    - Skyline gondola upgrades including the restaurant expansion.
    - Ziptrek Ecotours' future planning.

14. Objectives
    - A new objective has been included;
        - *12.4 to acknowledge the presence of the monoculture of wilding conifers in the reserves and the need for removal.*
    - Objectives 12.5 and 12.17 are expanded to reflect this position on invasive wilding conifer control in the reserves.

15. Reserve Areas Policies and Objectives
    - New and enhanced policies and objectives for Wynyard Crescent, Fernhill Loop Trail, One Mile, the Tiki Trail and Kerry Drive including supporting new infrastructure, improving access, providing public toilets, improving signage and car parking.

16. Recreational and Use Policies
    - These policies have been brought closer to the front of the plan to reflect their importance in the management of the reserves. These policies have been enhanced to better focus on:
        - Primary users and ensuring walking access is protected.
        - Ensuring user conflict issues and unauthorised trail development is appropriately managed through trail master planning.
        - Adjustment to policy 14.3.9, regarding commercial use, to include additional requirements (e) and (f) to address potential new or expanded commercial recreation development area immediately to the west of the existing Bob's Peak commercial lease area. New policy 14.3.10 has been added to strengthen specific requirements and limitations for all new commercial activities in the reserves.
        - Draft policy 14.5.22, regarding freedom camping, has been removed from the plan.

17. Landscape Protection Forestry Polices
    - New policy 14.4.1 has been added to support new objective 12.4, acknowledging the presence of the monoculture of wilding conifers in the reserves and the need to eliminate these.

18. Fire Policies
    - These policies have been brought closer to the front of the plan to reflect their importance in the management of the reserves.

19. Pest Management
    - New policy 14.4.1 has been added to prohibit feral cat colony feeding stations in the reserves.

20. Infrastructure and Reserve Development
    - New policies 14.6.2 and 14.6.3 have been added to this section, in order to achieve the following:
        - to allow new commercial activities in the reserves to be considered where they provide significant community or reserve-wide benefits and align with the reserve's vision and values.
        - to recognise Queenstown Hill's location may form part of a potential future transport corridor.

21. Biking and Walking Tracks
    - The name of this section has been changed to "Reserve Trail Network" to better reflect the policies it contains. These policies have also been amended to:
        - Recognise and enhance the protection of walking only trails and ensure this user group is not displaced with the development of new trails.

- Work with the Queenstown Mountain Bike Club to educate the mountain biking community regarding unauthorised trails and rehabilitate these where practical.
- Ensure we create a safe, sustainable, and inclusive trail network that balances, recreation demand and environmental protection.

22. Smoking and vaping
    - New policy 14.7.1 has been included to prohibit smoking and vaping in the reserves.

23. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.

24. Option 1 Recommend to Council to adopt the final RMP 2025.

Advantages:

- Ensures there is a relevant plan for the future of the reserves that provides a clear management framework for the use and development of the reserves.
- Ensures community expectations to produce an RMP are met. It also acknowledges the community and stakeholder engagement through the submissions and hearings process.
- This will support Council's obligation under the Act to prepare and review reserve management plans for recreation reserves.

Disadvantages:

- Some of the direction in the RMP may not be supported by all community members.

25. Option 2 Do not recommend to Council to adopt the Final RMP 2025.

Advantages:

- There will be no change and the reserve will continue to be managed under the existing plan.

Disadvantages:

- The reserves will remain subject to the RMP 2005 which is out of date and no longer fit for purpose. This means there will be no updated direction for how activities in the reserves will be managed.
- Council will not meet the community's expectations that a reviewed RMP for the reserve will be adopted.
- Council will not be acting in accordance with the Act.

26. This report recommends **Option 1** for addressing the matter because this will ensure a clear plan is in place to direct future use and development, it will meet community expectations for a plan to be in place and will meet Council's obligations under the Act.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

27. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because of the high community and commercial stakeholder interest in the development and use of the reserves which are highly valued by the community.

28. The persons who are affected by or interested in this matter are users of the reserves, residents/ratepayers of the Queenstown community, commercial reserve lease and licence holders, visitors to Queenstown, immediately adjoining residential and commercial neighbours and local recreation and conservation groups and organisations.

29. The Council has undertaken targeted stakeholder engagement and wider community consultation to inform the RMP.

30. The draft RMP was formally consulted on through a three-month submission period between December 2024 and March 2024, and subsequent public hearings in May 2024.

Māori Consultation | Iwi Rūnaka

31. The Council has worked with Aukaha and Te Ao Marama Incorporated when preparing the RMP.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

32. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10005 Ineffective planning for community services or facilities within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating.

33. The approval of the recommended option will allow Council to avoid the risk. This will be achieved by creating a clear plan for how Council intends to provide for and ensure the use, enjoyment, maintenance, protection, and preservation of the reserves.

Financial Implications | Kā Riteka ā-Pūtea

34. Preparing and finalising the RMP is planned for within existing operational budgets.

35. There is no specific funding in the QLDC Long Term Plan (LTP) 2024-2034 to implement the RMP.

36. Implementation of the some parts of the RMP, such as wildfire mitigation and new public toilets in the reserves, could be funding through existing budgets in the LTP.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

37. The following Council policies, strategies and bylaws were considered:
    - Vision Beyond 2050
    - The Reserves Act 1977
    - Local Government Act 2002
    - Parks and Open Spaces Strategy 2021
    - Significance and Engagement Policy 2024
    - Draft Climate & Biodiversity Plan 2025-2028
    - Whakatipu Wilding Conifer Control Group Strategic Plan 2023-2033
    - Otago Regional Pest Management Plan 2019
    - The QLDC Disability Policy
    - Proposed and Operative District Plan

38. The recommended option is consistent with the principles set out in the named policies. It aligns with the Reserves Act 1977 which requires reserve management plans to be in place for recreation reserves.

39. This matter is not included in the Long Term Plan/Annual Plan.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kīaka

40. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. Approval of the report's recommendation will support these outcomes by having an approved plan that directs future decision making for the Reserve. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

41. The recommended option:
    - Can be implemented through current funding under the Long Term Plan and Annual Plan;
    - Is consistent with the Council's plans and policies; and
    - Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	Final Reserve Management Plan 2025
B	Summary of Submissions received December 2024 - March 2025
C	Final Reserve Management Plan 2025 (showing tracked changes)

RESERVE MANAGEMENT PLAN 2025

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

QLDC

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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
Ngai 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 Tauira – 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 polices 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 close
5 May 2025 Hearing held
3 July 2025 Community & Services Committee recommends adopting plan
July 2025 Full Council adopts 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 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 n
atural 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 Tuwiriroa. 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 steered 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 Kamu-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 Tuwiriroa, 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 Appendix 2 for 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. Refer to the map in Appendix 1.

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 of 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 or 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 though 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 also 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 of 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 Karere 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.

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.

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 being fast-growing and 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 insolation 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 rain risk 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 and goats. These pests have a significant impact on the indigenous ecosystems, preventing the regeneration of native seedlings and saplings and damaging predation 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.

Other invasive pest animal species threatening the reserves' ecology include deer, possum and hare.

Pest plants of particular concern that are 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, 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 both 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 internation 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 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 Refugee 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 450 m 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 terminal, 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 includes 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 is 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,

But the landscapes 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 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 flammable nature 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 Bobs 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.

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 users 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.

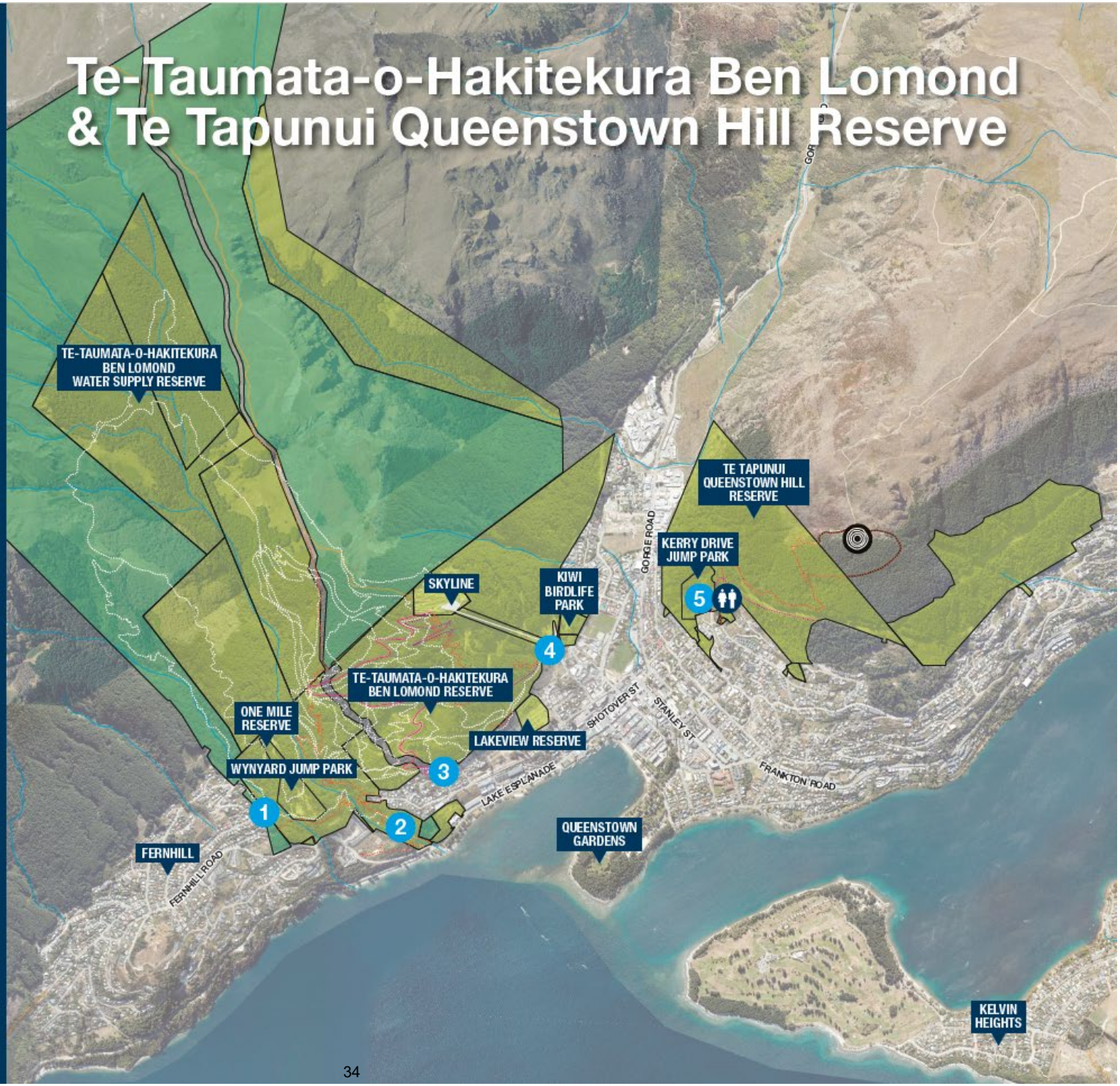
Advice note: Under the Heritage New Zealand Pouhere Taonga Act 2014, archaeological sites are defined as any place occupied prior to 1900 that may provide archaeological information on the history of New Zealand. Due to the long history of people using and traversing the reserves, there are recorded 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.

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



QUEENSTOWN LAKES DISTRICT COUNCIL

12. OBJECTIVES

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

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 exotics 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 Department of Conservation, FENZ, and 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 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 formalization of the access area has been undertaken by Council

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 Wynard 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

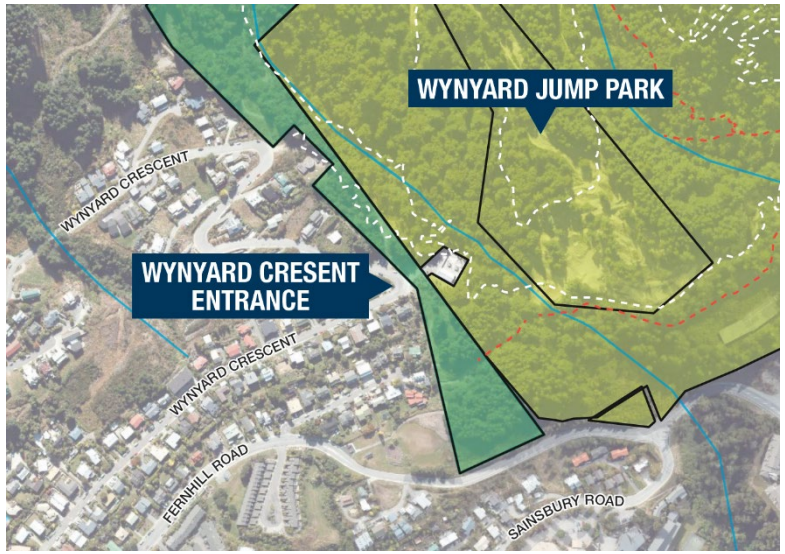
Objective:

13.1.1.1 To acknowledge the Wynyard Cresent entrance as a formal recreation arrival area.

Policy:

13.1.1.2 Enable the development of the reserve area off Wynyard Cresent 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

Photo of 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

Photo of 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 at mid-way. 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.

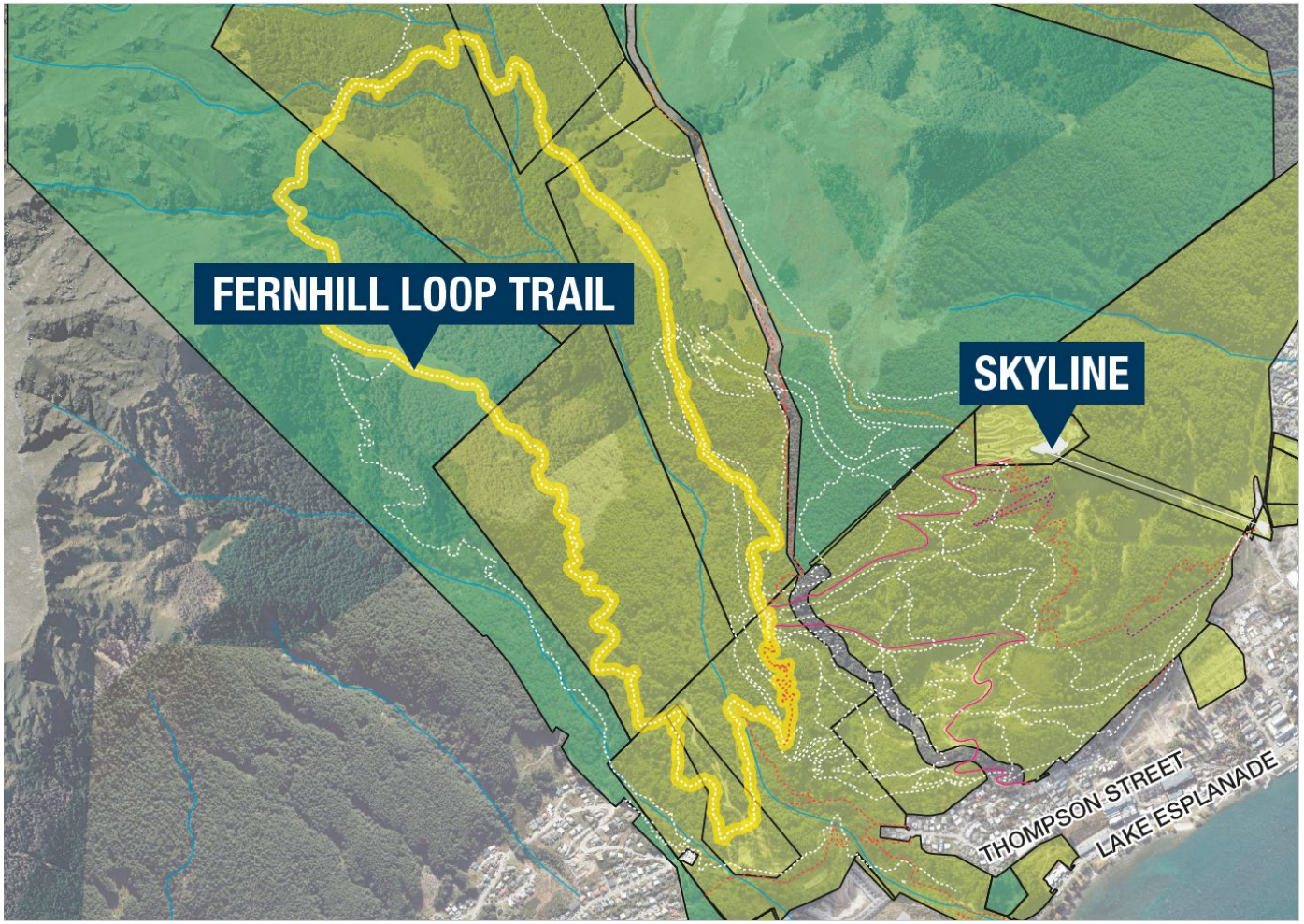
Facilities: 'McGazza' picnic table lookout

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.



Map of Fernhill Loop Trail

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 Cresent. 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:

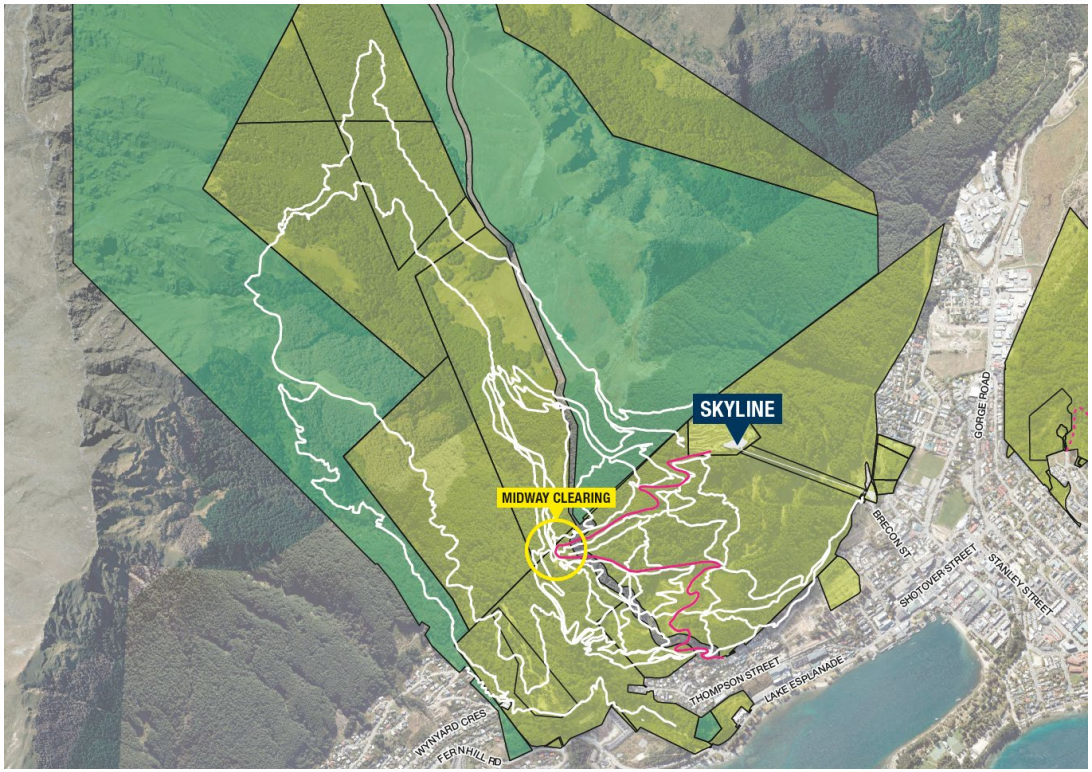
13.1.4.1 To ensure the Bike Trails are managed as a national and international destination mountain bike network.

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 walker, 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.



Map showing BLMBT Bike Trails - marked white

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

Objectives:

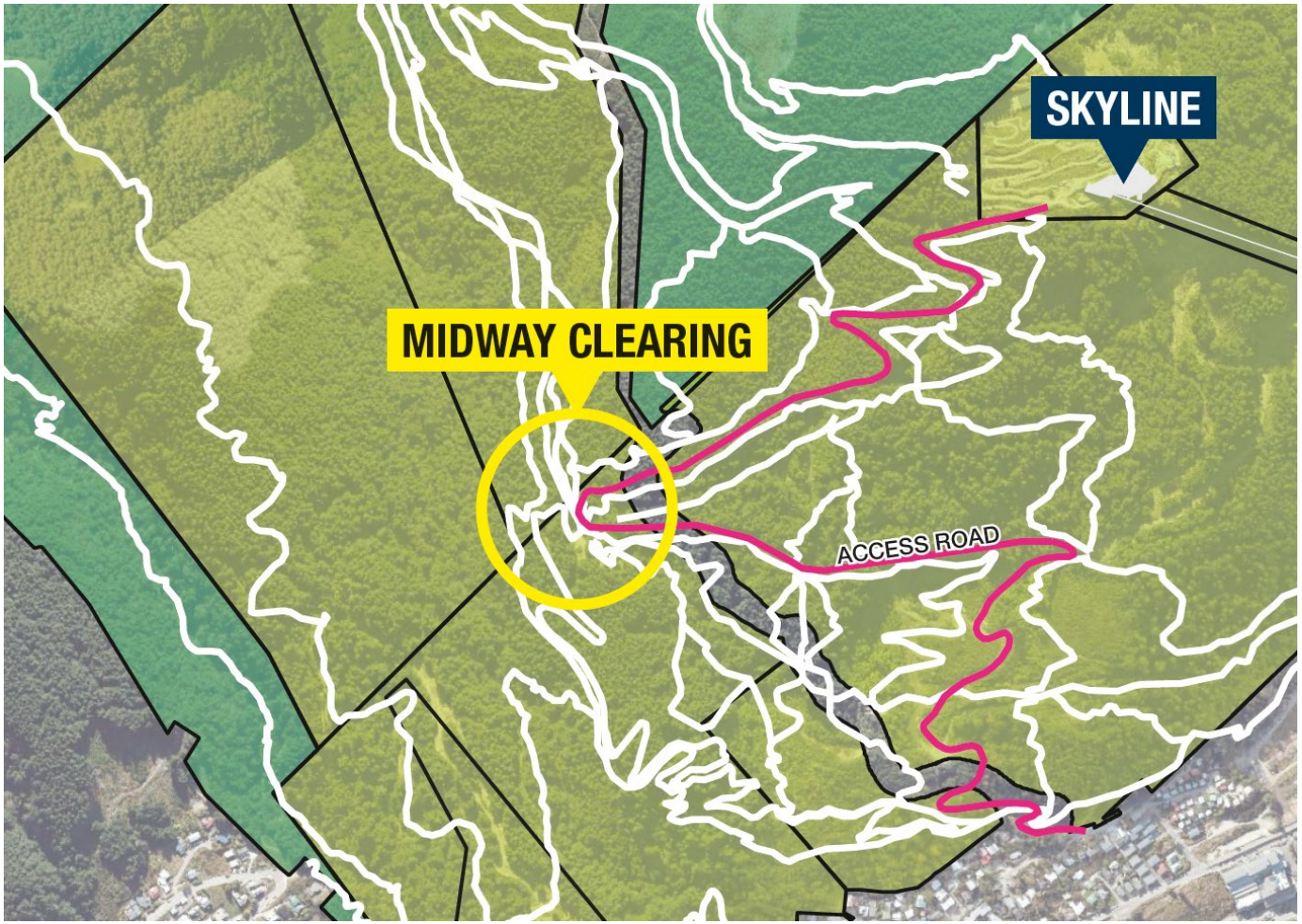
13.1.5.1 To acknowledge the Midway clearing as a key recreation area with recreation infrastructure in this location for bikers, walkers and runners.

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 Trail. 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 Trail. It is these characteristics that contribute 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.

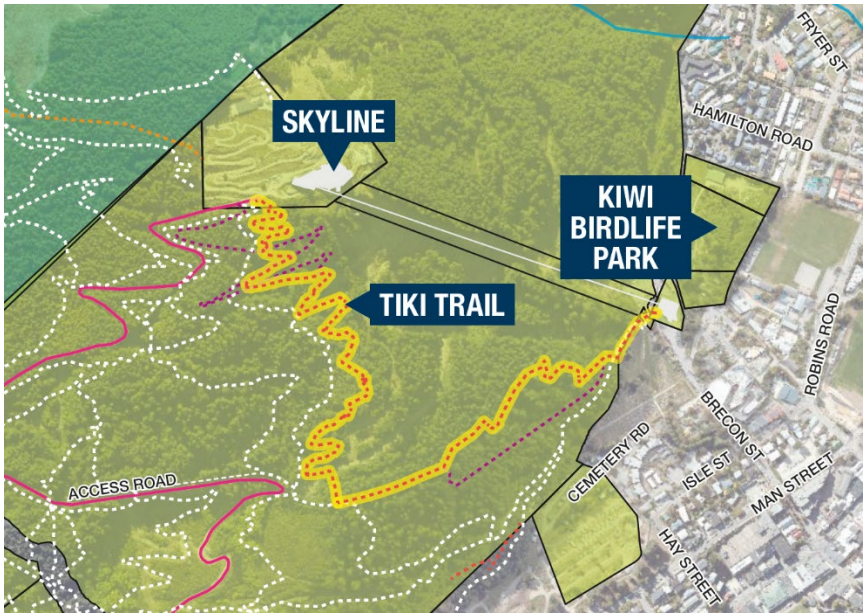
Objectives:

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.



Map 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: 6,000m^2 (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 the 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.

Map showing the location of One Mile Entrance

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.

Map showing Te Tapunui Queenstown Hill Time Walk

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 of 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:

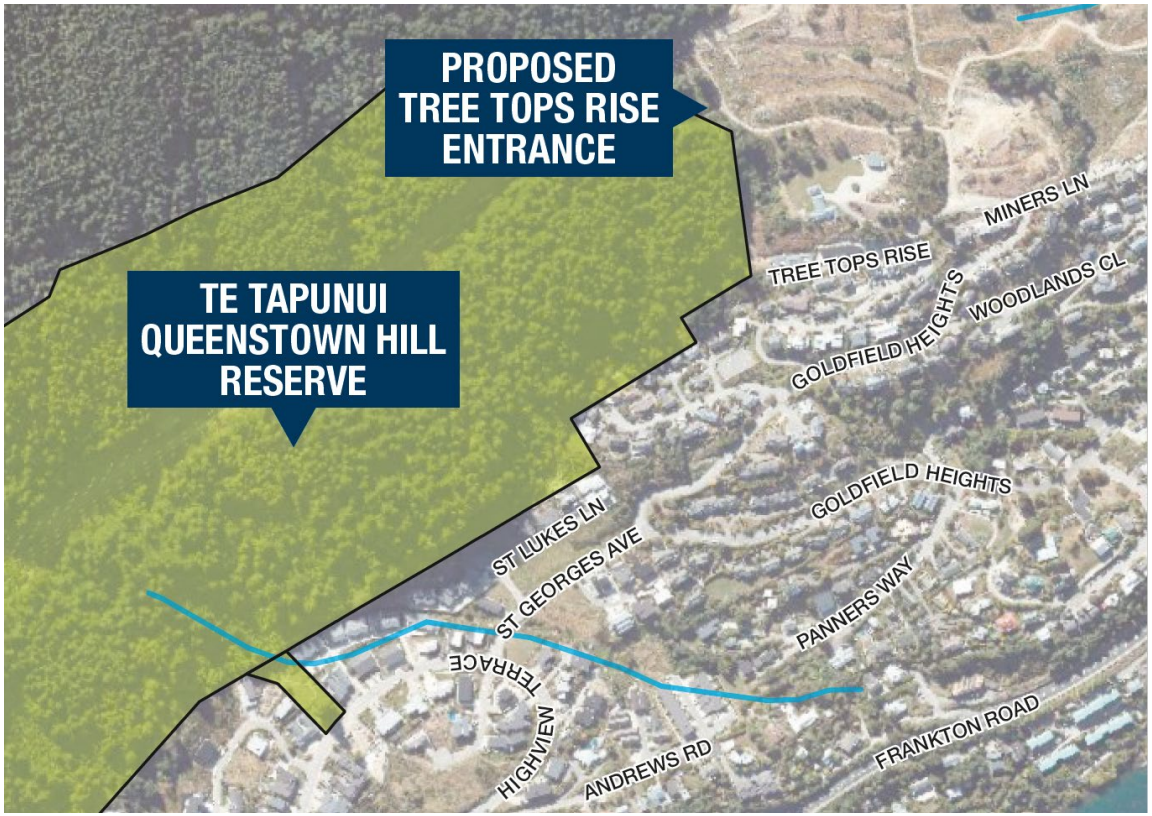
13.3.1.1 To establish a reserve entrance to Te-Taumata-o-Hakitekura Ben Lomond reserve in this location, providing car parking for reserve users, connections to future walking and biking trails, play opportunities, water fountains, toilet facilities and signage. This will be a key entrance into the reserve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



Map showing proposed Lakeview Reserve Entrance

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, toilets 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.

Map showing proposed Tree Tops Rise Entrance

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 principle 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, 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.

Allows recreation activity that uses the unique topography of the reserve to improve the public use and enjoyment.

c. Ensure commercial operators contribute to improved environmental

d. [Consider additional assessment criteria, provides a list of requirements that are already included in the plan]

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 Bobs 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 motorbikes[1] and

[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".*

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 in non-transferable.

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
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 meet.

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. identification 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

14.4.13. 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

14.4.14. 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.

a. Reserve areas where volunteer groups provide capacity to deliver programmes.

b. Targeting the management of the goat, deer, possum, hare and feral cat populations.

14.4.15. Enabling pest animal control through supporting the work of volunteer organisations completing pest removal work, such as trapping.

14.4.16. Prohibit feeding of feral cats in the reserves, including establishing and/or maintaining feral cat colony feeding stations.

Infrastructure

14.4.17. Support the relocation, undergrounding or decommissioning of powerlines within the reserves.

14.4.18. 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.

14.4.19. Site underground utility services to avoid existing and potential features, including trees and waterways.

Rockfall and Debris Flow

14.4.20. Before undertaking any vegetation removal or land use change, assess the effects of natural hazard risk.

14.4.21. Ensure any vegetation removal or change of land use considers natural hazard risk of the Brewery Creek and Reavers Lane alluvial fans.

14.4.22. 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.

14.4.1 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. Identify where new trail connections could be developed and where unauthorised tracks can be closed and remediated.

c. Identifies 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 wildingconifers 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.

15. 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

15.6.1. 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.

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

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

15.6.4. Review car parking provision at reserve entrances to improve access to the reserves.

15.6.5. 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

15.6.6. 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.

15.6.7. 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.

15.6.8. Establish and provide improved signage for information, orientation and wayfinding within the reserves.

15.6.9. 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.

15.6.10. Provide opportunities for cultural integration of Kāi Tahu values in reserve signage.

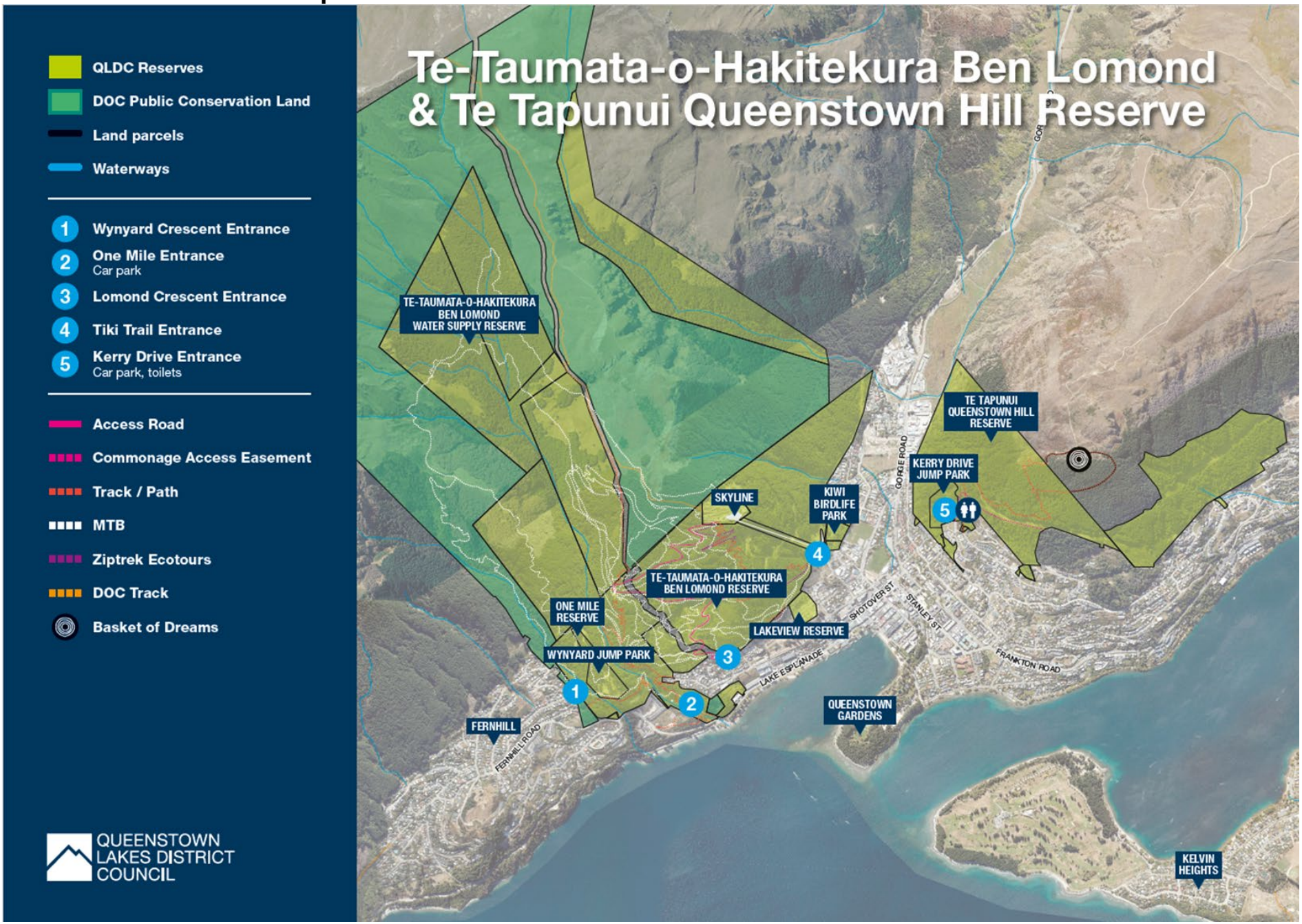
15.6.11. Develop further interpretation in the reserves that tells stories of the history of the land, Kāi Tahu and formation and development of the reserves, and engages the public in the importance of restoring the landscape.

15.6.12. 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

14.7.1 Prohibit smoking and vaping in both reserves.

APPENDIX 1 - Reserve Map



APPENDIX 2 - Legal Descriptions

Te-Taumata-o-Hakitekura Ben Lomond

Referred to as	Record of Title	Legal Description	Classification	Area
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 Desposited 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

Referred to as	Record of Title	Legal Description	Classification	Area
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
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

Attachment B - Summary of Submissions received December 2024 - March 2025

No.	Name	Organisation	Speak	Postion	Submission on the draft RMP	Officer comment	Consideration of proposed drafting changes
1	Adam Copland	Commonage Developments Limited	Yes	Support	My submission, and the submission of Commonage Developments Limited, are as follows: 1.Supportive of the Vision of the plan but believe the balancing of what the reserves provide for may need broadened beyond what is included in the current wording. 2.Fully supportive of the reserves being recognised as wahi tapuna and are further supportive of the reserve management plan being set up and cared for in such a way so as to return the reserves to their original state and protect them long term. 3.There is reference to revegetating the reserve spaces in a way that enables recreational activities consistent with what the Douglas fir canopies provide. It would be better for lower vegetation like shurbs and tussocks to be reestablished to enable sunlight to penetrate and dry areas that are used for recreational activity rather than native species that have the potential to grow very large along with their undergrowth. 4.The Queenstown Hill Reserve plays an important role for recreational pursuits in close proximity to Queenstown and we are supportive of the area being further developed to enable this. This development should be in a controlled manner in terms of what is enabled and in what location. The current situation enables unplanned and undesirable ways for the reserves to be used. In many locations people have taken liberty to develop their own recreational infrastructure which is not desirable. 5.Douglas fir forests are a significant fire risk that need controlled.si 6.Douglas fir are an invasive species and more should be done to reduce the number of them and restrict their spread. 7.Generally supportive of the objectives outlined on the plan but with some reservations that development of the land surrounding the reserve areas will be overly hindered by such wide ranging objectives. The wider Queenstown area is continuing to come under development and growth pressure and the protection of these reserves needs to be done in a way that does not come at the expense of allowing Queenstown to fulfil its development potential. The protection and further utilisation of the reserves should be done in conjunction with sustainable development of the surrounding urban areas. 8.Supportive of clause 13.2.1.2 (in terms of Kerry Drive being the primary access to the Queenstown Hill reserve). 9.Supportive of the matters set out in clause 13.2.2 with reference to Queenstown Hill. 10.Supportive of future access to Queenstown Hill being provided from Tree Tops Rise. 11.We note that Council has agreed to access from Kerry Drive to The Commonage site via an easement through the Queenstown Hill reserve. Supportive of this accessway being created to better enable the objectives and policies of the Plan to be fulfilled by enabling better access to the Queenstown Hill reserve via this easement.	Noted support of wilding pine removal and native revegetation (specifically shrub and tussock species) Noted support for considered development of Queenstown. Noted support for formalising the Kerry Drive Reserve entrance further to be the main entrance to Te Tapanui Queenstown Hill Reserve. Noted support for reserve entrance from Tree Tops Rise.	The QLDC approved easement is mentioned under 5.2 and 13.2.1, the maps in the RMP have been updated to show the location of the easement.
2	Alex Bulling		No	Support			No drafting changes proposed.
3	Amy Wong		No	Support	I am submitting this in support of the draft plan, particularly regarding the Ben Lomond Reserve as a whole. The draft plan is comprehensive and thoughtfully considers the needs of all stakeholders who use the reserve. I do have a few comments on specific aspects that could be considered during the finalisation of the plan: The draft plan does a great job addressing the need for multi-use tracks. However, I would appreciate further attention to the Fernhill to Thomson commuter track. Any improvements that could make this track more aligned with active travel infrastructure would be beneficial. Improving emergency vehicle access, particularly around the Wynyard Crescent bike tracks, is important. Additionally, creating a designated space for helicopter landings, if needed, would be a valuable safety enhancement. It would be helpful to include fire risk signage within the reserve and at the entrance. This would serve as a reminder to visitors who may not be aware of the potential risks. The proposal to include toilets within the reserve is a good idea. However, I suggest considering the option of placing toilets at Fernhill Park, just outside the reserve. This location would not only serve reserve users but also cater to the mountain biking community, local residents, and visitors to the park. Thank you for considering these points.	Noted request for further consideration of Fernhill to Thomspon Street commuter track. Noted support for emergency helicopter landing site. Suggestion for toilets in Fernhill Park not applicable as outside reserve area.	The maintenance of the commuter track and additional fire signage are operational and cannot be addressed in the the plan.
4	Amy Wong	Fernhill Sunshine Bay Community Association	No	Support	I am submitting on behalf of the Fernhill Sunshine Bay Community Association and over all the association is in support of the draft plan, particularly regarding the Te-Taumata-o-Hakitekura Ben Lomond Reserve as a whole. The draft plan is comprehensive and thoughtfully considers the needs of all stakeholders who use the reserve. The community does have a few comments and suggestions on specific aspects we hope would be considered during the finalisation of the plan: in no particular order 1. The draft plan does a thorough job addressing the need and management for tracks that consider the needs of all users. However, the community would appreciate further attention to the Fernhill to Thomson st commuter track. This still needs improvements that so that it it can be considered part of an active travel network. We would also like for this track to be considered as a high traffic track and would appreciate a maintenance schedule that reflects that. 2. (12.4) Improving emergency vehicle access, particularly around the Wynyard Crescent bike tracks, is important. Additionally, creating a designated space for helicopter landings within the reserve, would be a valuable safety enhancement. 3. (9.3) Reducing the fire risk to the residential area is also a concern the Community would like to see the mature pine trees adjacent to the residential area and Fernhill park, located on the DOC Land addressed. With the mature pine trees taken back to the the at least the edge or reserve 4. (9.3) It would be helpful to include fire risk signage within the reserve and at the entrance. This would serve as a reminder to visitors who may not be aware of the potential risks. 5. The community association and related groups support vegetation management and removal of pest species (both Flora and Fauna) and the inclusion of community groups to assist with this. 6. The proposal to include toilets and a water fountain within the reserve (13.1.2.2, 13.1.5.3) is a good idea. However, we do not support toilets at the one mile entrance (13.1.7.3) as there are existing toilets across on the lake side. It would be more beneficial placing toilets and a water fountain at Fernhill Park, just outside the reserve. This location would not only serve reserve users but also cater to the mountain biking community, local residents, and visitors to the park. 7. (12.4) Improved parking at the Wynyard Bike park entrance (Wynyard Crescent) and at One mile (13.1.74) would improve accessibility. Improved parking at Wynyard Crescent would reduce impact on the residents in that area. Thank you for considering these points.	Noted request for further consideration of Fernhill to Thomspon Street commuter track. Noted support for emergency helicopter landing site. Noted support of wild pine removal and predetor control. Noted opposition to new toilets at One Mile Entrance. Suggestion for toilets in Fernhill Park not applicable as outside reserve area. Noted support for improved carparking at Wynyear Crescent and One Mile reserve entrances/	The maintenance of the commuter track is operational and cannot be addressed in the the plan. New policy 14.3.5 allows emergency services operators to remove or modify vegetation to improve emergency vehicle access. Policy 14.3.7 allows for the removal and/or modification of vegetation to reduce the likelihood of a wildfire. 9.3 provides further context to wildfire risk and acknowledges the unique fire risk in the reserve, additional or new signage is operational and is addressed outside of the plan. Point raised regarding policy 13.1.7.3 is acknowledged, however the policy allows Council to consider installing a toilet at the One Mile reserve entrance, it does not prioristise a toilet in this location and allows flexibility in the future to respond to demand.

5	Andrew Blackford	n/a	No		See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
6	Anna Harding-Shaw	Whakatipu Wildlife Trust	No	Support	Whakatipu Wildlife Trust supports the draft Reserve Management Plan for the Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserves, particularly the vision for a biodiverse landscape. We support the plan for ecological restoration, including the removal of invasive plant and pest animal species, reforestation with mainly native species and the preservation, enhancement and maintenance of remnant native forest. Improved ecological values will provide better native wildlife habitat, with a particular view to providing safe habitat that encourages the return of kea and other taonga species to Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill in the future. Recreational activities should continue to be kept low impact and balanced to reduce any negative effect on wildlife and habitats. In particular we recommend that trapping of non-native predators should be a permitted, encouraged and expanded activity to protect and enhance ecological and biodiversity values. We also recommend feral cats be added to the list of detrimental pest animal species present within the reserves. Maintaining stray cat colonies should be explicitly listed as an unauthorized activity within the reserves. Te Tapunui Queenstown Hill in particular is used as a location for artificially maintaining stray cat colonies. We believe this is an inappropriate use of reserve land and at odds with the QLDC vision of a biodiverse landscape for these reserves. Current stray cat colonies should be phased out with the cats removed and a feral cat management programme put in place. To aid in distinguishing stray/feral and pet cats from each other, we recommend that QLDC implement a requirement for microchipping of all pet cats in our region. Many locals and tourists use Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserves for recreation. Telling the story of the history and ecological restoration of these reserves through signage and media campaigns would be a great way to educate the public about conservation in Aotearoa New Zealand and the Whakatipu.	Noted support for wilding pine removal. Noted support for predator control and native revegetation. Consider update to 14.3.8(b) to include feral cats. Noted support for improved wayfinding and informative signage.	Policy 14.3.14 enables pest animal control through supporting volunteer groups completing pest removal work. New policy 14.3.15 prohibits the feeding of feral cats and feral cat colony feeding stations in the reserves. Policy 14.3.8(b) inlcudes feral cats. Policies 14.6.15 - 14.6.21 supports improved wayfinding and signage in the reserves.
7	Ash Peters	WORD (World Off-road Riding Department)	Yes	Support	As a youth mountain bike charity, we porvide after school programmes, holiday camps and leadership training for young people 7-17 years old. We LOVE Ben Lomond Reserve and see heaps of potential to use this space for our organisation. While we are just in the early stages of running programmes here, our Wellington location sees 600 kids/ year and the Wanaka location has 200 kids/ year. We know Ben Lomond Reserve will play a huge part in the growth of youth biking. MTB trail development- We are in support of QLDC expanding the trail network in Ben Lomond Reserve. We would love to see more progression of trails (ie. Grade 2 and 3 trails) along with a specific 'learn to jump' area. More signage would also be great! We also are in support of more accessible trails like Skybridge over One Mile creek. Facilities- In order to run a programme or camp, we really do need a toilet and water at the Wynyard entrance to the park. Without a toilet, we have a huge barrier for young women and girls to participate. Funding- We fully support funding to be used on trail maintenance for the upkeep of this amazing community facility. Environmental- We see a huge need for tree management and native planting. As an organisation we would love to help in this space too :)	k	No drafting changes proposed.
8	Bella		No	Neutral			No drafting changes proposed.
9	Ben Bulling		No	Support	Great to see that the plan opens up further opportunities for locals and our visitors to enjoy our reserves. Increased scope keeps interest high and also provides opportunities for local business to earn from the increase revenue.	Noted support for supporting locals to use the reserves.	No drafting changes proposed.
10	Ben Robie		No	Support			No drafting changes proposed.
11	Bruce McLeod	Queenstown Mountainbike Club	No	Support	I support the maintenance and expansion of trails and structures within the reserves for walkers, runners, and mountain bikers. In specific regard to 14.5.2.d, I do question the need to restrict development east of the Gondola, as that area, albeit steep, does have some potential for trail development, and particularly to provide a linkage at the base of	Noted support for expanded trail network in both reserves. Consider amending 14.5.2.d to allow some trail development in this area.	Change to policy 14.5.2.d to make an exception for a commuter link trail at the base of the reserve in this location.

12	Cassie Pineau	N/a	n/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
13	Chris Grose		No	Neutral	I think all the pine trees should be removed and the area fully re-wilded with natives. A predator proof fence should be erected around the area and managed as such. Tourists could be charged extra to see the booming native fauna and flora. Huge boost for the town and council income, bring NZ back to New Zealand. Be an awesome project.	Noted support for wilding pine removal. Noted support for predator control and native revegetation.	No drafting changes proposed.
14	Connor Smith	N/a	N/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
15	Conor Macfarlane		No	Support	I am in support of an expanded trail network but mainly in the trees, the odd trail in the open is alright but I don’t see the point in cluttering above the treeline with trails. I don’t feel all unofficial trails should be made official though as this will wreck them. Some drinking fountains at key spots would be good, such as Wynyard. I rarely use skyline to access trails but I feel there should be a bike patrol/ medical in place and I believe it should be up to skyline to sort this out. It is a joke that they provide access like they do and then take no responsibility for providing a medical response service.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking.	No drafting changes proposed.
16	Craig Cox		No	Neutral	I would like to see the development of more mountain bike trails on Ben Lomond and Queenstown Hill Reserves to cater for more recreational opportunities for local and visiting cyclists to the area.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves.	No drafting changes proposed.

17	Daisy Maddinson	Forward Whakatipu/ Patagonia	No	Support	Overall, I am in support of the RMP for Te-Taumata-o-Hakitekura Ben Lomond & Te Tapunui Queenstown Hill. I agree with the inclusion of Kai Tahu's right to connect and express their identity through their connection to land, water, ancestral names and stories of the reserves. I also agree that they should be able to practice mahika kai, transmit and enhance mātauraka, and maintain economic, cultural, social, and political connections. Te Mana o te Wai is and should be a fundamental value and consideration of any reserve plan as it is fundamental to community wellbeing, especially to mana whenua. I am also in support of pest eradication and wilding pine (douglas fir) removal in the reserves, and agree with sustainable removal and native revegetation of the areas over a timeframe that manages the impact on the local trails and mountain biking recreation. This should also be done in consultation with QMTBC and the local community so that mountain bikers understand and agree with this transition, gaining the knowledge of why this work is vital for the future of Tāhuna Queenstown. I am in support of QMTBC and QLDC expanding the trail networks in the Ben Lomond Reserve and the development of the Queenstown Hill Reserve to accommodate the growing demand for mountain biking. Including creating new progressive trails, improving connections between riding areas, and formalizing unofficial trails. I would especially like to see Queenstown Hill Reserve adopt some of the well-used unofficial trails to create mutual benefit to mountain bikers who can help care and protect these areas. In this vein, I support plans to integrate trail development with environmental restoration efforts, including QMTBC and QLDC collaborating on tree felling and replanting in Queenstown Hill Reserve and the need for effective planning of future biking trails in areas where pine trees are being removed. I am in support of enhancing existing bike facilities, such as installing water fountains, toilets, and bike washdown areas at Wynyard Jump Park, and formalizing the trail network in Queenstown Hill, including plans for dual slalom/jump lines and asphalting the Kerry Drive pump track. I also support the proposal for safety improvements, such as separating rider and walker traffic on shared trails with bridges/overpasses and advocating for more accessible trail areas like a Skybridge over One Mile Creek to enhance safety and flow.	Noted support for including Kai Tahu connection and cutural experssion in reserves. Noted support for wilding pine removal. Noted support for expand mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking.	No drafting changes proposed.
					I support the importance of QMTBC aligning their Trail Master Plan with the QLDC Trail Masterplan to ensure coordinated trail development and improved access, including proposals for new uphill trails and trail links from key entrance points like Lakeview and Lomond Crescent. When done in a sustainable, considered way, mountain biking creates healthier, more connected communities that see the value in their natural environment and want to protect it. It creates economic opportunities, domestic and global tourism, and athlete development, as well as a way to integrate recreation into conservation efforts that benefit everyone. I believe that with QLDC + QMTBC's vision passed on to the community, and the community's interest and power to stand behind it, we can transform the Ben Lomond and QT Hill into amazing mixed-use reserves that help prevent natural disasters, cleverly manage water in line with the principles of Te Mana o te Wai, regenerate the soils and native forest, bring back native species and continue to see Tāhuna's mountain bike industry and community flourish alongside it.		
18	Damon	Endeavour Electric	N/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word "unauthorised" considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.

19	Damon Commerer	N/a	N/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
20	Daniel Excell		No	Neutral	Trail Expansion and Development: I am in support of QMTBC and QLDC expanding the trail networks in the Ben Lomond Reserve and the development of the Queenstown Hill Reserve to accommodate the growing demand for mountain biking. Including creating new progressive trails, improving connections between riding areas, and formalizing unofficial trails. Upgrading Existing Facilities: I am in support of enhancing existing bike facilities, such as installing water fountains, toilets, and bike washdown areas at Wynyard Jump Park, and formalizing the trail network in Queenstown Hill, including plans for dual slalom/jump lines and asphalting the Kerry Drive pump track. Collaboration with QLDC: I support the importance of QMTBC aligning their Trail Master Plan with the QLDC Trail Masterplan to ensure coordinated trail development and improved access, including proposals for new uphill trails and trail links from key entrance points like Lakeview and Lomond Crescent. Safety and Trail Management: I support the proposal for safety improvements, such as separating rider and walker traffic on shared trails with bridges/overpasses and advocating for more accessible trail areas like a Skybridge over One Mile Creek to enhance safety and flow. Environmental Integration: I support plans to integrate trail development with environmental restoration efforts, including QMTBC and QLDC collaborating on tree felling and replanting in Queenstown Hill Reserve and the need for effective planning of future biking trails in areas where pine trees are being removed.	Noted support for mountain biking. Noted support for expanded mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking. Noted support for trail master plan. Noted support for improved safety, wayfinding and signage. Noted support for wilding tree removal and revegetation.	No drafting changes proposed.
21	Daniel Milne	N/a	N/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.

22	Daniel Shorrock		No	Neutral	I support QMTBC and QLDC expanding the trail networks in the Ben Lomond Reserve and developing the Queenstown Hill Reserve to keep up with the growing demand for mountain biking. The sport is getting more popular, and it makes sense to create new progressive trails, improve connections between different riding areas, and formalise the existing unofficial trails rather than letting them degrade or become safety hazards. We have a massive opportunity here to become a truly world class MTB destination by expanding our trail network to Queenstown hill, the current approach limiting the reserve to only walkers is disappointing and not making the best use of the reserve. It's an extremely cost effective way of improving Queenstown's appeal as a destination, the amount of infrastructure and investment from the council would be minimal and I believe the economic opportunity is too great to ignore. I also support upgrading existing facilities. It's not just about having more trails, it's about making the whole experience better. Things like adding water fountains which greatly enhances the accessibility of the sport, toilets, and proper bike wash stations at Wynyard Jump Park will greatly enhance the overall experience and attractiveness as an international MTB destination. Formalising the Queenstown Hill trail network, adding dual slalom and jump lines, and asphalting the Kerry Drive pump track would be a huge step in the right direction. Collaboration between QMTBC and QLDC is key. These trails don't exist in a vacuum, and coordinating efforts through a well-planned Trail Master Plan will ensure better access and connectivity. Proposals like new uphill trails and links from main entry points like Lakeview and Lomond Crescent make a lot of sense and would make the network more user-friendly. Safety and trail management also need attention. Mountain biking is growing, and shared trails don't always work well when you mix riders and walkers. Separating traffic where necessary with bridges, overpasses, or even a Skybridge over One Mile Creek would massively improve both safety and flow. Finally, trail expansion should go hand in hand with environmental restoration. If trees need to be felled, replanting should be part of the plan. QMTBC and QLDC working together on this is essential for keeping these areas sustainable for the long term. If we want Queenstown to remain a top-tier biking destination, we need to invest in making the infrastructure better, safer, and future-proof, as well as working with community groups like QMTBC and allowing them to expand and improve the network.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves.	No drafting changes proposed.
23	David Harding-shaw		No	Support	I support the ongoing recognition and protection of the bike tracks in the areas covered as an important aspect to our region. Management of these in a sustainable manner to ensure ongoing longtime use is important.	Noted support for mountain biking.	No drafting changes proposed.
24	Dayner Patten		No	Support	I support the development of mountain bike trails in these, and in any locations in the Queenstown area. Queenstown is highly regarded in the MTB community world wide, and because of this it brings a great deal to our local economy. With a rapidly growing sport I feel passionate about keeping Queenstown trails at the top of the list, and believe that although the trails are already world class, it is important to progress the trails with the sport to keep it this way.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves.	No drafting changes proposed.
25	Duncan Kenderdine		No	Support	Fully support a rigorous approach to removal of the exotic plants and replacement with appropriate natives, while continuing to allow some commercial uses of the Reserve. If existing resource consents require screening, then those activites should be rapidly replanting with natives and grace given by the regulator (QLDC) to ensure that is not used as an excuse. A strong wind blast (as seen on the northern south island some years ago) could flatten a number of trees over night, so temporary effects while the trees regrow is a distinct possibility through natural effects or hazards eg forest fire Please note the lease rates should recognize the significance of the revenue stream, ie nil for non profit making (MTB activity) through to significant for the Skyline, particularly as they are likely to the only operation up there	Noted support for wilding pine removal. Comment regarding leases not applicable to RMP drafting.	No drafting changes proposed.
26	Erin Greene		No	Support	For Ben Lomond Reserve and the development of the Queenstown Hill reserve to accommodate the growing demand for mountain biking. Including creating new progressive trails, improving connections between riding areas, and formalizing unofficial trails. Upgrading Existing Facilities: I am in support of enhancing existing bike facilities, such as installing water fountains, toilets, and bike washdown areas at Wynyard Jump Park, and formalizing the trail network in Queenstown Hill, including plans for dual slalom/jump lines and asphalting the Kerry Drive pump track. Collaboration with QLDC: I support the importance of QMTBC aligning their Trail Master Plan with the QLDC Trail Masterplan to ensure coordinated trail development and improved access, including proposals for new uphill trails and trail links from key entrance points like Lakeview and Lomond Crescent. Safety and Trail Management: I support the proposal for safety improvements, such as separating rider and walker traffic on shared trails with bridges/overpasses and advocating for more accessible trail areas like a Skybridge over One Mile Creek to enhance safety and flow. Environmental Integration: I support plans to integrate trail development with environmental restoration efforts, including QMTBC and QLDC collaborating on tree felling and replanting in Queenstown Hill Reserve and the need for effective planning of future biking trails in areas where pine trees are being removed.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking. Noted support for environemental restoration.	No drafting changes proposed.

27	Ferg	No	Support	The Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan Thank you for the opportunity to submit on the future of the Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserves. I acknowledge the work that has gone into the draft document today and the community engagement that has occurred to date. I am generally supportive of the objectives and policies of the DRAFT Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve (Draft Plan) as they relate to promoting and enhancing recreational facilities and access to the Reserves. However, I am strongly opposed to the following specific parts of the Draft Plan. Further work is required to better align with the wishes of the community and improve outcomes for residents and visitors. Below I provide specific commentary on selected parts the Draft Plan, referencing the relevant sections of the document. Text in italics is taken from the Draft Plan Section 8.2 – Description of Primary Users and Activities - Te Tapanui Queenstown Hill Reserve Unauthorised mountain biking tracks have also been developed with the…. Use of the word 'unauthorised' has specific legal meaning and context under the Reserves Act 1977 (the Act) that is different to what is inferred in the draft wording. The use of 'unauthorised' should be reconsidered. The Draft Plan wording in Section 8 downplays (intentionally?) the existence and significance of the mountain bike trail (MTB) network inside the Queenstown Hill Reserve. The trails, as shown indicatively in the Strava 'heat-map' are well established with some having been in-place for 20+ years. The trails are popular as Queenstown Hill Reserve forms one of three (the other two being Ben Lomond Reserve and 7-Mile, which is undergoing deforestation) all year, all weather mountain biking areas accessible from Queenstown. The types of trails, natural features present and proximity to the CBD have made this mountain biking area internationally significant. The Draft Plan wording needs to be amended to reflect the actual situation inside the Queenstown Hill Reserve and recognise that many Queenstown residents and international visitors use the trail network for their recreational enjoyment. While acknowledging that these are 'unsanctioned' or 'unofficial' the Draft Plan should aim to work collaboratively with the MTB community to formalise them, where it is appropriate to do so. New objectives and policies that relate specifically to MTB trails on Queenstown Hill need to be incorporated in Section 13.2 of the Draft Plan. It is not appropriate to turn a blind-eye to the existing trail network solely because sufficient resources haven't been applied to addressing what is largely an issue of compliance. These proposed changes would better align the Draft Plan with the current (2005) Reserve Management Plan - 11.1.1 (7) that provided for mountain bike trails on Queenstown Hill • To exclude mountain bike use within 200 metres of (and including) the Time Walk track and restrict mountain bike use to formed and approved trails. and align the Draft Plan with the Reserves classified use under The Act as a Recreation Reserve • for the purpose of providing areas for the recreation and sporting activities and the physical welfare and 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. Section 13.1.4 – Ben Lomond Bike Trails Consideration will have to be given to the bike trail network when the vegetation removal occurs. The above wording suggests that removal of the exotic species in Ben Lomond is a certainty and only a matter of time before it happens. While I acknowledge that the Draft Plan has been guided by early engagement with the community, I don't believe the current wording accurately reflects the views of the wider community. Many in the community would be very surprised to hear the trees are to be removed. The significant community back-lash to the damage caused to the Queenstown Cemetery following forestry operations in Ben Lomond Reserve supports this view. Further to this, the wording suggests that removal can be harmonious with maintaining a network of biking trails. This is simply not the case – the presence of biking trails in these reserves is inextricably linked to the established trees that protect them. The terrain is to steep and the soil profile to shallow to support trails without a dense, tree canopy. Section 14.3.1 – Landscape Protection Forestry Implement as a priority Te Tapunui Queenstown Hill Forestry Plan to remove pest species, particularly Douglas Fir This section hasn't been written with the qualifying statements (paraphrased) …. That provide a staged approach… followed by a revegetation programme.. that are found in Section 14.3.2 What are the reasons for the urgency behind a forestry plan for Queenstown Hill, why does it not require the more holistic and balanced approach that the Draft Plan suggests Ben Lomond is to receive with its staged approach and revegetation? Many of the issues present on Ben Lomond Hill that warrant staging and revegetation are also present on Queenstown Hill. As written, it suggests that removal of the wilding is paramount above all other community issues and concerns. Is this the case? Unmanaged wilding removal can result in the proliferation of other invasive species, as seen at Morningstar Beach Recreation Reserve. That is now becoming overrun with Sycamore, Blackberry and other noxious weeds as there was (is) no plan to facilitate revegetation. Section 14.6.9 - Biking & Walking Tracks Remove and rehabilitate unauthorised tracks and trails The Draft Plan needs to reflect that many of Queenstown established mountain bike trails started life as unauthorised trails. Many of the best and most frequently used trails in the district are currently 'unauthorised'. There needs to be an amnesty to, where appropriate, allow established tracks to become part of the official track network and preserve a world-class mountain biking destination. The MTB community is likely to be far more receptive to the conversion of some 'pirate' trails to official trails and the resulting loss of others than blanket removal of 'unauthorised' trails. Similarly, community buy-in of 'due process' to seek approval prior to building trails will be much greater if the relationship between QLDC and the MTB community isn't sabotaged by an overly heavy-handed approach. General Comments More generally the language of the Draft Plan leans heavily towards removal of wilding conifers at the expense of reserve users and other tangible benefits to the community. While there are undisputable negative aspects associated with exotic wilding species, they do provide significant recreational, social and economic benefits. These, which are outlined below, are not referred to in the Draft Plan. Perhaps intentionally to suit the narrative, but they need to form part of the holistic discussion about the future of these trees. The financial and non-financial costs associated with their removal needs to be understood and weighed against other strategies such as funding ongoing wilding control management both inside and outside of the reserve. • As referenced in the Draft Plan the Reserves are mostly, steep, geologically unstable hill-sides and the trees are doing a very economical and aesthetically pleasing job of tying the hillsides together, while protecting the communities below them from rockfall, debris and landslides. The cost associated with engineered rock-fall fences (14.3.18) to provide a similar level of protection to which the trees currently provide is likely to stretch into the tens of millions of dollars, as well as blight the landscape with man-made masses of steel cable and mesh fencing. Is this a cost the community needs to incur? Most would argue we cannot afford it. Either way it is not accounted for in the Draft Plan.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill.	Proposed amendment to 8.2 - The word "unauthorised" considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.

					• Two generations of Queenstowner's have only ever known Queenstown Hill and Ben Lomond Reserves to be covered by in trees. They are a fundamental part of the iconic backdrop to the town. • Large parts of both Reserves are assumed to fall under the requirements of the Emissions Trading Scheme. Deforestation of pre-1990 forest is likely to incur costs that are not stated. Have these been calculated and accounted for? The economic benefits of mountain biking to the community are acknowledged in the Draft Management Plan – but there is no commentary or reflection upon the economic cost associated with removal of the wildings in the Reserves and or removal of MTB trails on Queenstown Hill. • Recreation – the Draft Plan does a good job of acknowledging the recreational uses and benefits of the reserve. What it does not articulate, is that many of these benefits exist because of or at the least are enhanced by the established trees covering the Reserves o Protection from freeze-thaw cycles. The tree canopy protects the trail networks from the free-thaw cycle that would render most of the trails (walking and biking) unusable in winter months o Significantly reduces trail maintenance and damage from the environment. A relevant example being the Time Walk on Queenstown Hill – which has a smooth surface inside the tree canopy and a rutted out, water damaged surface for the upper portion outside of the forested area o Shading – the benefit that trees provide to shade tracks simply cannot be underestimated. Walking or biking trails on hot summer days is far more enjoyable in the shade of the forest o Transpiration and cooling effect of the forests o Much of the terrain within the Reserves is steep and rocky. It simply cannot support widespread trail networks without the trees managing soil moisture, preventing run-off, and binding the hillside together. • The carbon sequestration of these forests is significant and measured in the tens of thousands of tonnes per year. As mature trees, their rate of sequestration is high (>25t/ha/yr) and even if the Reserves are re-planted, removal will result in large carbon emissions that will take decades to offset. The Otago Regional Council Pest Management Plan has wilding conifers in the Progressive Containment Programme. Complete eradication of wilding conifers is therefore not a requirement of regional (or national) management plans and provides the option to maintain selected areas of reserve in forest cover. Conclusion Ultimately, as a long-term resident and frequent user of both Reserves, I would like the Draft Plan to have a more balanced approach. That acknowledges that our world class mountain bike network has grown, largely organically, inside these established forests as the forests are solely responsible for providing the environment that enables them to exist. Perhaps the best way to articulate this is by highlighting what MTB trails look like outside of forested areas. • The only trail network of significance in our area that is not within an established forest, are those on the face of Coronet Peak. Which cannot be ridden for 6-8 months of the year due to the free-thaw cycle, require tens of thousands of dollars in maintenance each Spring to bring the trails up to a rideable standard, and can't be ridden in the wet. Without established forests, Queenstown would lose its year-round, all-weather attractiveness as a place to ride mountain bikes. The economic cost of this is likely measured in the tens of millions of dollars (Bike visitor spend is estimated by Benji Patterson to be $210m or 50% of the ski visitor economy by 2026).		
28	Guy Hingston	Bowen Peak Limited	Yes	Support	Attached as pdf.	Noted support for retail, hospitality tourism offerings, convention centre, 500 carparking building and gondola terminal in One Mile Recreation Reserve. Noted support for two electric funicular railways through the reserve to suburban area and Te-Taumata-o-Haketikura Ben Lomond Saddle. Noted support for predator-free fencing within One Mile Recreation Reserve. Noted support for upper station of the Saddle Funicular including engine room, bar/restaurant, retail, guest services for ski lifts, two 30-bed bunk rooms for outdoor education groups, public shelter, public toilets, a 4WD ambulance base and a 4WD emergency access road. Noted support for wilding pine removal and native planting within the One Mile Recreation Reserve. Noted support for fibreglass boardwalk (walking trail) from the Powerhouse up to Midway Clearing along the One Mile Creek stream. Noted support for extension of the Wynyard DH downhill mountain bike track underneath the planned rising funicular railway tracks down to the start of both funicular railways. Consider wording amendments to several sections. High density housing (250 alpine chalets and 20 transitional alpine chalets not applicable (within private property not within reserve). Bowen Peak seasonal snow/mountain bike park serviced by a six-seater chairlift. not applicable (within private property not within reserve)	Several drafting changes proposed. Amendment to Section 3 regarding absence of a marae in Central Otago not adopted as it is not clear what iwi conusltation has been undertaken in relation to this suggestion. Stronger wording for the description of Douglas fir in the plan has been adopted. Proposed change to 5.1, this access at One Mile Creek is open, the propsoed wording is incorrect. Change to 5.1 to include heli-skiing and heli-biking on Bowen Peak is not accepted as Bowen Peak is not within the QLDC administered reserve. Change to 7.4 wilding pine description not accepted, stronger wording is adopted from WCG submission. Change to 8.1 not approporiate as track is open. Changes to 11 not accepted, considered adequate provision for potential new acitvities in the reserve provided under existing policy 14.5.10. Additional objectives not adopted as they are too specific to the applicant's proposed development, the objectives are for the overall management of the reserves. Points 9 to 20 changes proposed are not adopted as they are very specific to the applicant's proposed development, renotifcation of the objectives and policies would be required to include such significant amendments. Considered that policy 14.5.10 does create a pathway for new acitvities.
29	Hanna Lynch		No	Neutral	As a new trail user I would love to see the existing network of trails loved and cared for over the development of new trails. There is a big disconnect between skyline trails and Wynyard and having consistent maintenance would be incredible. If you can't maintain the existing trails don't build new ones. There is nothing on development of patrol, emergency access to the trails, signage or mapping for emergency access. Considering it's their longer term plan this needs to be mentioned moving forward. Knowing that I know emergency services can quickly reach me in an emergency would be a priority regardless of where I am on Queenstown trails.	Noted support improved trail maintenance. Noted support for improved emergnecy services and access, signange and wayfinding.	Proposed bike park patrol is an operational matter and cannot be addressed in the the plan. New policy 14.3.5 allows emergency services operators to remove or modify vegetation to improve emergency vehicle access.

30	Hannah Fox	None	No	Support	I strongly support Queenstown hill walkway remaining a walking ONLY track. I love mountain biking and feel there is more than enough MTB trails. Queenstown hill walk is unique as it sheltered, quiet, easy walking access from town and a very good gradient for physical fitness. Recently groups of mountain bikers have started to ride up the main trail and ride the illegal tracks which directly cross the walking track. I have seen one occasion where a group of 6 went flying across the path closely missing an elderly man and another similar incident where another group nearly hit a mother and two children. The screech of be bikes brakes could be heard for the whole duration of my walk. I walk this track twice a week and numerous friends and patients do as well. It is a very important track for our communities mental and physical wellbeing. I feel this is greatly threatened by allowing mountain bikers access to the same area. We definitely need better signage saying No Biking. I also support maintaining some view points and would love to see some native replanting. I feel the shelter from the sun and noise is also very important so any longterm plans to remove wilding pine would need to focus around gradual reforestation. I am strongly opposed to just clear felling the forest.	Noted support for the Timewalk remaining a walking only trail. Noted support for phased wilding pine removal.	Objective 13.2.2.1 supports the preservation of the Time Walk as a walking only trail.
31	Hannah White	N/A	No	Neutral	We live at [Redacted] Cameron Place, Fernhill directly beside the Ben Lomond reserve and have lived here for over 10 years and now have 2 young children. Our property is less than 20m away in some points from the forest boundary and there are permanent signs up about the fire risk and how a total fire ban is in plan literally next to our property boundary. I read the management plan interested to find out about any wilding pine control that would take place particularly as it is a known red zone risk however was disappointed not to read anything about any control. In the management plan it is acknowledged that wildfire presents a significant risk particularly with higher temperatures and climate changes however while acknowledged, no solution is put forward. I appreciate removing all the wilding pines is a massive job and will likely never happen however creating a bigger firebreak between the forest and our property (and neighbouring Fernhill properties) should be achievable. In particular I'm talking about the trees nearby the properties on Cameron Place up to Wynyard Crescent – not a big area on the scale of things however these would be the properties most affected/at risk by a fire event in the Ben Lomond Forest as we are next to it and not below it. Even taking the trees back 20m or so would offer some reassurance of any fire risk. The vegetation and paths in the area are often overgrown and would only further any fire spread should an event occur. More and more people are frequenting the nearby Wynyard bike park and walking to town, and it's even been in the media that people live in the forest close to our house due to the cost of living crisis. Therefore the risk of something happening is getting more and more likely (scarily). I have raised my concerns with various agencies over the years (QLDC, DOC, NZ Fire and Emergency and ORC) however no one agency seems to take responsibility for it and has listened to my concerns. I would hate for something to happen and it be one of those 'in hindsight' situations, especially for something that has long been known to be a known high risk danger. Wilding control has been done in the region in certain non-residential areas but damage to people's properties and even (god forbid) lives needs to be taken far more seriously. If you could consider this submission that would be much appreciated.	Noted support for vegetation removal. Comments regarding operational wild fire control not able to be addressed in plan.	Additional explanation about the wildfire programme and future vegetation removal added to 9.3 Policy 14.3.7 allows for the removal and/or modification of vegetation to reduce the likelihood of a wildfire.
32	Harry Excell		No	Neutral	Trail Expansion and Development: I am in support of QMTBC and QLDC expanding the trail networks in the Ben Lomond Reserve and the development of the Queenstown Hill Reserve to accommodate the growing demand for mountain biking. Including creating new progressive trails, improving connections between riding areas, and formalizing unofficial trails. Upgrading Existing Facilities: I am in support of enhancing existing bike facilities, such as installing water fountains, toilets, and bike washdown areas at Wynyard Jump Park, and formalizing the trail network in Queenstown Hill, including plans for dual slalom/jump lines and asphalting the Kerry Drive pump track. Collaboration with QLDC: I support the importance of QMTBC aligning their Trail Master Plan with the QLDC Trail Masterplan to ensure coordinated trail development and improved access, including proposals for new uphill trails and trail links from key entrance points like Lakeview and Lomond Crescent. Safety and Trail Management: I support the proposal for safety improvements, such as separating rider and walker traffic on shared trails with bridges/overpasses and advocating for more accessible trail areas like a Skybridge over One Mile Creek to enhance safety and flow. Environmental Integration: I support plans to integrate trail development with environmental restoration efforts, including QMTBC and QLDC collaborating on tree felling and replanting in Queenstown Hill Reserve and the need for effective planning of future biking trails in areas where pine trees are being removed.	Noted support for mountain biking. Noted support for expanded mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking. Noted support for trail master plan. Noted support for improved safety, wayfinding and signage. Noted support for wilding tree removal and revegetation.	No drafting changes proposed.
33	Harry Steer	N/a		Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word "unauthorised" considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.

34	Hayden Lockhart	N/a	N/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network.
35	Holly Townsend		No	Oppose	Kia ora, I am generally supportive of the objectives and policies outlined in the Draft Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan (Draft Plan), particularly those aimed at enhancing recreational facilities and improving access to the Reserves. However, I have concerns regarding specific aspects of the Draft Plan that require further consideration. Please see details below: Section 8.2 – Description of Primary Users and Activities – Te Tapunui Queenstown Hill Reserve "Unauthorised mountain biking tracks have also been developed with the…." The term “unauthorised” is not appropriate in this context. The wording should be reconsidered to ensure clarity. The Draft Plan downplays the existence and importance of the mountain bike trail (MTB) network within Queenstown Hill Reserve. These trails have been in place for over 20 years and are well-established. Queenstown Hill Reserve is one of only three all-year, all-weather mountain biking areas accessible from Queenstown, alongside Ben Lomond Reserve and 7-Mile (currently undergoing deforestation). The natural features and proximity to Queenstown make this MTB area internationally significant. The Draft Plan should be updated to accurately reflect the current use of the Reserve by mountain bikers. While acknowledging that these trails are ‘unsanctioned’ or ‘unofficial,’ the plan should prioritise collaboration with the MTB community to formalise and manage them appropriately. Some of our most well-known and highly used trails were once "unofficial" and, with proper planning and management, a new fleet of world-class tracks could draw in more visitors and keep locals engaged and outdoors enjoying our incredible reserves. New objectives and policies specific to MTB trails on Queenstown Hill should be incorporated into Section 13.2. Such revisions would align the Draft Plan with the existing (2005) Reserve Management Plan, which provided for mountain biking with restrictions near the Time Walk track and a requirement that MTB use be limited to formed and approved trails. Additionally, this approach would be consistent with the Reserve’s classification under the Reserves Act as a Recreation Reserve, which allows for recreational tracks and activities. Section 13.1.4 – Ben Lomond Bike Trails It does not appear that appropriate consideration has been given to the impact of vegetation removal on the trail network. This wording suggests that the removal of exotic species in Ben Lomond is inevitable. While community engagement has guided the Draft Plan, the broader community may not fully support this assumption. The backlash following the damage to Queenstown Cemetery due to forestry operations in Ben Lomond Reserve demonstrates strong community sentiment regarding tree removal. Furthermore, the assumption that bike trails can be maintained post-deforestation is flawed. The flow and condition of trails are linked to the established tree cover, which stabilises steep terrain and maintains suitable soil conditions for trail sustainability. The Draft Plan should acknowledge these challenges, and allow for a more individualised approach to managing vegetation near trails. Section 14.3.1 – Landscape Protection Forestry Implement as a priority Te Tapunui Queenstown Hill Forestry Plan to remove pest species, particularly Douglas Fir. This section lacks the qualifying statements found in Section 14.3.2, which outline a staged approach followed by revegetation efforts. Why does the Queenstown Hill Forestry Plan require immediate action without a similarly balanced approach? The plan must consider potential negative consequences of rapid deforestation, such as the proliferation of other invasive species. A strategic, staged approach that integrates revegetation efforts is necessary to avoid unintended ecological and landscape degradation. Section 14.6.9 – Biking & Walking Tracks Remove and rehabilitate unauthorised tracks and trails. The Draft Plan fails to acknowledge that many of Queenstown’s best and most frequently used MTB trails began as ‘unauthorised’ trails. Instead of blanket removal, an amnesty should be considered to incorporate well-established tracks into the official network where appropriate. A collaborative approach with the MTB community would result in higher acceptance of formalising some trails while decommissioning others. An overly rigid stance risks alienating a key user group, undermining compliance efforts and affecting Queenstown's status as a leading MTB destination with a progressive approach to welcoming mountain biking. General Comments The Draft Plan leans heavily toward wilding conifer removal at the expense of recreational and community benefits. While wilding control is important, a balanced discussion is required to assess the financial, environmental, and societal costs of removal against alternative management strategies. Key considerations missing from the Draft Plan include: Slope Stability & Natural Hazard Mitigation: The steep, geologically unstable terrain benefits from tree cover, which	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.

					stabilises the hillsides and protects communities below from rockfall and landslides. The cost of engineered rockfall barriers could reach tens of millions of dollars, which may be unaffordable for the community. Historical and Aesthetic Value: Two generations of residents have only ever known these reserves as forested landscapes, making them an iconic part of Queenstown's identity. Economic Considerations: The Draft Plan acknowledges the economic benefits of mountain biking but does not address the financial impact of removing MTB trails or forested areas. Research estimates MTB visitor spending could reach $210 million annually by 2026, rivaling ski tourism. Trail Sustainability & User Experience: Established trees provide shade, reduce freeze-thaw damage, minimize erosion, and maintain trail integrity. Without them, trails would become seasonally unusable, increasing maintenance costs and reducing Queenstown's attractiveness as a year-round MTB destination. Carbon Sequestration: These forests capture tens of thousands of tonnes of carbon annually. Removal would result in significant carbon emissions, taking decades to offset even with replanting efforts. Regulatory Flexibility: The Otago Regional Council Pest Management Plan classifies wilding conifers under progressive containment rather than requiring full eradication. A managed retention strategy could be considered instead of wholesale removal. Conclusion As a resident and frequent user of both reserves, I urge the Draft Plan to adopt a more balanced approach. Queenstown's world-class mountain biking network has flourished within these established forests because they provide an environment conducive to sustainable trails. Comparing deforested MTB trails to forested ones highlights this point. The Coronet Peak trails, which exist outside of a		
36	Jake Byrne	N/a	N/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word "unauthorised" considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
37	Jake Luckin		n/a		Hi, Please see my submission below regarding this plan submission. Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan Submission. Thank you for the opportunity to provide feedback on the future of the Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserves. I appreciate the effort that has gone into developing the draft plan and acknowledge the community engagement undertaken to date. I am generally supportive of the objectives and policies outlined in the Draft Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan (Draft Plan), particularly those aimed at enhancing recreational facilities and improving access to the Reserves. However, I have significant concerns regarding specific aspects of the Draft Plan that require further consideration to better align with community interests and ensure improved outcomes for both residents and visitors. Below, I provide detailed commentary on selected sections of the Draft Plan, referencing relevant excerpts from the document. Text in italics is taken directly from the Draft Plan. Section 8.2 – Description of Primary Users and Activities – Te Tapunui Queenstown Hill Reserve Unauthorised mountain biking tracks have also been developed with the…. The term "unauthorised" carries a specific legal connotation under the Reserves Act 1977 that does not fully align with its use in this context. The wording should be reconsidered to ensure clarity. Additionally, the Draft Plan appears to downplay the existence and significance of the mountain bike trail (MTB) network within Queenstown Hill Reserve. These trails, as evidenced by Strava heat maps, have been in place for over 20 years and are well-established. Queenstown Hill Reserve is one of only three all-year, all-weather mountain biking areas accessible from Queenstown, alongside Ben Lomond Reserve and 7-Mile (currently undergoing deforestation). The natural features and proximity to the town center make this MTB area internationally significant. The Draft Plan should be updated to accurately reflect the current use of the Reserve by mountain bikers. While acknowledging that these trails are 'unsanctioned' or 'unofficial,' the plan should prioritize collaboration with the MTB community to formalize and manage them appropriately. New objectives and policies specific to MTB trails on Queenstown Hill should be incorporated into Section 13.2. Ignoring this well-established trail network due to resource constraints is not an acceptable long-term strategy. Such revisions would align the Draft Plan with the existing (2005) Reserve Management Plan, which provided for mountain biking with restrictions near the Time Walk track and a requirement that MTB use be limited to formed and approved trails.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word "unauthorised" considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.

					Additionally, this approach would be consistent with the Reserve's classification under the Reserves Act as a Recreation Reserve, which allows for recreational tracks and activities. Section 13.1.4 – Ben Lomond Bike Trails Consideration will have to be given to the bike trail network when the vegetation removal occurs. This wording suggests that the removal of exotic species in Ben Lomond is inevitable. While community engagement has guided the Draft Plan, the broader community may not fully support this assumption. The backlash following the damage to Queenstown Cemetery due to forestry operations in Ben Lomond Reserve demonstrates strong community sentiment regarding tree removal. Furthermore, the assumption that bike trails can be maintained post-deforestation is flawed. The presence of trails is intrinsically linked to the established tree cover, which stabilizes steep terrain and maintains suitable soil conditions for trail sustainability. The Draft Plan should acknowledge these challenges. Section 14.3.1 – Landscape Protection Forestry Implement as a priority Te Tapunui Queenstown Hill Forestry Plan to remove pest species, particularly Douglas Fir. This section lacks the qualifying statements found in Section 14.3.2, which outline a staged approach followed by revegetation efforts. Why does the Queenstown Hill Forestry Plan require immediate action without a similarly balanced approach? The plan must consider potential negative consequences of rapid deforestation, such as the proliferation of other invasive species. A strategic, staged approach that integrates revegetation efforts is necessary to avoid unintended ecological and landscape degradation. Section 14.6.9 – Biking & Walking Tracks Remove and rehabilitate unauthorised tracks and trails. The Draft Plan fails to acknowledge that many of Queenstown's best and most frequently used MTB trails began as 'unauthorised' trails. Instead of blanket removal, an amnesty should be considered to incorporate well-established tracks into the official network where appropriate.A collaborative approach with the MTB community would result in higher acceptance of formalizing some trails while decommissioning others. An overly rigid stance risks alienating a key user group and undermining compliance efforts.		
					General Comments The Draft Plan leans heavily toward wilding conifer removal at the expense of recreational and community benefits. While wilding control is important, a balanced discussion is required to assess the financial and environmental costs of removal against alternative management strategies. Key considerations missing from the Draft Plan include: •Slope Stability & Natural Hazard Mitigation:The steep, geologically unstable terrain benefits from tree cover, which stabilizes the hillsides and protects communities below from rockfall and landslides. The cost of engineered rockfall barriers could reach tens of millions of dollars, which may be unaffordable for the community. •Historical and Aesthetic Value: Two generations of residents have only ever known these reserves as forested landscapes, making them an iconic part of Queenstown's identity. •Economic Considerations: The Draft Plan acknowledges the economic benefits of mountain biking but does not address the financial impact of removing MTB trails or forested areas. Research estimates MTB visitor spending could reach $210 million annually by 2026, rivaling ski tourism. •Trail Sustainability & User Experience:Established trees provide shade, reduce freeze-thaw damage, minimize erosion, and maintain trail integrity. Without them, trails would become seasonally unusable, increasing maintenance costs and reducing Queenstown's attractiveness as a year-round MTB destination. •Carbon Sequestration: These forests capture tens of thousands of tonnes of carbon annually. Removal would result in significant carbon emissions, taking decades to offset even with replanting efforts. •Regulatory Flexibility: The Otago Regional Council Pest Management Plan classifies wilding conifers under progressive containment rather than requiring full eradication. A managed retention strategy could be considered instead of wholesale removal. Conclusion As a long-term resident and frequent user of both reserves, I urge the Draft Plan to adopt a more balanced approach. Queenstown's world-class mountain biking network has flourished within these established forests because they provide an environment conducive to sustainable trails. Comparing deforested MTB trails to forested ones highlights this point. The Coronet Peak trails, which exist outside of a forested area, are unrideable for half the year due to freeze-thaw cycles, require extensive annual maintenance, and cannot be ridden in wet conditions. If forests are removed, Queenstown will lose its reputation as a premier all-weather, year-round MTB destination, resulting in significant economic losses. If the cost of containing wilding spread from Ben Lomond and Queenstown Hill is lower than the benefits of retaining selected forested areas, then maintaining these trees—amongst vast expanses of sub-alpine tussockland—should be considered a viable option.		
38	James Imlach	New Zealand Motor Caravan Association Inc.	No	Oppose	The NZMCA represents the interests of over 120,000 individual New Zealanders the vast majority of whom enjoy freedom camping responsibly in their certified self-contained motorhomes and caravans. Many NZMCA members residing in the Queenstown-Lakes District enjoy freedom camping locally. The NZMCA is also a local ratepayer owning and operating a private motorhome park / campground in Glenorchy. We oppose clause 14.5.23 insofar as it seeks to prohibit vehicle-based freedom camping and limit the Council's ability to allow freedom camping (with or without restrictions) on the reserves through its new freedom camping bylaw review process. We have had discussions with QLDC's Policy & Communications Managers about the Council's proposed new freedom camping bylaw. In light of those discussions, it is important QLDC recognises the interrelationship between the Freedom Camping Act 2011 and Reserves Act 1977 through its RMP decision-making. The Council, through its bylaw review, may want to consider enabling freedom camping in a local authority area governed by this RMP. However, that will be very difficult to achieve if the RMP is adopted with clause 14.5.23 in place. We recommend either: (a) Amending clause 14.5.23 to read "The Council may, at its discretion, permit or restrict freedom camping in designated areas and determine the restrictions that apply"; or (b) Deleting clause 14.5.23 (the default provisions under section 44(1) of the Reserves Act will still apply). Option (a) gives QLDC full discretion to allow (or not) freedom camping in designated areas within the reserve(s) if/when it reviews its freedom camping bylaw. Option (b) gives similar discretion to QLDC, although if the bylaw seeks to allow freedom camping on site the Council will also have to exercise its delegated authority under the Reserves Act to allow the activity under that statute. This administrative burden can be avoided by adopting Option A above.	Noted support for freedom camping. Consider updating 14.35.23 to enable freedom camping in the reserves, or, consider removing to 14.5.23 which prevents camping in the reserves.	Considered appropriate to remove policy on freedom camping from the plan so that freedom camping is consistently addressed in the district via the most up to date bylaw.

39	James Mulcahy		No	Support	Trail Expansion and Development: I support QMTBC and QLDC in extending the trail network within Ben Lomond Reserve and developing Queenstown Hill Reserve to meet the rising demand for mountain biking and further build on its economic benefits. This includes building new progressive trails, improving connectivity between riding areas, and formalising existing unofficial trails. Upgrading Existing Facilities: I back improvements to current bike facilities, such as adding water fountains, toilets, and waste/bike wash stations at Wynyard Jump Park. I also support formalising the Queenstown Hill trail network, including plans for dual slalom and jump lines, as well as paving the Kerry Drive pump track. Collaboration with QLDC: Aligning QMTBC's Trail Master Plan with QLDC's strategy is key to ensuring a well-coordinated approach to trail development. I support proposals for better access, including new uphill trails and improved connections from key access points like Lakeview and Lomond Crescent. Safety and Trail Management: I endorse measures to enhance safety, such as separating riders and walkers on shared trails using bridges or overpasses. Additionally, creating more accessible trail features, like a Skybridge over One Mile Creek, would improve both safety and trail flow. Environmental Integration: I support integrating trail development with environmental restoration efforts. Collaboration between QMTBC and QLDC on tree felling and replanting in Queenstown Hill Reserve is essential, alongside careful planning for future trails in areas affected by pine removal.	Noted support for mountain biking. Noted support for reserve infrastructure to support mountain biking. Noted support for comprehensive trails master plan. Noted support for improvements to Fernhill Loop track. Noted support for wilding pine removal. Noted support for improved safety in the reserves.	No drafting changes proposed.
40	James Rhodes	N/A	No	Neutral	While I generally support the objectives and policies of the Draft Plan, particularly in regard to enhancing recreational facilities and access, I have concerns about certain aspects of deforestation and trail management that require further consideration to better align with community needs and improve outcomes. These concerns and recommendations are outlined below. Section 8.2 – Te Tapunui Queenstown Hill Reserve: Primary Users and Activities •The term "unauthorised" mountain biking trails may mislead, given its legal context under the Reserves Act 1977. •The Draft Plan underrepresents the significance of the MTB network on Queenstown Hill Reserve, which is internationally known and well-established. •Recommendation: Acknowledge the long-standing MTB network and work collaboratively with the MTB community to formalize these trails where appropriate. •Objective: Update Section 13.2 to include specific policies for MTB trails, ensuring alignment with the 2005 Reserve Management Plan and Reserves Act. Section 13.1.4 – Ben Lomond Bike Trails •The Draft Plan suggests exotic species removal in Ben Lomond as inevitable, but this doesn't reflect wider community opinion. •Trees are crucial for supporting the bike trails—removal would harm the network. •Recommendation: Reassess the removal of trees to ensure it doesn't negatively impact the biking network. Section 14.3.1 – Landscape Protection Forestry •The Draft Plan prioritizes wilding removal on Queenstown Hill without a staged, balanced approach like the one proposed for Ben Lomond. •Wilding species removal may lead to the spread of other invasive species if not properly managed. •Recommendation: Adopt a more balanced, staged approach with revegetation, similar to the one for Ben Lomond, and avoid prioritizing wilding removal over other concerns. Section 14.6.9 – Biking & Walking Tracks •Many of the most popular MTB trails on Queenstown Hill started as unauthorised. They should be considered for formalisation. •Recommendation: Allow a process to integrate established "pirate" trails into the official network, fostering a positive relationship between the QLDC and MTB community. General Comments •The Draft Plan emphasizes removing wilding conifers, but overlooks their valuable contributions to the community and environment. •Wilding conifers help stabilize the landscape, protect against rockfall, and enhance recreation. •Recommendation: Weigh the financial and environmental costs of tree removal against their benefits, particularly considering: oProtection: Trees help reduce trail damage caused by freeze-thaw cycles. oCost: Removing trees could require expensive rockfall protection infrastructure. oCarbon Sequestration: Mature trees sequester significant amounts of carbon, which would be lost with removal. oRecreation: Established trees improve trail conditions by reducing erosion, providing shade, and stabilizing soil moisture. Economic Considerations •The economic impact of mountain biking is substantial—visitor spend is projected at $210 million by 2026. •Recommendation: Consider the potential negative economic impact of removing trees and trails. •Benefit: Maintaining the trees and bike trails supports year-round tourism and recreation in Queenstown. Conclusion •As a frequent reserve user, I believe the Draft Plan should adopt a more balanced approach that recognizes the value of both the trees and mountain biking network. •Trails in forested areas are vital to Queenstown's year-round appeal for mountain biking, and the economic costs of removing trees may outweigh the benefits of wilding control. •Final Recommendation: Keep selected areas of forest, consider long-term benefits over immediate removal, and work collaboratively with the MTB community to ensure a sustainable and enjoyable future for the reserves.	Noted support for mountain biking. Noted support for expanded mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted support for stage approach to wilding pine removal.	Proposed amendment to 8.2 - The word "unauthorised" considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
41	James Sutherland	Heritage New Zealand	No		See attached pdf submission.	Noted support for protection and management of heritage values and archaeological sites in the reserves. Noted support for implementation and maintenance of interpretation panels within the reserves. Consider amendment to section 9.0 to refer Heritage New Zealand Pouhere Taonga process and contact information. Consider and an archaeological management plan.	Suggested advices notes for sections 4 and 9 considered, one of the proposed advice notes included at the end of section 11. of the plan.

42	Jamie Seymour	Smokefree Otago	Yes	Support	Smokefree Otakau, a group of organisations that share an interest in advocating for and promoting Smokefree and Vapefree environments wish to thank the Council for the opportunity to submit on the Draft Te-Taumata-o-Hakitekura Ben Lomond & Te Tapunui Queenstown Hill Reserve Management Plan (the Plan). Overall we strongly support the Plan's commitment to enhancing public health and creating an accessible space for all. We encourage QLDC to recognise New Zealand's commitment under the Framework Convention on Tobacco Control (FCTC) (1) by implementing smokefree and vapefree policies in these reserves. Although Queenstown Lakes District Council's Smokefree Policy is almost 20 years old (established in 2006), we strongly advocate for improved and stronger smokefree/vapefree areas and signage to denormalise smoking in the public environment, thus minimising the exposure that children and young people have to smoking and vaping. Prohibiting smoking and vaping in outdoor areas is an important step in ongoing efforts to create environments that support smokers/vapers to quit, discourage non-smokers/vapers from starting, denormalise smoking/vaping to children and youth, and reduce exposure of second-hand smoke (SHS) to vulnerable people (2). Local councils play a vital role in denormalising smoking and vaping creating Smokefree Outdoor Spaces policies that include both smoking and vaping. We note strong public support for Smokefree Outdoor spaces, for the following reasons: • Positive modelling for young people • Litter control • Reducing accidental fire risks • Reducing involuntary exposure to second-hand smoke (particularly in areas where tamariki are present or people congregate) • Making spaces more whanau friendly As per the Local Government (Community Well-being) Amendment Act 2019 (3), council's role includes promoting the social, economic, environmental and cultural well-being of communities, in the present and for the future. Smokefree and vapefree policies play a key role in reducing inequities in smoking-related health outcomes. As Maori adults have a significantly higher smoking rate than non-Maori (4) adopting a smokefree/vapefree approach in these reserves aligns with the Pae Ora (Healthy Futures) Act 2022 (5) goals to eliminate health inequities, offering a healthier, more supportive environment that fosters positive health choices for all. Our experience suggests that clear policy and succinct signage will help with compliance and will not require enforcement. At 9.6% (6), the prevalence of smoking in our community is low enough that peer pressure will be sufficient to ensure compliance. Cigarettes are the most littered item in New Zealand, with an estimated 4.5 trillion littered every year worldwide (7). Cigarette filters are not bio-degradable and harmful when consumed by pets, wildlife and children (7,8). The cost of cleaning up cigarette butts imposes a considerable financial burden on Councils at a time when budget setting is challenging. Queenstown is known for its beautiful landscapes, Ben Lomond and Queenstown Hill being two of the most prominent. We have outstanding outdoor recreation opportunities with incredible fauna and home to special wildlife. Sadly smoking threatens these taonga, particularly litter and detritus associated with smoking. Cigarette butts, and now vape cartridges and litter, are being found everywhere in Otago, from beach to bush. Vaping devices when improperly discarded can leach toxic chemicals, heavy metals, flammable ion batteries, and microplastics into our natural environments (9). In addition, the risk of battery failure/explosion or other vape-related injuries (10), is on the rise in New Zealand (11) and in many other countries. Additionally, vaping devices are often disposed into rubbish bins where the batteries pose a dangerous risk for fires in public waste/recycling areas or on rubbish trucks (12). Thank you for the opportunity to submit on the Draft Te-Taumata-o-Hakitekura Ben Lomond & Te Tapunui Queenstown Hill Reserve Management Plan.	Noted support for both reserves being smokefree.	New policy 14.7.1 added prohibiting smoking and vaping in the reserves.
43	Jarrah Healy	N/a	n/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word "unauthorised" considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.

44	Jason McDonald		No	Support	I fully support QMTBC and QLDC in their efforts to expand the trail networks in the Ben Lomond Reserve and develop the Queenstown Hill Reserve to meet the increasing demand for mountain biking. Expanding these trails will create more opportunities for riders of all levels and capabilities, including adpative mountain biking, strengthen the outdoor community, and enhance Queenstown's reputation as a globally recognised premier biking destination. This includes creating new progressive trails to accommodate different skill levels, improving connections between existing riding areas for better accessibility and flow, and formalising unofficial trails to ensure their sustainability for the future. Upgrading and enhancing existing bike facilities is an essential step in improving the overall riding experience. I strongly support the installation of water fountains, toilets, and bike wash stations at Wynyard Jump Park, as well as the formalisation of the trail network in Queenstown Hill. The development of dedicated features, such as dual slalom and jump lines, along with asphalting the Kerry Drive pump track, will further improve the quality of riding available and make the trails more inclusive for a broader range of users. Collaboration between QMTBC and QLDC is critical to ensuring a well-planned and cohesive trail network. Aligning the QMTBC Trail Master Plan with the QLDC Trail Masterplan will improve access and connectivity, particularly with the development of new uphill trails and strategic trail links from key entrance points like Lakeview and Lomond Crescent. A unified approach to trail planning will benefit riders and ensure long-term sustainability. Safety is a crucial factor in trail development, and I fully support improvements that prioritise both riders and pedestrians. Separating rider and walker traffic on shared trails through bridges and overpasses is an important step in reducing conflicts and enhancing safety. More accessible trail areas, such as a Skybridge over One Mile Creek, will improve both safety and the overall flow of the trails, making them more enjoyable for all users. I also strongly support the integration of trail development with environmental restoration efforts. Thoughtful planning is essential to balance the expansion of biking trails with conservation efforts, including collaborative initiatives between QMTBC and QLDC for tree felling and replanting in the Queenstown Hill Reserve. Ensuring that future trails are carefully planned in areas where pine trees are being removed will allow for responsible development while preserving the natural landscape. By investing in strategic trail development, improving facilities, prioritising safety, and integrating environmental stewardship, Queenstown can continue to offer an outstanding mountain biking experience while maintaining the integrity of its natural surroundings. I fully support these initiatives and look forward to seeing the ongoing evolution of Queenstown's trail network.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking.	No drafting changes proposed.
45	Jen Andrews		No	Support	Submission Regarding Malaghan St Reserve On behalf of the Malaghan St residents, we would like to make the following submission regarding the Malaghan St Reserve as a subset of the Queenstown Hill reserve plan: 1. Change the Malaghan St Reserve Status & Instigate Regular Maintenance Malaghan St Reserve is a well-known, high-traffic pedestrian 'gateway' to the Queenstown Hill Walking Track and Queenstown Hill residences, frequented by locals and visitors. The access route is signposted from the CBD and is the preferred walking route on Google Maps, drawing significant numbers of visitors every day, especially during the summer. Many people also use the reserve at night as a shortcut to walk to/from the CBD, even though there is no lighting. Given its visibility, importance, and high usage, we respectfully ask QLDC to formally reclassify the whole Malaghan St Reserve and return it to its former status (refer to the Background section below). This would ensure it receives the regular maintenance and care it deserves as an important community access space and a great visitor experience connecting people with Queenstown Hill. We also suggest considering low-level lighting (maybe small solar lights?) for safer use at night. 2. Mitigate Fire Hazard – Remove Overgrown Noxious Weeds The reserve area behind houses 22A-D and 23 at the top of Malaghan St used to be sprayed annually to control noxious weeds. Unfortunately, this has not been done in several years, and weeds like broom, lupin, buddleia, little pines, blackberry, and holly have taken over. The unchecked growth of these weeds has created a dense and hazardous environment, and we have become very concerned about the potential fire risk, especially with the number of visitors using the reserve and the houses that back directly onto it. If a fire were to start, it would spread quickly, becoming an immediate threat to property and life. We understand that QLDC is working on a noxious weed control plan (reference number PP22/0007), and we'd greatly appreciate it if this issue could be addressed promptly. As part of the reserve's maintenance, we would like to see the overgrown noxious weeds removed and controlled, with annual spraying to prevent them from spreading further. The neighbouring properties would also help look after the space. 3. Community Involvement in Restoring the Reserve We would love QLDC to consider a community planting day, where local residents, Queenstown Hill users, and visitors could come together to help restore Malaghan St Reserve to its former beauty. This initiative would not only improve the reserve but foster a sense of community spirit. 4. Improve Wayfinding for Visitors With the new town arterial route now in use, we suggest QLDC takes the opportunity to review and update its wayfinding (signage, maps and Google Maps) to make it easier for pedestrians and vehicles to navigate between Queenstown Hill and the CBD. Currently, Malaghan St is the designated walking route for the Queenstown Hill track (via signage and Google Maps), and Edgar St/Kerry Drive is the main driving route. However, there is very little clear signage for pedestrians and no signage at all for drivers (in fact, many try to drive up Malaghan St only to find it's a steep no-exit street with a tricky tight-turning space and no parking). About once a month on average we need to assist an international visitor whose vehicle has got stuck on the steep corner at the top of Malaghan St. They always	Support for improved maintenanace of Malaghans Street Reserve relates to operational Council function. Noted support for improved wayfinding and signange for public toilets.	As noted in the submission, the maintenance and specifc areas of weed control are operational matters and cannot be addressed in the plan. Policies 14.6.15 - 14.6.21 support improved wayfinding and signage in the reserves.

					an international visitor whose vehicle had got stuck on the steep corner at the top of Malaghan St. They always say they thought Malaghan St was how they accessed Queenstown Hill Walking Track and its parking area. Additionally, it would be useful to mark nearby public toilet facilities clearly – we understand there are some on Kerry Drive near the Queenstown Hill Walking Track but people don't know they exist. Background - Malaghan St Reserve Maintenance Malaghan St Reserve was once beautifully planted with tussocks, flaxes, and nikau/cabbage trees and was well-maintained until about 2021. In early 2022, Malaghan St residents reached out to QLDC to understand why the maintenance had stopped. We learned that the reserve had been re-designated as a "natural reserve," a decision that was neither communicated to nor supported by the local community. This reclassification meant that only the strip on each side of the stairs was designated as a "garden area" to be maintained, while the rest of the reserve became unscheduled. The result is that the entire reserve now looks unkempt and unwelcoming, which is concerning given its high visibility and usage. In November 2023, QLDC confirmed that the reserve had been added back to the regular maintenance schedule after being "inadvertently overlooked." While the contractor did a great one-off job clearing and spraying in December 2023, the area hasn't been maintained and has become overgrown again. After several years of attempting to resolve this, we would really appreciate some clarity around the maintenance schedule - is it twice a year, quarterly, or something else? Conclusion Apart from reclassifying the reserve status, we believe most of these issues are operational and could be addressed relatively easily. For further context, email correspondence with QLDC over the past few years has been shared with Briana and Sofie at the Village Green drop-in session. If needed, we're happy to resend these emails and photos of the reserve to support this submission.		
46	Jenni Dimmock		No	Support	Expanding and Developing Trails: I support QMTBC and QLDC in expanding the Ben Lomond Reserve trails and developing the Queenstown Hill Reserve to meet the increasing demand for mountain biking. This includes building new progressive trails, improving connections between riding areas, and formalizing existing unofficial trails. Upgrading Facilities: I'm in favor of upgrading bike facilities, such as adding water fountains, toilets, and bike wash areas at Wynyard Jump Park. I also support formalizing the Queenstown Hill trail network, including plans for dual slalom/jump lines and paving the Kerry Drive pump track. Working with QLDC: I think it's important for QMTBC to align their Trail Master Plan with QLDC's to ensure better coordination and access. This includes proposals for new uphill trails and better links from key entry points like Lakeview and Lomond Crescent. Safety and Trail Management: I support making trails safer by separating riders and walkers with bridges or overpasses. I also think accessible features like a Skybridge over One Mile Creek would improve both safety and trail flow. Environmental Considerations: I back efforts to integrate trail development with environmental restoration. This includes QMTBC and QLDC working together on tree felling and replanting in Queenstown Hill Reserve and ensuring future trails are planned carefully in areas where pines are being removed.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking.	No drafting changes proposed.
47	Jo Knight	Sport Central/Sport Otago/Sport New Zealand	No	Support	Sport Central (regional branch of Sport Otago, and on behalf of Sport New Zealand) is pleased to submit our support for the Ben Lomond and Queenstown Hill draft Reserve Management Plan. Our vision is to foster a community where everyone can participate in and enjoy sport and recreation, promoting health, well-being, and social cohesion. Every Whanau, active every day. The accessible trails close to central Queenstown are a vital asset for our community, providing opportunities for people of all ages and abilities to engage in outdoor activities. These trails are not only a gateway to physical fitness but also a connection to the rich history of the area. The historical significance of these trails, which have been used for generations, adds to their value and importance. Just last week I heard a friend say her three year old had been building up to, and was excited to be finally walking the Tiki Trail. Equally important are the long-term residents who regularly use these trails. We strongly support the proposed upgrades and maintenance of trail entrances, including the installation of clear signage and maps. This will enhance the user experience, making it easier for both locals and visitors to navigate and enjoy the trails. Improved infrastructure, such as the addition of toilets and water fountains, is essential for ensuring that the trails are accessible and comfortable for all users. These amenities will encourage more people to use the trails, promoting a healthier and more active community. We also advocate for the protection, restoration, and enhancement of the natural environment surrounding the trails. It is crucial to preserve the beauty and ecological integrity of these areas while allowing for sustainable recreational use. We support the inclusion of consultation processes for new Active Recreation opportunities, ensuring that any developments are in line with community needs and environmental considerations. The provision of both informal and formal recreation opportunities is important for catering to a diverse range of interests and abilities. A well-managed and maintained trail network, as outlined in the subregional facilities strategy, will ensure that these trails continue to serve the community effectively for years to come. In conclusion, Sport Otago supports the Ben Lomond and Queenstown Hill draft Reserve Management Plan. We believe that the proposed improvements will enhance the accessibility, usability, and sustainability of these valuable community assets. Thank you for considering our submission. Sincerely, Jo Knight Sport Central	Noted support for upgraded reserve entrances. Noted support for ecological enhancement. Noted support for reserve infrastructure to support recreation. Noted support for ensuring reserves are accessible and inclusive	No drafting changes proposed.

48	Joe Robinson	N/a	n/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
49	John		No	Oppose	Emergency Access, Response, and Signage (Objectives 12.1.5 & 13.1.4) Given the significant year-round foot and bike traffic in the Ben Lomond Reserve, I believe there needs to be greater focus and discussion on emergency access, response strategies, and improved signage. While existing signage advises calling 111 in an emergency, additional improvements would be beneficial, particularly in ensuring visitors can accurately communicate their location. Further signage would also support this stating what users should do encase of injury - e.g. call 111, flag down other bikers to support closing off the track until emergency services are on-scene, find a locater sign to ensure emergency services know where they are. A detailed map outlining the locations of signage and key landmarks would help emergency services navigate the reserve more effectively. Due to the density of pine trees, GPS coordinates can sometimes be inaccurate when emergency services attempt to locate individuals using mobile phones. Clarifying emergency response protocols, particularly for trails not directly accessible by vehicle, would also be beneficial. A mapped outline of all access routes, including trail junctions and emergency entry points, would help responders navigate the reserve effectively. Additionally, better support for local response agencies in understanding the terrain and access routes would shorten response times, allowing emergency personnel to operate more efficiently. Ensuring emergency access points are well-maintained and clearly signposted would further enhance safety and the community's safety when using the Ben Lomond Reserve. Event Licensing Process To support the community in hosting recognised events for both bikers and hikers, it would be useful to have a clear and accessible timeline outlining the process for obtaining event licences. Understanding the necessary steps and estimated approval timeframe for event permits in Ben Lomond Reserve would help organisers plan more effectively. Having clear guidelines on how events are entitled to operate within the reserve, including capacity limits, environmental considerations, and infrastructure requirements, would provide event organisers with the necessary framework to ensure compliance and smooth operations. Trail Grading, Maintenance, and Community Input (Policy 14.6.6) To ensure both tourists and local riders can assess their abilities and ride safely, clear information on trail grading levels is essential. A structured system for grading trails will help riders set realistic expectations based on their skill levels. Additionally, transparency around trail maintenance—who is responsible, how often reviews are conducted, and what the ongoing maintenance plan is—would enhance safety and usability. Trails change significantly throughout the year due to weather conditions and the volume of riders using them. I believe an ongoing review process is necessary to ensure that grading remains accurate, and trails are maintained to a high standard. Would the council be open to community engagement on trail grading updates? Allowing input from experienced local riders could help ensure that trails are categorised appropriately and remain safe for all users. Lastly, ensuring continued maintenance of both new and existing trails is vital for the long-term development of Queenstown’s biking network. How can we guarantee sufficient resources and funding for regular trail upkeep to support both the local community and visitors? Having a structured plan for maintenance and development will help sustain Queenstown’s reputation as a world-class biking destination.	Noted support for improved emergency services and access. Noted support for more event regulation. Noted support for trail grading system.	Emergency response protocol is an operational matter and cannot be addressed in the the plan. New policy 14.3.5 allows emergency services operators to remove or modify vegetation to improve emergency vehicle access. Criteria for new licences in the reserve is set out in policy 14.5.10, however, processing times for licence applications is administrative and cannot be addressed in the plan. Policy 14.6.6.d states that grading of all mountain bike trails will be included in the development of the Trail Master Plan for the reserves.
50	John Seely		n/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network.
51	Jon Mann		No	Support	Need to gradually increase and develop mountain biking trails and facilities.	Noted support for mountain biking.	No drafting changes proposed.
52	Jordan Fritz		No	Support			

53	Julie Margeret Scott	n/a	No	Support	Support with a couple of further suggestions: 14.3.8(b) - add reference to the management of feral cats (this could be noted in objectives as being undertaken in conjunction with existing community groups). 14.5.18. Establish lease and licence agreements with community groups "and individuals" where the activity will:.....	Consider update to 14.3.8(b) to include feral cats Avoid change to 14.5.18, agreements with groups rather than individuals reduces risk to council.	14.3.8(b) has been amended to include feral cats. Avoid change to 14.5.18, agreements with groups rather than individualsb as this reduces risk to council.
54	Julien		No	Support			No drafting changes proposed.
55	Kate		No	Neutral	Maintaining the amazing trails we have in these areas sounds like a great idea	Noted support for maintaining existing trail network	No drafting changes proposed.
56	Katy Winton		No	Neutral	I believe Queenstown is already a world-class riding destination, and I am keen to see it protected and developed in a way that keeps it sustainable, safe, and accessible for everyone—while also looking after the environment. Trail Expansion & Development I fully support QMTBC and QLDC expanding the trail networks in Ben Lomond Reserve and developing the Queenstown Hill Reserve to keep up with the growing demand for mountain biking. That means creating more progressive trails, improving connections between different riding areas, and making sure unofficial trails are properly built and maintained. Upgrading Existing Facilities I'd love to see better facilities, like water fountains, toilets, and bike wash stations at Wynyard Jump Park. Formalizing the Queenstown Hill trail network would be a huge win too—especially with plans for a dual slalom/jump line and asphalting the Kerry Drive pump track. Better Coordination with QLDC For things to work well long-term, I think it's important that QMTBC aligns its Trail Master Plan with QLDC's plan. This will make sure new trails and links—like uphill tracks and connections from spots like Lakeview and Lomond Crescent—are properly thought out and make access easier for everyone. Safety & Trail Management Safety is key, so I fully support separating walkers and riders on shared trails, whether that's through bridges or overpasses. A Skybridge over One Mile Creek would be a great addition to improve flow and keep things safer for all users. Looking After the Environment I really support the idea of combining trail development with environmental restoration. That means smart planning for new trails in areas where pine trees are being removed and making sure replanting happens in places like Queenstown Hill Reserve	Noted support for mountain biking. Noted support for expanded mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking.	No drafting changes proposed.
57	Kelvin Middleton	Queenstown Hill Station	Yes	Neutral	I understand the communities need and wants however there must also be consideration for the flow on effects to us as neighbouring land owners. ie when people discuss more rock climbing and bike trails. A real need should be specific fencing or knowledge that there is a private owned land in the areas	Noted opposition to unregulated biking trails and rockclimbing on Queenstown Hill.	No drafting changes proposed.
58	Lisa Murphy	Goldfield Heights Body Corporate	No	Support	Goldfield Heights Body Corporate seek the removal of the trees above Goldleaf Hill to reduce fire risk to the Goldfield Heights Body Corporate	Noted support for wilding pine removal above Goldleaf Hill.	Policy 14.3.7 allows for the removal and/or modification of vegetation to reduce the likelihood of a wildfire.
59	Lisa Murphy						
60	Maddy Grandiek	ZJV (NZ) Limited, trading as Ziptrek Ecotours.	Yes	Support	See attached pdf submission.	Noted support for recreation opportunities for people of all abilities. Noted supported for provision of appropriate commercial recreation opportunities in Te-Taumata-o-Hakitekura Ben Lomond. Noted support for interpretation panels in the reserve. Consider amendment to include glossary of terms, reference to "Ziptrek Ecotours", to the maps, separate vision statements for each reserve, amend section 7.4, section 7.5, section 7.6, section 8.1, section 9.3, section 10, section 11.4, add new objective 12, amend objective 12.6, objective 12.15, objective 12.16, objective 13.1.6, objective 13.6.1.2, objective 13.1.7.5, objective 13.3, policy 13.3.1.4., add new policies 14.2.4 and 14.2.5, amend policy 14.3.4, reorder fire policies (14.3.10 to 14.3.12), amend policy 14.3.10, policy 14.3.11, policy 14.3.12, policy 14.3.14, policy 14.3.18, policy 14.5.7, policy 14.5.10, delete policy 14.5.14, amend policy 14.5.16, policy 14.5.23, delete policy 14.6.1, amend policy 14.6.6, delete policy 14.6.14, new policy 14.6.22, amend Appendix 3.	Considered separated visions as proposed in submission, however not adopted as considered when the vision is tested it stands up as a visionary statement for both reserves. Amendments have been included to record a discription of the current situation, and be more aspirational and specific regarding wilding removal. Glossary of terms included. Correction to references to ZIptrek Ecotour corrected throughout plan. Amendment to 7.4 partially accepted. Amendment to 8.1 accepted. Additional section proposed for section 11.4 accepted. Amendment to 13.1.6 accepted. Amendment to 13.1.7.5 accepted. Amendment to 13.3.1.4 accepted. Amendment to policy 14.3.4 accepted. Amending the position of fire policies 14.3.10 - 14.3.12 higher in list accepted. Amendment to 14.3.14 accepted. Amendment to 14.3.18 accepted. Amendment to 14.5.7 accepted. Accept correction to Appendix 3 to record Ziptrek Ecotours lease. Proposed changes to 7.4 definition of "considered and measured change", 7.5. to "strongly address goat issue" and 7.6 change to description of cross organisational management not adpoted as considered already appropriately adressed in draft plan. References to "Ben Lomond User Group" not adopted as considered appropriately captured by key stakeholders. This wording is also more flexible and can include key stakeholders not part of the group and/or future key stakeholders we are not yet aware of. Proposed change to 9.3 regarding wildfire risk is operational detail that cannot be addressed in the plan. Additional context has been added into 9.3 Wildfire risk which details the relationship and future wildfire reduction programme.Proposed change to 10, competing recreational demand, parts adopted however more specific changes regarding trail management are operational details that cannot be addressed in the plan. Proposed change to maps not accepted, the map in the plan is intended to be high level to help the reader orientate themselves to the reserves only, not a lease map. Map will be amended to remove reference to lease areas.

							Suggested new objective 12.x is not adopted as drafted objectvies appropriately capture issues, amendment to objective 12.6 not adopted as wording is covered under 12.13 already. Proposed amendment to 12.15 not adopted as language is more relevant to resource consent process. Proposed amendment to 12.6 not adopted, drafted wording "trail network" is consistent with other parts of the plan. Proposed amendment to 13.6.1.2, not adopted improved safety is covered by general policies under wayfinding and user conflict. Proposed amendment to 13.3 not adopted, the specific location of the Lakview Reserve entrance is not currently known, the policy is intentionally general to reflect this. Proposed amendment to 14.3.3 not adopted, the wording proposed is very prescriptive and covers a separate topic to the original policy wording. Proposed changes to 14.3.10, 14.3.11 and 14.3.12 not adopted as the wording relates to operational matters that can not be addressed in the plan, this wording is also too prescriptive. Proposed changes to policy 14.5.10 not adopted, policy intended to address new licences and leases rather than existing, the changes to the criteria for considering new licences and leases are not considered appropriate. Policy 14.5.14 considered relevant to the plan and helpful in providing guidence current and commercial operators, not deleted. Policy 14.5.23 is deleted from the plan. Policy 14.6.1 relevant guidance, built strucutres considered for recreation, not deleted from the plan. Proposed change to 14.6.6 not adopted, not clear what the reasoning behind these proposed limitations on future trail developement. Proposed replacement of 14.6.14 not adopted, the access road provides valuable public access and is intended to remain this way. Proposed change to 14.6.22 not adopted, this is covered by policy 14.6.21,.
61	Marcus van Egmond		No	Neutral	Trail Network: the trail network should only be expanded by formalizing existing unofficial network. Construction should focus on plans to maintain the existing network, as it is frequently in a state of disrepair. Patrol/Emergency Access: there is a great need for improvement on emergency access, with the amount of life threatening injuries witnessed this year.	Noted support for formalising pirate mountain biking trails. Noted support for improved emergnecy services and access.	Bike Patrol is an operational matter and cannot be addressed in the the plan. New policy 14.3.5 supports emergency services operators to remove or modify vegetation to improve emergency vehicle access.
62	Mark Williams	Queenstown Trails Trust	No	Support	It is imperative to foster recreational use of these reserves (specifically MTB trails) in perpetuity, for the benefit of the community, visitors and the conservation outcomes which result from enabling improved access (wilding control, native replanting and predator trapping).	Noted support for mountain biking. Noted support for conservation efforts in the reserves.	No drafting changes proposed.
63	Matthew Edwards		No	Support	I am in full support of QMTBC and QLDC expanding & developing the bike trail network in the Ben Lomond reserve as well utilising the Queenstown Hill reserve to further grow the network. I strongly believe this should include include formalising unofficial trails. The existing Ben Lomond trail network is proof of how successful this approach can be. I also fully support the integration of trail network development to be included in the planning process of restoring the environment by the felling & replanting of the Queenstown Hill reserve. I think the inclusion of bike trails should be considered in all areas where pine trees are being removed to allow for the replanting of indigenous species.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Noted support for wilding pine removal and revegetation.	No drafting changes proposed.
64	Matthew Packwood	N/a	N/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.

65	Matthew Turner	N/a	N,a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
66	Meesha powell		No	Oppose	Hi, I do not support the deforestation efforts to remove pest species over Ben lomond and Queenstown hill. I understand the need to contain and manage. Removal significantly detracts from the visual appeal of the town. The forestry makes us different from Cromwell, Alexandra and wanaka. In a time of significant economic downturn this town requires tourism, Queenstown has always been represented with a lush canopy of trees to zip line, bungy, hike and explore through. It helps manage water run off into the town and provides a constant green vista in otherwise a very arid climate. Yes beech trees would also be good, however there growth rate isn’t supportive of meaningful carbon absorption or visual appeal as it would be at least a 25 year turn around and they are far more prone to windfall which would cost more to mitigate. Rate payers are already struggling, and if you remove the pressure from a few very opinionated environmentalist the reality is trees are good. Pines are helping in a time of increase pollution and population. Removing them only helps you “feel better” for the natives. A tree is a tree. Financially, you will constantly be having more pop up in an exposed canopy and it’ll never end.. so it may make you look better now but full transparency would actually be how much money it will continue to cost over the lifespan of the rate payers and to what end really.. So no I do not agree with the desire to remove existing tress that have been in place for over 20 years such to appease a few strong headed “environmentalist” who lack the understanding of longevity vs nativity.	Noted opposition to wilding pine removal.	No drafting changes.
67	Meghan Lee		No	Neutral	I fully support QMTBC and QLDC in expanding the trail networks in Ben Lomond Reserve and developing Queenstown Hill Reserve to meet the increasing demand for mountain biking. This includes building new progressive trails, improving connectivity between existing riding areas, and formalizing unofficial trails. Upgrading Existing Facilities: I back the enhancement of current biking facilities, such as installing water fountains, toilets, and bike wash stations at Wynyard Jump Park. Additionally, I support formalizing the trail network on Queenstown Hill, with plans for dual slalom/jump lines and asphalting the Kerry Drive pump track. Collaboration with QLDC: Ensuring QMTBC’s Trail Master Plan aligns with QLDC’s Trail Masterplan is essential for coordinated trail development and improved access. This includes proposed new uphill trails and trail links from key access points like Lakeview and Lomond Crescent. Safety and Trail Management: I support efforts to improve safety, such as separating riders and walkers on shared trails with bridges and overpasses. I also advocate for more accessible trail areas, such as a Skybridge over One Mile Creek, to enhance both safety and trail flow. Environmental Integration: I endorse plans to integrate trail development with environmental restoration efforts. This includes collaboration between QMTBC and QLDC on tree felling and replanting in Queenstown Hill Reserve, as well as careful planning for future biking trails in areas where pine trees are being removed.	Noted support for mountain biking. Noted support for expanded mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking. Noted support for improved safety, wayfinding and signage. Noted support for trail development with environmental restoration efforts.	Policy 14.6.6 provides for the development of a master plan for the trail network working with key stakeholders and opportunity to resolve unauthorised trails.
68	Mel Bowles		No	Support	It will be great to see improvements and better maintenance to the existing trail network. More trails would be welcomed and it would be great to have the vision to look to connect as many of them as possible to create variety for long term residents. a connection between fernhill loop and ben lomond trails and into moonlight or over the moke lake. Please also consider how these trails could connect to other areas like Arawata Track, Sunshine Bay and Seven Mile to make interesting long through hikes or bike rides, or even multi day trips that pass DOC or QLDC camping areas. Consider how this plan works with the plans of the Queenstown Trails Trust.	Noted support for a an expanded and well connected trail network.	Policy 14.6.6 provides for the development of a master plan for the trail network working with key stakeholders and opportunity to resolve unauthorised trails.
69	Michael Quante		No	Support	I support Queenstown Mountain Bike Club (QMTBC) and QLDC continuing to work on existing trails (to maintain them and to improve safety, e.g. separating walkers and bikers) and to develop new trails in the Ben Lomond Reserve and the Queenstown Hill Reserve. As there is a growing demand for mountain biking, if new trails are not developed, there is a risk that existing trails will become overcrowded and dangerous. As Queenstown is now becoming a tourist summer destination as much as a winter destination, and mountain biking is a key attraction, it makes sense to continue growing our trail network.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves.	Policy 14.6.6 provides for the development of a master plan for the trail network working with key stakeholders and opportunity to resolve unauthorised trails.

70	Michael Robson		No	Oppose	Thank you for the opportunity to provide feedback on the future management of the Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserves. I acknowledge the effort that has gone into drafting this document and the community engagement undertaken so far. I am generally supportive of the objectives and policies outlined in the Draft Plan, particularly those aimed at promoting and enhancing recreational facilities and access to the Reserves. However, I strongly oppose certain elements of the Draft Plan that require further revision to better align with community interests and improve outcomes for both residents and visitors. Below, I provide specific commentary on selected sections of the Draft Plan, referencing relevant portions of the document. Section 8.2 – Primary Users and Activities (Te Tapunui Queenstown Hill Reserve) "Unauthorised mountain biking tracks have also been developed with the…." The term unauthorised has a specific legal meaning under the Reserves Act 1977 that does not align with its inferred usage in the Draft Plan. The use of this term should be reconsidered. Furthermore, the Draft Plan downplays the existence and significance of the mountain bike trail (MTB) network within Queenstown Hill Reserve. Strava heat-map data shows well-established trails, some of which have existed for over 20 years. Key Points: •Queenstown Hill Reserve is one of three all-weather, all-year mountain biking areas accessible from Queenstown (the other two being Ben Lomond Reserve and 7-Mile, which is undergoing deforestation). •The unique trail characteristics and proximity to the CBD make this network internationally significant. •The Draft Plan should acknowledge the current use of these trails by residents and visitors. •While these trails may be considered unsanctioned or unofficial, the plan should work collaboratively with the MTB community to formalize them where appropriate. •Section 13.2 should include new objectives and policies specific to MTB trails on Queenstown Hill. •Ignoring the existing trail network due to a lack of compliance resources is not a sustainable approach. •These updates would align the Draft Plan with the 2005 Reserve Management Plan, which provided for designated MTB trails. Section 13.1.4 – Ben Lomond Bike Trails "Consideration will have to be given to the bike trail network when the vegetation removal occurs." This wording implies that the removal of exotic tree species in Ben Lomond is inevitable. While early community engagement has influenced the Draft Plan, I do not believe this wording accurately reflects the broader community's perspective. Many residents are unaware that tree removal is being considered. The strong public backlash against the damage caused to Queenstown Cemetery following forestry operations in Ben Lomond Reserve indicates significant community concern. Moreover, the assumption that bike trails can be preserved after tree removal is incorrect. The existing trails rely on tree cover to prevent erosion and maintain usability. Without this canopy: •The terrain is too steep and the soil too shallow to sustain trails. •The loss of trees would drastically impact the long-term viability of the biking network. Section 14.3.1 – Landscape Protection Forestry "Implement as a priority Te Tapunui Queenstown Hill Forestry Plan to remove pest species, particularly Douglas Fir." This section lacks the qualifying statements found in Section 14.3.2, which propose a staged approach followed by a revegetation program. Concerns: •Why is urgent action needed for Queenstown Hill, while Ben Lomond is given a more balanced, staged approach? •The Draft Plan prioritizes wilding removal over other significant community concerns. •Unmanaged wilding removal can result in the proliferation of other invasive species, as seen at Morningstar Beach Recreation Reserve. Section 14.6.9 – Biking & Walking Tracks "Remove and rehabilitate unauthorised tracks and trails." Historically, many of Queenstown's best and most frequently used MTB trails began as unauthorised trails. The Draft Plan should: •Provide an amnesty to incorporate well-established trails into the official network where appropriate. •Foster collaboration with the MTB community to balance the need for compliance with preserving a world-class biking destination. •Avoid a heavy-handed approach that could erode community trust and cooperation. General Comments on Wilding Tree Removal The Draft Plan leans heavily towards wilding conifer removal, often at the expense of recreational users and broader community benefits. While wildings present ecological challenges, they also provide significant recreational, social, and economic value. Key considerations: •Erosion and Geotechnical Stability: oThese Reserves consist of steep, geologically unstable slopes. oTrees provide natural stabilization, reducing the risk of landslides and rockfalls. oAlternative mitigation measures, such as engineered rockfall fences, would be prohibitively expensive and visually intrusive. •Community Identity and Landscape Aesthetics: oTwo generations of Queenstown residents have known these Reserves as forested landscapes. oThe removal of trees would significantly alter the town's iconic backdrop. •Carbon Sequestration and Economic Impacts: oThese forests sequester tens of thousands of tonnes of carbon annually. oDeforestation would result in significant carbon emissions, taking decades to offset even if revegetation occurs. oSome forest areas may fall under the Emissions Trading Scheme, incurring costs that are not accounted for in the Draft Plan. •Impact on Mountain Biking Tourism: oThe Draft Plan acknowledges the economic benefits of mountain biking but does not assess the financial impact of tree removal. oWithout tree cover, trails will be subject to freeze-thaw cycles, rendering them unusable for much of the year. oThe only significant local MTB network outside of established forests (Coronet Peak) requires costly annual maintenance and cannot be ridden in wet conditions. oBy 2026, mountain biking is projected to generate $210M annually—50% of the ski industry's value (Benji Patterson, economic analysis). oTree removal would undermine Queenstown's reputation as a year-round mountain biking destination, with significant economic consequences.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill.	Proposed amendment to 8.2 - The word "unauthorised" considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
71	Miles Holden		No	Neutral			No drafting changes proposed

72	Molley		No	Support	Trail Expansion and Development: I am in support of QMTBC and QLDC expanding the trail networks in the Ben Lomond Reserve and the development of the Queenstown Hill Reserve to accommodate the growing demand for mountain biking. Including creating new progressive trails, improving connections between riding areas, and formalizing unofficial trails. Upgrading Existing Facilities: I am in support of enhancing existing bike facilities, such as installing water fountains, toilets, and bike washdown areas at Wynyard Jump Park, and formalizing the trail network in Queenstown Hill, including plans for dual salom/jump lines and asphalting the Kerry Drive pump track. Collaboration with QLDC: I support the importance of QMTBC aligning their Trail Master Plan with the QLDC Trail Masterplan to ensure coordinated trail development and improved access, including proposals for new uphill trails and trail links from key entrance points like Lakeview and Lomond Crescent. Safety and Trail Management: I support the proposal for safety improvements, such as separating rider and walker traffic on shared trails with bridges/overpasses and advocating for more accessible trail areas like a Skybridge over One Mile Creek to enhance safety and flow. Environmental Integration: I support plans to integrate trail development with environmental restoration efforts, including QMTBC and QLDC collaborating on tree felling and replanting in Queenstown Hill Reserve and the need for effective planning of future biking trails in areas where pine trees are being removed.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking.	No drafting changes proposed.
73	Moretta Excell		No	Neutral	Trail Expansion and Development: I am in support of QMTBC and QLDC expanding the trail networks in the Ben Lomond Reserve and the development of the Queenstown Hill Reserve to accommodate the growing demand for mountain biking. Including creating new progressive trails, improving connections between riding areas, and formalizing unofficial trails. Upgrading Existing Facilities: I am in support of enhancing existing bike facilities, such as installing water fountains, toilets, and bike washdown areas at Wynyard Jump Park, and formalizing the trail network in Queenstown Hill, including plans for dual slalom/jump lines and asphalting the Kerry Drive pump track. Collaboration with QLDC: I support the importance of QMTBC aligning their Trail Master Plan with the QLDC Trail Masterplan to ensure coordinated trail development and improved access, including proposals for new uphill trails and trail links from key entrance points like Lakeview and Lomond Crescent. Safety and Trail Management: I support the proposal for safety improvements, such as separating rider and walker traffic on shared trails with bridges/overpasses and advocating for more accessible trail areas like a Skybridge over One Mile Creek to enhance safety and flow. Environmental Integration: I support plans to integrate trail development with environmental restoration efforts, including QMTBC and QLDC collaborating on tree felling and replanting in Queenstown Hill Reserve and the need for effective planning of future biking trails in areas where pine trees are being removed.	Noted support for mountain biking. Noted support for expanded mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking. Noted support for trail master plan. Noted support for improved safety, wayfinding and signage. Noted support for wilding tree removal and revegetation.	No drafting changes proposed.
74	Nick Coleman		No	Neutral	I am concerned about the impacts of wilding Douglas fir removal in the draft plan. I appreciate the plan calls for considered and measured change to preserve the interests of all stakeholders. While beech trees are preferable to Douglas fir, Douglas fir is preferable to broom and gorse. I support the plan for allowing for reforestation with native and non-invasive exotic species. In a perfect world the hills would be covered in native beech forest, but It would be great to see tree cover again in my lifetime!I trust that the stability of the hillside will be considered before tree removal, but would like to point out that existing large trees have value as they are, wilding or not. There is a clear contradiction in government policy regarding pine trees. On one hand, the government actively funds large-scale pine plantation projects for carbon sequestration under the Emissions Trading Scheme (ETS). On the other hand, local councils are spending public money to remove wilding pines, effectively reducing the very carbon sinks that the ETS relies upon. This inconsistency undermines the credibility of carbon offset programs. If pine trees are deemed valuable enough to justify government-funded planting, then their wholesale removal in established areas makes no sense. Queenstown's forested hillsides provide a distinct character that sets the town apart from our drier, more barren neighbours. The tree cover contributes to the town's scenic beauty, a key draw for both residents and visitors. The removal of large areas of wilding pines will leave prominent hillsides exposed, altering the landscape in a way that diminishes Queenstown's natural appeal. The proposed removal will have a major impact on Queenstown's world-class mountain biking network. The tree cover provides essential protection for trails, preventing erosion and allows riding during winter. Open landscapes also change the riding experience significantly—forested trails offer a sense of immersion and adventure that is lost when riders can see across an open mountainside to other trails. Additionally, some of trails currently in these forests, built over many years by volunteers, cannot simply be replicated by machine-built replacements in open areas. Hand-crafted single-track trails have a unique character that mass-construction methods cannot replicate, and their loss would be a major blow to the local biking community.	Noted opposition to wilding pine removal.	No drafting changes proposed.
75	Nicole Haenz		No	Support			No drafting changes proposed.

76	Nicole Mesman	Individual	No	Neutral	Submission on the Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan Thank you for the opportunity to submit on the Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan (Draft Plan). I appreciate the work that has gone into the draft and the community engagement. I generally support the objectives and policies related to recreational facilities and access. However, I strongly oppose certain aspects of the Draft Plan and suggest improvements to better align with community wishes and enhance outcomes for residents and visitors. Section 8.2 – Queenstown Hill Reserve: The use of the term "unauthorised" to describe mountain biking trails misrepresents the situation. Many trails have been in use for over 20 years and are important for local and international riders. The Draft Plan should recognize this and work with the MTB community to formalize trails where appropriate, aligning with the 2005 Reserve Management Plan and the Reserves Act. Section 13.1.4 – Ben Lomond Bike Trails: The Draft Plan implies that exotic species removal on Ben Lomond is certain, without considering community concerns about the impact on biking trails. The trees play a crucial role in supporting the trails, and removing them could compromise their viability. Section 14.3.1 – Forestry Plan for Queenstown Hill: The Draft Plan's urgency around wilding conifer removal on Queenstown Hill overlooks the need for a balanced, staged approach, similar to Ben Lomond. Removing wilding conifers without a clear revegetation plan could lead to further invasive species problems, as seen elsewhere in the region. Section 14.6.9 – Biking & Walking Tracks: The plan should recognize that many of Queenstown's best mountain bike trails began as 'unauthorised'. A collaborative approach is needed to convert established trails to the official network, maintaining the area's status as a world-class mountain biking destination. General Comments: The Draft Plan focuses heavily on wilding conifer removal, overlooking the significant recreational, social, and economic benefits these trees provide. The trees stabilize the terrain, protect against rockfall, and support biking and walking trails. Removing them could incur substantial costs, including loss of carbon sequestration, trail stability, and local tourism revenue. Conclusion: I urge a more balanced approach that acknowledges the value of the established mountain bike network and trees. Maintaining selected areas of forest can provide substantial environmental and economic benefits. The cost of containment may be lower than the harm caused by widespread deforestation. Yours sincerely, Nicole Mesman	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal of all wilding species. Noted support for staged approach to wilding pine removal if this is progressed.	Proposed amendment to 8.2 - The word "unauthorised" considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
77	Nigel Lloyd		No	Neutral	I support the expansion and development of the trail network (including low impact structures and infrastructure) and would like to see priority given to an uphill biking trail from town/Lomond Cresent. I believe that the commercial operators benefiting from the trail network should be required to take a bigger role in maintenance and development for all users, including self powered, and should be held responsible for provision of safety/medical patrol within the lower lift assisted trail network. Further commercial activities should be limited to low impact activities (no additional fixed structures that are not publicly accessible) The development of the upper portion of the reserve should be limited to self propelled recreation and i am strongly opposed to further development of commercial infrastructure such as lifts higher up in the reserve in order to maintain the more "backcountry" experience of the upper reserve.	Noted support for mountain biking. Noted support for limited commerical activity that is low impact. Noted opposition to new fixed private fixed structures. Noted opposition to commericial infrastruction acitvitiy in upper reserve.	Policy 14.6.6 provides for the development of a master plan for the trail network working with key stakeholders and opportunity to resolve unauthorised trails. Policy 14.5.10 sets out criteria for new commercial acitvities in the reserve including 14.5.10.d requiring that commercial operators contribute to improved environmental outcomes on the reserves.
78	Nikki Atkinson	Queenstown Mountain Bike Club	Yes		See attached pdf submission.	Noted support for mountain biking. Noted support for expanded mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking. Noted support for trail master plan. Noted support for improved safety, wayfinding and signage. Noted support for bridge in Fernhill Loop Trail. Consider amendment to 13.1.4 to reflect that QMTBC manages the Ben Lomond Trails. Noted support for emergency helicopter landing site. Noted support for infrastructure to restrict freedom camping at Kerry Drive.	13.1.3.4 Additional policy included to support the construction of a bridge over One Mile Creek. 13.1.4 Additional wording added to describe that QMTBC manages the Ben Lomond Trails. New policy 14.3.5 supports emergency services operators to remove or modify vegetation to improve emergency vehicle access. Policy 14.6.6 provides for the development of a master plan for the trail network working with key stakeholders and opportunity to resolve unauthorised trails. Policy 14.6.7 provides a framework for the developement of new trails. User conflict on specific trails is operational and cannot be resolved in the plan.

79	Ollie Clements	n/a	n/a	Support	Hi, Please see my submission below: Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan Submission Thank you for the opportunity to provide feedback on the future of the Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserves. I appreciate the effort invested in developing the draft plan and acknowledge the community engagement undertaken so far. I generally support the objectives and policies outlined in the Draft Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan (Draft Plan), particularly those aimed at enhancing recreational facilities and improving access. However, I have significant concerns regarding specific aspects that require further consideration to better align with community interests and ensure improved outcomes for residents and visitors. Below, I provide detailed feedback on selected sections of the Draft Plan, referencing relevant excerpts from the document. Text in italics is quoted directly from the Draft Plan. Section 8.2 – Description of Primary Users and Activities – Te Tapunui Queenstown Hill Reserve Unauthorised mountain biking tracks have also been developed with the…. The term "unauthorised" has a specific legal implication under the Reserves Act 1977, which does not entirely align with its use here. I recommend reconsidering the wording for greater accuracy. Additionally, the Draft Plan underrepresents the significance of the mountain bike (MTB) trail network within Queenstown Hill Reserve. Strava heat maps show these trails have existed for over 20 years and are well-established. Queenstown Hill Reserve is one of only three all-season, all-weather mountain biking areas accessible from Queenstown, alongside Ben Lomond Reserve and 7-Mile (currently undergoing deforestation). Its natural features and proximity to the town center make it an internationally significant MTB destination. The Draft Plan should more accurately acknowledge the current use of the reserve by mountain bikers. While recognizing that these trails are 'unsanctioned' or 'unofficial,' the plan should prioritize collaboration with the MTB community to formalize and manage them appropriately. New objectives and policies specific to MTB trails on Queenstown Hill should be included in Section 13.2. Ignoring this established trail network due to resource limitations is not a viable long-term strategy. This revision would align the Draft Plan with the existing (2005) Reserve Management Plan, which permitted mountain biking with restrictions near the Time Walk track and required MTB use to be limited to designated and approved trails. Additionally, this approach aligns with the reserve's classification under the Reserves Act as a Recreation Reserve, which allows for recreational tracks and activities. Section 13.1.4 – Ben Lomond Bike Trails Consideration will have to be given to the bike trail network when the vegetation removal occurs. This phrasing implies that the removal of exotic species in Ben Lomond is inevitable. While community engagement has shaped the Draft Plan, the broader community may not fully support this assumption. The public backlash following damage to Queenstown Cemetery due to forestry operations in Ben Lomond Reserve highlights strong community sentiment regarding tree removal. Additionally, assuming that bike trails will remain viable post-deforestation is problematic. Trail sustainability is closely tied to tree cover, which stabilizes steep terrain and maintains suitable soil conditions. The Draft Plan should acknowledge these challenges. Section 14.3.1 – Landscape Protection Forestry Implement as a priority Te Tapunui Queenstown Hill Forestry Plan to remove pest species, particularly Douglas Fir. This section lacks the qualifying statements found in Section 14.3.2, which proposes a staged removal process followed by revegetation. Why is immediate action prioritized for the Queenstown Hill Forestry Plan without a similarly balanced approach? The plan must also consider the unintended consequences of rapid deforestation, such as the proliferation of other invasive species. A strategic, phased approach integrating revegetation efforts is necessary to prevent ecological and landscape degradation. Section 14.6.9 – Biking & Walking Tracks Remove and rehabilitate unauthorised tracks and trails. The Draft Plan does not acknowledge that many of Queenstown's most popular and well-used MTB trails began as 'unauthorised' tracks. Instead of a blanket removal policy, an amnesty should be considered to assess and integrate well-established trails into the official network where appropriate. A collaborative approach with the MTB community would encourage greater acceptance of formalizing certain trails while decommissioning others. A rigid stance risks alienating a key user group and undermining long-term compliance. General Comments The Draft Plan prioritizes wilding conifer removal at the expense of recreational and community benefits. While wilding control is important, a balanced assessment is needed to weigh the financial and environmental costs of removal against alternative management strategies. Key considerations missing from the Draft Plan include: •Slope Stability & Natural Hazard Mitigation: The steep, geologically unstable terrain benefits from tree cover, which stabilizes the hillsides and protects communities below from rockfall and landslides. The cost of engineered rockfall barriers could reach tens of millions, making them potentially unaffordable for the community. •Historical and Aesthetic Value: Two generations of residents have only ever known these reserves as forested landscapes, making them an iconic part of Queenstown's identity. •Economic Considerations: While the Draft Plan acknowledges the economic benefits of mountain biking, it does not address the financial impact of removing MTB trails or forested areas. Research estimates that MTB visitor spending could reach $210 million annually by 2026, rivaling ski tourism. •Trail Sustainability & User Experience:Established trees provide shade, reduce freeze-thaw damage, minimize erosion, and maintain trail integrity. Without them, trails would become seasonally unusable, increasing maintenance costs and reducing Queenstown's appeal as a year-round MTB destination. •Carbon Sequestration: These forests sequester tens of thousands of tonnes of carbon annually. Their removal would generate significant carbon emissions, taking decades to offset even with replanting efforts. •Regulatory Flexibility: The Otago Regional Council Pest Management Plan classifies wilding conifers under progressive containment rather than full eradication. A managed retention strategy could be explored instead of wholesale removal. Conclusion As a long-term resident and frequent user of both reserves, I urge the Draft Plan to take a more balanced approach. Queenstown's world-class mountain biking network has thrived within these established forests because they provide an environment conducive to sustainable trails.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word "unauthorised" considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
80	Paul Tustin	None	No	Support	I agree with the broad thrust of the plan. I support the revegetation proposal. However, it would good for this to be phased to allow continued use of the tracks and reserve.	Noted support for phased apporach to vegetation management.	No drafting changes proposed.
81	Paula Hugens	eZED Limited	Yes	Support	My submission is with regards to Section 13.1.6 to the Tiki Trail and Brecon Street Entrance. I agree with the objectives of the plan for it to be the primary walking trail on the reserve. The focus is only on the entrance area however the whole trail needs to be considered in the plan for the objective to be achieved.	Noted support for Tiki Trail remaining a walking only trail.	Objective 13.2.2.1 supports the preservation of the Time Walk as a walking only trail.

82	Peter & Jan Williams		No	Neutral	I think more control of noxious weeds (wilding Pines mostly) is needed urgently, the adult pines are a huge source of seeds for the whole area, in our case have spoiled the view, (used to be able to see from Walter Peak to Wye Creek and round to Bobs Peak, now an ever narrowing tunnel down Thompson St and also cut down our sunshine hours, in the winter, no sun for 12 weeks, used to be 6 so have extra heating costs. and lack of enjoyment of our property, much less sun in the afternoons. Dogs should not be permitted to run free, because them and other predators, plus native plant species being overgrown by pine trees have wreaked havoc on the native birds in the One Mile Area, we used to see a covy of 20 or more Quail on our lawn, this year we have seen 2 quail Control of weeds along the One Mile Creek walkway and the reserve area close to town would make a better experience for users of the track, 3 neighbours combined, spent approx $4500 tidying it up about 10 years ago hoping QLDC would maintain it, no way, no money the excuse? How did Mt Iron and the Ladies Mile sections justify millions when QLDC cannot look after the property it already owns. CLEAN UP THE WHOLE AREA OF PINES, GET THE AREA PREDATOR FREE AND PLANT NATIVES	Noted support for wilding pine removal and native revegetation. Noted support for more restrictive dog controls. Noted support for maintaining existing trail network.	No drafting changes proposed.
83	Peter De La Mare		No	Support	Section 13.1.4 Consider consulting with Lakes District Helicopter Rescue Trust whether they would like to have trees cut in the top of the Wynyard Jump Park to improve helicopter rescue access and maybe build a landing pad - there have been about 6 winch rescues already this year, and each one has involved a lot of flying time with the winch. Section 13.1.7 The map has Sainsbury Road incorrectly labelled as Wynyard Crescent. The map does not show the walking tracks very clearly, and a key would help. Apart from being shown on the map, there does not appear to be any reference to the Cameron Place to Thompson Street walking/biking trail anywhere in the Draft Plan - surely there should be a separate paragraph to cover this, and the Cameron Place entrance. Section 14.6.7 add number h. "whether financial or physical works should be required to contribute to wilding pine removal, native plant revegetation, and pest animal trapping."	Consider supporting for emergency helicopter landing site. Consider suggested amendments to RMP maps to ensure correct street names and all reserve entrances identified.	New policy 14.3.5 supports emergency services operators to remove or modify vegetation to improve emergency vehicle access. Factual correction to street name accepted. Cameron Place is a local entrance point to the reserve, the full descriptions in the plan focus on the primary reserve entrances. Additional policy 14.6.7.h. accepted and added, consistent with the WCG submission wording.
84	Reuben Costello		No	Support	Trail Expansion and Development: I am in support of QMTBC and QLDC expanding the trail networks in the Ben Lomond Reserve and the development of the Queenstown Hill Reserve to accommodate the growing demand for mountain biking. Including creating new progressive trails, improving connections between riding areas, and formalizing unofficial trails. Upgrading Existing Facilities: I am in support of enhancing existing bike facilities, such as installing water fountains, toilets, and bike washdown areas at Wynyard Jump Park, and formalizing the trail network in Queenstown Hill, including plans for dual slalom/jump lines and asphalting the Kerry Drive pump track. Collaboration with QLDC: I support the importance of QMTBC aligning their Trail Master Plan with the QLDC Trail Masterplan to ensure coordinated trail development and improved access, including proposals for new uphill trails and trail links from key entrance points like Lakeview and Lomond Crescent. Safety and Trail Management: I support the proposal for safety improvements, such as separating rider and walker traffic on shared trails with bridges/overpasses and advocating for more accessible trail areas like a Skybridge over One Mile Creek to enhance safety and flow. Environmental Integration: I support plans to integrate trail development with environmental restoration efforts, including QMTBC and QLDC collaborating on tree felling and replanting in Queenstown Hill Reserve and the need for effective planning of future biking trails in areas where pine trees are being removed	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves.	Policy 14.6.6 provides for the development of a master plan for the trail network working with key stakeholders and provides an opportunity to resolve unauthorised trails.
85	Robert Lyons		No	Support	Queenstown truly has some of the best mountain biking, and access to riding, on a global scale. It's what drew me in as a tourist 6 years ago, and what keeps me here now as a rate payer. What separates Queenstown from a lot of other places I've lived is the capacity of the local club (QMTBC) to work alongside the local council (QLDC) instead of against it. It's refreshing for a governing body to see mountain biking as a community resource and economic draw, instead of a nuisance for distractable teenagers. This looks to be true for all sorts of activities like walking/tramping/watersports/climbing etc., but I can only really speak from a mountain biking perspective I'd love to see more trails around Queenstown, both in existing reserves like Ben Lomond and in new locations like Queenstown Hill Reserve. Formalised sanctioned trails for all abilities (including expert level riders) can help to keep all trail users safe. More facilities around the trail networks like water fountains, toilets and wash facilities at biking hubs like Wynyard and Ben Lomond Trails (beyond those at Skyline) would help keep our waterways safe, and managed tree felling and native planting that keeps our resources available and useable would be amazing! I love to see collaboration between QMTBC and QLDC, as it makes me feel like a valued member of our community, not just a grungy dirtbag (rate paying) mountain biker. One specific thing I'd love to see is better signage and separation of the shared use Fernhill loop track. There are some parts of that trail that are quite high speed on a bike, and the signage around the Ben Lomond trails midway hub can be really hard to follow for walkers.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking. Noted support for improved wayfinding and signage.	Policies 14.6.15 - 14.6.21 support improved wayfinding and signage in the reserves. Policy 14.6.6 provides for the development of a master plan for the trail network working with key stakeholders and opportunity to resolve unauthorised trails.
86	Roderick Allan		No	Support	Very much in support of the proposed new entrance to the Queenstown Hill reserve Tree Tops Rise entrance as stated in 13.3.2. As a resident and ratepayer, would welcome this very valuable means of access to an area of outstanding natural beauty for the enjoyment of all. Would also help to reduce the use of cars and transport to get to the current entry point close to the town.	Noted support for policy 13.3.2 reserve entrace at Tree Tops Rise	No drafting changes proposed.
87	Rory Bingham		No	Support	I support the provisions in the RMP that encourage more mountain bike trail development and improving the user experience for recreation users. Improving infrastructure throughout the reserve, but particularly at the various entrances will provide much needed amenity to reserve users. Our trail network is world class, yet how users access it is not - take Rotorua MTB for example, with toilets, showers, businesses and plenty of carparks available, the user experience is much more reflective of the quality of the trails. Would love to see more of this. Improving emergency service access, planning and funding for extracting injured persons off the reserve would be great to see - especially when considering new track developments.	Noted support for mountain biking. Noted support for reserve infrastructure to support mountain biking.	No drafting changes proposed.
88	Ryan Purcell	Bike community member, regular reserve use	No	Support			No drafting changes proposed.

89	Sam Bates	N/A	N/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
90	Samantha Collyer		No	Oppose	Development of this area will be a loss of ecology and sensitive areas that people already use for passive activities. Inappropriate to have commercial interests such as mountain biking taking over environmental sensitive areas. As pointed out more needs to be spent on Ecology and biodiversity- quiet contemplative spaces are essential as climate change is upon us.	Noted opposition to expanding development and new mountain biking trails.	No drafting changes proposed.
91	Samson sands-davies	Queenstown catering	No	Support	Mountain biking is becoming what Queenstown is known for around the world and we need to support this.	Noted support for mountain biking.	No drafting changes proposed.
92	Sara Bradley	N/a	N/a	Support	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
93	Sean Dean	Skyline Enterprises Limited	Yes	Support	See attached pdf submission.	Consider request for recognition of Bob's Peak and facilities as an “Icon Destination” due to significant contribution to tourism and recreation. Consider several wording changes to sections, policies and descriptions in the plan. Noted suggested changes to maps as current maps are not considered accurate. Consider amendment to record expansion of the Skyline resturant building and policies that are more enabling of commercial acitvity. Noted not considered wildfire risk is adequately considered in draft plan. Noted support for limited grazing as a fire and weed control method and stronger goat control policy. Noted support for wilding pine removal where an updated forestry plan is implemented. Notes support for native revegation and pest control. Noted support for promoting commerical and informal recreation. Noted support for greater emphasis on wildfire prevention and ecological restoration.	Proposed use of 'Icon Destination" wording not adopted, not relevant to any QLDC framework for funding allocation, use of this wording creates a single category that is not relevant or useful in the context of the plan. Proposed change to objective 12.15 not adopted, "recreation uses" considered appropriate umbrella term. Proposed new objective 12.18 and amendment to 14.5.2.e not adopted, as too prescriptive. Amendments proposed to wildfire provisions are not adopted, these are operational matters that cannot be addressed in the plan. Additional context has been added into 9.3 Wildfire risk which details the relationship and future wildfire reduction programme. Proposed change to map not accepted, the map in the plan is intended to be high level to help the reader orientate themselves to the reserves only, not a lease map. Map to be amended to remove reference to lease areas. Proposed change to 11 adopted to record consented future developement. Matters addressed in the PDP plan appeal are now address in plan, an amended version of proposed wording set out in the submission (14.5.10.e) adopted.

94	Sean Dean	Queenstown Commercial Parapenters Limited trading as GForce Paragliding	Yes		See attached pdf submission.	Consider request for recognition of Bob's Peak as an “Icon Destination” due to significant contribution to tourism and recreation. Consider several wording changes to sections, policies and descriptions in the plan. Noted suggested changes to maps as current reserve maps don’t show all lease areas. Noted that the submission does not consider wildfire risk is adequately considered. Noted support for limited grazing as a fire and weed control method and stronger goat control policy.	Proposed changes to Section 8.2 and 14.5.3 adopted to correct reflect the activities that occur within the reserve boundary. Matters addressed in the PDP plan appeal are now address in plan, an amended version of proposed wording set out in the submission (14.5.10.e) adopted. Proposed use of 'Icon Destination" wording not adopted, not relevant to any QLDC framework for funding allocation, use of this wording creates a single category that is not relevant or useful in the context of the plan. Proposed change to objective 12.15 not adopted, "recreation uses" considered appropriate umbrella term. Proposed new objective 12.18 and amendment to 14.5.2.e not adopted, as too prescriptive. Amendments proposed to wildfire provisions are not adopted, these are operational matters that cannot be addressed in the plan. Proposed change to map not accepted, the map in the plan is intended to be high level to help the reader orientate themselves to the reserves only, not a lease map. Map will be amended to remove delignation of lease areas. Additional context has been added into 9.3 Wildfire risk which details the relationship and future wildfire reduction programme.
95	Sean McCarroll		No	Support			No drafting changes proposed.
96	Sean McLeod		No	Support	The wildfire risk only addresses the risk on the reserves and does not address the risk to the adjoining properties and people in Goldfields, St Andrew's Park, Larchwood Heights, Commonage, Industrial Place, Thompson Street, and Fernhill. As soon as possible, a 100-200m strip of Wilding Pines should be removed as a fire break to reduce the risk to property and lives if a fire ever took hold in either reserve. This fire break will also significantly reduce the wildfire risk to the reserve from the adjoining properties, Wilding pine removal in the reserve area above Goldfields was programmed several years ago, but priorities changed, I believe this was postponed to concentrate on Coronet Forest. This project should be recommenced. The plan requires a higher priority for the removal of wilding pines, the current model of 'as funding is available' is not viable. If funding is not available or is limited, then the trees win and any progress made to date is lost. It will never be cheaper to remove the trees than it currently is as they only grow more and continue to spread, Areas within the Ben Lomond reserve where the trees have been removed previously are getting re-populated with noxious weeds and wilding pines and these require a maintenance program to reduce the wilding pine and wildfire risk. I generally agree that commercial activity within the reserves should take place as long as it comes as a profit back to the rate payers of Queenstown in the form of reduced rates. All leases should be in the form of a percentage of revenue, with a minimum fixed fee, whichever is higher. The reserves are large, so there can be some impact on recreation users in some areas when allowing for commercial activities. 14.3.3.c consent conditions should not take priority over removal of wilding pines or the reduction in fire risk to people or property. 14.5.2.d - As the gondola runs closer to east-west than north-south, restricting activity on the northern side of the gondola rather than the eastern side, would be a better description. 14.5.3 again north of the gondola is a better description than east Allow for better access and parking in the reserves, particularly at Silver Creek, Kerry Drive, Skyline access road, One mile, and wherever else access to the reserves is possible.	Comments regarding operational wild fire control not applicable (relevant to QLDC Activity Controls to Manage Wildfire Risk within Reserves Policy). Consider amendment to 14.3.3.c to support wilding pine removal. Consider amendment to 14.5.2.d and 14.5.3 to more accurately describe location where development is restricted in Ben Lomond Reserve. Noted support for better access and parking at reserve entrances.	14.5.2.d and 14.5.3 - amendment of description from east to north of the gondola is accepted. The following objectives and policies support improved access and parking in the reserves 13.1.1.2, 13.1.7.4, 13.2.1.2, 13.3.1.1, 13.3.1.2 and 13.3.2.2 . New policy 14.3.5 supports emergency services operators to remove or modify vegetation to improve emergency vehicle access.
97	Southern Infrastructure Limited c/- Tim Williams	Southern Infrastructure Limited	Yes	Support	See attached pdf submission.	Noted support of development of public gondola transport system within Te Tapunui Queenstown Hill Reserve. Consider amendments to section 1. A and policies 14.5.15 and 14.5.9 and an additional objective in Section 12 to support a gondola system through the reserve.	Amendments to section 1. A and policies 14.5.15 and 14.5.9 and an additional objective in Section 12 to support a gondola system through the reserve have not been adopted, however new policy 14.6.1 acknowledges the geographical location of the Te Tapunui Queenstown Hill reserve forming part of a potential Rapid Mass Transport corridor. Considered that policy 14.5.10 does create a pathway for consideration of new acitvities in the reserve.
98	Steve Carry		No	Support	Environmental Integration: I support the integration of trail development with environmental restoration efforts, particularly through collaboration between QMTBC and QLDC on tree removal and replanting in the Queenstown Hill Reserve. Furthermore, it is essential to carefully plan future trails in areas where pine trees are being removed to ensure environmental sustainability. Trail Expansion and Development: I fully support the efforts of QMTBC and QLDC to extend and enhance the trail networks within the Ben Lomond and Queenstown Hill Reserves to meet the increasing demand for mountain biking. This includes the creation of new progressive trails, better connectivity between riding areas, and the formalization of unofficial trails. Safety and Trail Management: I endorse proposals for enhanced safety measures, including separating rider and pedestrian traffic on shared trails using bridges or overpasses, as well as advocating for more accessible trail areas, such as a Skybridge over One Mile Creek, to improve safety and traffic flow. Collaboration with QLDC: I support QMTBC aligning its Trail Master Plan with the QLDC Trail Masterplan to ensure a unified approach to trail development and improved access. This collaboration should include proposals for new uphill trails and connections to key entry points, such as Lakeview and Lomond Crescent. Upgrading Existing Facilities: I am in favor of upgrading the current biking amenities, such as adding water fountains, toilets, and bike wash stations at Wynyard Jump Park, as well as formalizing the Queenstown Hill trail network. This also includes plans to introduce dual slalom and jump lines, as well as asphalting the Kerry Drive pump track.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Noted support for reserve infrastructure to support mountain biking.	No drafting changes proposed. Policy 14.6.6 provides for the development of a master plan for the trail network working with key stakeholders and opportunity to resolve unauthorised trails.
99	Steven Peters		No	Support	My main interest lies in the future management of the forest and its transition from exotic to native. As a resident on Wynyard crescent i use the reserve/forest on a daily basis and it was the reason i bought a house in Fernhill. Simple pleasures for me and my family is a walk into 2 mile creek and a frolic in the water (more my 2 year old than me !) or a quick lap on the mountain bike up to the saddle utilizing one of the best semi urban mountain bike trail networks in the world. I will support the removal of the exotics only when there is a plan in place to replant the area with natives in a managed fashion. The idea to just spray and walk away is terrible ! Lets lock in a plan with us the Fernhill community to replant and restore the forest to its former glory, slowly i might add in bite sized chunks !	Noted support for mountain biking. Noted support for phased wilding pine removal.	No drafting changes proposed.

100	Suzanne Rose (Sue)	Whakatipu Wilding Control Group (WCG)	Yes		See attached pdf submission.	Noted support for wilding pine removal. Consider several suggested amendments to sections and policies as outlined in pdf submission.	Naming corrections and additional relevant documents amended the plan. Points 5.2 to 5.5 of the submission, wording changes accepted. Amendment to objective 12.16 accepted. Additional wording proposed to 13.1.4. accepted and additional consideration to criteria for new trails accepted.
101	Thomas Allen	N/a	N/a	Support	Hi, Please see my submission below regarding this plan submission. Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan Submission. Thank you for the opportunity to provide feedback on the future of the Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserves. I appreciate the effort that has gone into developing the draft plan and acknowledge the community engagement undertaken to date. I am generally supportive of the objectives and policies outlined in the Draft Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan (Draft Plan), particularly those aimed at enhancing recreational facilities and improving access to the Reserves. However, I have significant concerns regarding specific aspects of the Draft Plan that require further consideration to better align with community interests and ensure improved outcomes for both residents and visitors. Below, I provide detailed commentary on selected sections of the Draft Plan, referencing relevant excerpts from the document. Text in italics is taken directly from the Draft Plan. Section 8.2 – Description of Primary Users and Activities – Te Tapunui Queenstown Hill Reserve Unauthorised mountain biking tracks have also been developed with the…. The term “unauthorised” carries a specific legal connotation under the Reserves Act 1977 that does not fully align with its use in this context. The wording should be reconsidered to ensure clarity. Additionally, the Draft Plan appears to downplay the existence and significance of the mountain bike trail (MTB) network within Queenstown Hill Reserve. These trails, as evidenced by Strava heat maps, have been in place for over 20 years and are well-established. Queenstown Hill Reserve is one of only three all-year, all-weather mountain biking areas accessible from Queenstown, alongside Ben Lomond Reserve and 7-Mile (currently undergoing deforestation). The natural features and proximity to the town center make this MTB area internationally significant. The Draft Plan should be updated to accurately reflect the current use of the Reserve by mountain bikers. While acknowledging that these trails are ‘unsanctioned’ or ‘unofficial,’ the plan should prioritize collaboration with the MTB community to formalize and manage them appropriately. New objectives and policies specific to MTB trails on Queenstown Hill should be incorporated into Section 13.2. Ignoring this well-established trail network due to resource constraints is not an acceptable long-term strategy. Such revisions would align the Draft Plan with the existing (2005) Reserve Management Plan, which provided for mountain biking with restrictions near the Time Walk track and a requirement that MTB use be limited to formed and approved trails. Additionally, this approach would be consistent with the Reserve’s classification under the Reserves Act as a Recreation Reserve, which allows for recreational tracks and activities. Section 13.1.4 – Ben Lomond Bike Trails Consideration will have to be given to the bike trail network when the vegetation removal occurs. This wording suggests that the removal of exotic species in Ben Lomond is inevitable. While community engagement has guided the Draft Plan, the broader community may not fully support this assumption. The backlash following the damage to Queenstown Cemetery due to forestry operations in Ben Lomond Reserve demonstrates strong community sentiment regarding tree removal. Furthermore, the assumption that bike trails can be maintained post-deforestation is flawed. The presence of trails is intrinsically linked to the established tree cover, which stabilizes steep terrain and maintains suitable soil conditions for trail sustainability. The Draft Plan should acknowledge these challenges. Section 14.3.1 – Landscape Protection Forestry Implement as a priority Te Tapunui Queenstown Hill Forestry Plan to remove pest species, particularly Douglas Fir. This section lacks the qualifying statements found in Section 14.3.2, which outline a staged approach followed by revegetation efforts. Why does the Queenstown Hill Forestry Plan require immediate action without a similarly balanced approach? The plan must consider potential negative consequences of rapid deforestation, such as the proliferation of other invasive species. A strategic, staged approach that integrates revegetation efforts is necessary to avoid unintended ecological and landscape degradation.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word “unauthorised” considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.
102	Tiago Leme		No	Support			
103	Tom Gray		No	Neutral	I believe there should be a strong focus on improving safety within the Ben lomond trail network for hiking and biking. Signage is limited for public and emergency services, quite often having issues of almost hitting hikers walking the incorrect way and being lead on a MTB trail. As well as no clear signage or waypoints on any trail network to help aid emergency services and their access to the area. I also believe strongly that skyline and QMTBC should be funding full time patrol staff for the trail network with first aid training to be first responders to incidents within the trail network and help emergency services when necessary.	Noted support for improved emergnecy services and access, signange and wayfinding.	Bike Patrol is an operational matter and cannot be addressed in the plan. New policy 14.3.5 supports emergency services operators to remove or modify vegetation to improve emergency vehicle access.
104	Tom Hey	Submitting as a passionate trail user	Yes	Support	Hi, Thank you for the opportunity to provide feedback on the & Te Tapunui Queenstown Hill Reserve Management Plan. As a passionate trail user and advocate I realise the importance of these reserves to the quality of locals lives and the experience for visitors. Being so close to the Queenstown town centre they are a gateway to the immediate ‘outdoors’ and an access way to the epic back country we have here. With this in mind they have many and varied users that all have specific needs. Not an easy job! In general I support the draft plan but would like to comment on the following: Disclaimer: I own a commercial trail building company and have worked in both of the reserves but I am commenting on this plan as a local who is passionate about Queenstown and it’s trail network. Trail network expansion, development and maintenance I would like to see a comprehensive trails master plan that incorporates all user groups across the whole Whakatipu basin. As trails within these reserves cross reserve boundaries into DoC/private land etc the plan needs to consider all areas within the basin, not just the reserves as they all need to integrate together. The plan should involve all stakeholders such as QLDC, DoC, QMTBC, Queenstown Trails, Horse riders, Walkers, 4wd/motorbikers, hunters and trail runners so all user groups are given the chance to have input and be catered for in the plan. As there are lots of areas of private land bordering reserve land it would be good to see QLDC	Noted support for mountain biking. Noted support for expanded mountain biking trail network in both reserves. Noted support for comprehensive trails master plan incorporating all user groups. Noted support for management of unauthorised trail building. Noted support for improvements to Fernhill Loop track. Noted support for wilding pine removal. Noted support for low elevation reserva entrances. Noted support for improved signage and wayfinding.	Policy 14.6.6 provides for the development of a master plan for the trail network working with key stakeholders and opportunity to resolve unauthorised trails. Bike Patrol is an operational matter and cannot be addressed in the plan. New policy 14.3.5 supports emergency services operators to remove or modify vegetation to improve emergency vehicle access. Policies 14.6.15 - 14.6.21 support improved wayfinding and signage in the reserves.

working with private landowners to secure long term existing and future access to create the best possible network.
It is great to see that QLDC have a trail specific ranger on the team and I believe this will help achieve a great network in the future.
This plan should then be available to the public so users can see that there is a long term plan.
Te-Taumata-o-Hakitekura Ben Lomond
I support the ongoing development and maintenance of the Queenstown Bike Park and would like to see more ownership by Skyline enterprises especially when it comes to a medical patrol. There has been talk of a levy on lift tickets/rental bikes etc to cover patrol and maintenance costs and I think this would be a good way of funding any shortfall to manage these issues.
For trail maintenance I think it would be cost effective to address any areas that have repeated maintenance issues with long term fixes such as re-routes to keep long term maintenance costs lower.
An in house maintenance crew and patrol funded by lift ticket sales/levy for the trails immediately accessed by the Skyline Gondola would also be a more cost effective solution. QMTBC should be concentrating on new trail development and maintenance on trails outside of the 'bike park'. As volunteers this takes up a considerable amount of their time which could be spent elsewhere.
Unauthorised trail building should be managed to avoid trails dissecting walking trails, creating shortcuts and making wayfinding confusing.
Fernhill loop track could be improved in some areas as new trails around it have changed its functionality
Te Tapunui Queenstown Hill
There has been an unofficial trail network on Queenstown Hill for over 10 years now and it is well loved by local mountain bikers. Although illegal it functions well and is a good asset to those that use it. Trails are generally advanced to extreme.
In the long term it would be good to see this trail network legalised and managed to mitigate the effects of wilding pine removal and to ensure the MTB trails do not negatively impact the walking experience. With no management there is potential for walkers to become lost as only the walking track is signposted.
If the network were managed then some existing trails would be suitable but it would be good to design a user friendly network to create a close to town asset for multiple user groups.
I don't have too much knowledge about the block of land for sale at the top of but it would be shame to see a public recreation reserve have a less quality experience if land was sold off.
Unauthorized trail building
Unauthorized trail building is rife in both reserves and I think it's important to ask why this is happening rather than just trying to stop it.
These 'pirates' are passionate trail users trying to fill a gap they perceive to be in the trail network. Some trails are definitely not in suitable locations but there is obviously a demand for more technical trails that trail organisations are not providing for. QMTBC have mainly been focussing on intermediate trails lately which is understandable as they cater for a wide range of users and are very popular. However without a visible plan that shows there are technical trails being planned in suitable areas then people have been taking it on themselves to build them.
This should all be addressed in the long term network plan where areas for all grades of trail will be identified and then these more technical trails can be built legally in areas where they fit.
These trails are cheap to build and maintain so it makes sense to put energy towards managing them rather than stopping them.
QMTBC/QLDC could identify areas for technical trails, gain approval and get experts to mark the lines to ensure they fit within the long term plan and don't affect other user groups.
They are also a great way to get volunteer involvement as they can be built with hand tools.
The issues with 'pirate trails' differ in the Queenstown Bike Park and in the wider network as they have different access types and traffic.
Wilding Pine Removal
This is obviously a big topic in the region and in the big picture needs to be addressed.
I support the removal of wilding pines but only if the plan is fully followed through with long term management and replanting with native / non invasive species. It seems as if you don't get rid of 100% of wilding pines then large scale logging could be a pointless exercise? Wilding pines will out compete native trees so if one reserve is logged but private land next door is not then the trees will still spread. The logging of trees has negative environmental, recreational and economic impacts so the long term benefits should be guaranteed. I work in lots of areas where wilding pines have been logged recently but there are always a few left over and are still spreading seeds which is apparent with regrowth of new pines quite quickly. Once the pines are felled it is extremely difficult to get back in to cut the regrowth so it's a vicous circle.
With regards to trails there should be lots of thought as to how the trees are killed. Trees in the fernhill loop area have been sprayed about 8 years ago and now it is really dangerous as they are too dangerous to fell but the trails are still open. Soon I think the trees will be falling over in the wind and these areas of reserve will need closed to the public.

					Areas with no trails have had the trees felled which makes any type of trail planning and building incredibly difficult and dangerous. Some of these areas have plans for trails through QMTBC but this has not been communicated to the wilding pine group. This should be addressed in the long term network plan. Access areas and facilities I support new access ways to the reserves and believe they should be as low in elevation as possible to avoid the reliance on a car to reach the trail head. It would be great to see the one mile track be re-designed to be an easy dual use entrance to the fernhill trail network The 2 current trails from the one mile roundabout are too steep. It would be good to see a quality commuter trail up to fernhill to make it easier for fernhill residents to commute by bike/foot which would also reduce maintenance costs. The trail from thomson st to cameron place also needs re-routing as money spent on the existing alignment is a waste (including the recent resurfacing works). Kerry Drive would be a good entrance to Queenstown Hill and would need a good trail design to cater for all user groups. Signage and wayfinding I support the proposal to improve signage and wayfinding as both reserves have the potential to provide user friendly recreation experiences straight from town without the use of a car but I think the current network is confusing if you do not know the area well. It would be important to consider the trail network as well as signage to create user friendly loops and this would be part of the wider network plan. Thanks again for the opportunity to provide feedback. There are lots of groups trying to do their thing so I can imagine it's hard but in general it works and the reserves make QT an awesome place to live! It would just be nice to develop a method to the madness! Open to give any more feedback if requested!		
105	Tom O'Neill	Fernhill Resident	No	Support	As someone who works in the Parks Space, I strongly support the intent of this RMP and praise staff for their work to date. There are five things I would like the QLDC to take into consideration: 1.I would like to see continued support (not just fiscal) for the Queenstown Mountain Bike Club, and regular financial contributions/grants to the club to maintain the trails in the Wynyard Cres area. The MTB club is able to provide recreational benefits much more cost-effectively than the Council can do through its contractors making rate-payer spending more efficient, whilst improving recreational outcomes. These trails provide a fantastic recreational opportunity for Fernhill locals, which is utilised by a large portion of the community here. 2.Please stop all helicopter landings in the vicinity of Bob's Peak and within a 10km radius of Ben Lomond in conjunction with DOC, and write this into the RMP and District Plan to bind the Council and operators. All aerial access needs to be stopped to protect the reserve, the environment and in respect for walkers. I understand that commercial operators have used this site since the 1970s, but times have changed and I believe it creates unnecessary noise and pollution in the vicinity of the residential/natural areas which should be stopped. This reduces the tranquillity of the area diminishing the value for other users. This also sets double standards if you are banning drones and other helicopter usage. 3.Please limit all commercial operator expansion in the area to "low-impact operators who meaningfully improve the reserve" with all applications to be considered on a case-by-case basis by Council staff. 4.Please consider or enable for a MTB linkage from Fernhill to Moke Lake off of the road to allow for increased recreational access for Fernhill locals. The existing trail network is only suitable for walkers which forces MTB riders onto the highway which is not safe with international drivers and frustrated locals. 5.I would like to see the Council and DOC consider a vault toilet or at minimum signage on the Ben Lomond Trail. I found human defecation on the trail in December which was not buried. On a side note, I understand the reserve is not appropriate for hunting due to its proximity to town, but I would like to see how responsible locals or groups like the NZDA could potentially assist with goat control in the area as the numbers are stupidly high, and I imagine the control costs are too! This will not be helping with native bush restoration in the area either.	Noted support for mountain biking and the QTMBC. Noted support for restricting helicopter use in the reserve. Note support to priortise low impact commercial activity. Noted support for toilets in Ben Lomond. Noted support for control of pest animal species.	Policy 14.5.13 limits helicopter landings to those required for reserve operational purposes, such as wilding conifer control, tree removals, pest control, search and rescue and fire control, a complete ban is not considered appropriate. Policy 14.5.10 sets out criteria for new commercial acitvities in the reserve including 14.5.10.d requiring that commercial operators contribute to improved environmental outcomes on the reserves.
106	Vincent Willcock		Yes	Neutral	See attached pdf submission.	Noted support for mountain biking. Noted support for expand mountain biking trail network in both reserves. Consider amendment to 8.2 to remove reference to "Unauthorised". Consider amendment to section 13.2 to add specific objectives and policies relating to mountain biking on Queenstown Hill. Noted opposition to removal wilding trees.	Proposed amendment to 8.2 - The word "unauthorised" considered to accurately describe the nature of trails as they were constructed without the permission of the relevant landowner, the word is also is consistent with language used in other Council documents. Proposed amendment to 13.2 - The hearings panel has limited scope to incorporate the unauthorised trails into the plan as large portions of the trails are contained in private land not adminstered by Council. Policy 14.6.6. provides the oppoortunity for key stakeholders to develop a trail master plan, at this time there would be an opportunity to include trails, contained within the Queenstown Hill reserve boundaries, within the official trail network. Comment regarding 13.1.4 - noted regarding the negative impact of the wilding tree removal on the bike trail network. Comments regarding 14.3.1 are noted, the forestry plan for Queenstown is being developed separately from the RMP, this plan will be notified which will provide the public an opportunity to understand the harvest, wilding clearance and restoration methods of the forestry operation. Comment regarding 14.6.9, sugestions for amnesty to some unauthorised biking and walking trails, as noted above Policy 14.6.6 does provide an opportunity to allow these trails to be considered as part of the master plan for the trail network. General comments regarding wilding removal - The Whakatipu Wilding Conifer Control Group submission on the draft RMP (submission no.100), provides some specific numbers regarding the damage caused by wilding conifers, the benefit-to-cost ration for removing wilding pines in the Otago Region is 96-1, which is significant.

RESERVE MANAGEMENT PLAN 2025~~4~~

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

QLDC

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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
Ngai 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 ~~National~~ 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 Tauira – 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 polices 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
~~xx xxxx~~17 March 2025 ~~2024~~ Submissions close
5 May 2025 Hearing held ~~*(if required)*~~
3 July 2025 Community & Services Committee recommends adopting plan
July 2025 Full Council adopts 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.

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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 well being.

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.

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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 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 n
atural 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 are highly valued, biodiverse landscapes providing a backdrop to Tāhuna Queenstown and access to the backcountry alpine environment. They provide a broad range of sustainable recreation activities, in balance with social, environmental, cultural and economic well-being.*~~

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 Tuwiriroa. 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 steered 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 Kamu-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 Tuwiriroa, 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 Appendix 2 for 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. Refer to the map in Appendix 1.

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 of 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 or 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 though 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 also 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 ~~Zipline~~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 of 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 Karere 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.

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.

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 being fast-growing and 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 insolation 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 ~~fight~~ 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 rain risk if not undertaken in a considered and ~~gradual~~ 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 and goats. These pests have a significant impact on the indigenous ecosystems, preventing the regeneration of native seedlings and saplings and damaging predation 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.

Other invasive pest animal species threatening the reserves' ecology include deer, possum and hare.

Pest plants of particular concern that are 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, 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 both 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 internation 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 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 Refugee 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 450 m 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 terminal, 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 includes six ziplines and twelve treehouses and requires unimpeded ground access as well as air access for all. ~~This can be accessed by riding the Gondola or via the Tiki Trail walking track.~~

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. ~~from a designated take off point under the Civil Aviation Act to the northwest of the Gondola. This is a 10-minute walk from the commercial tandem launch site operated by G-Force (refer above).~~

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 is 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,

But the landscapes 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 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 flammable nature 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 Bobs 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 ~~dual~~ 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.

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.

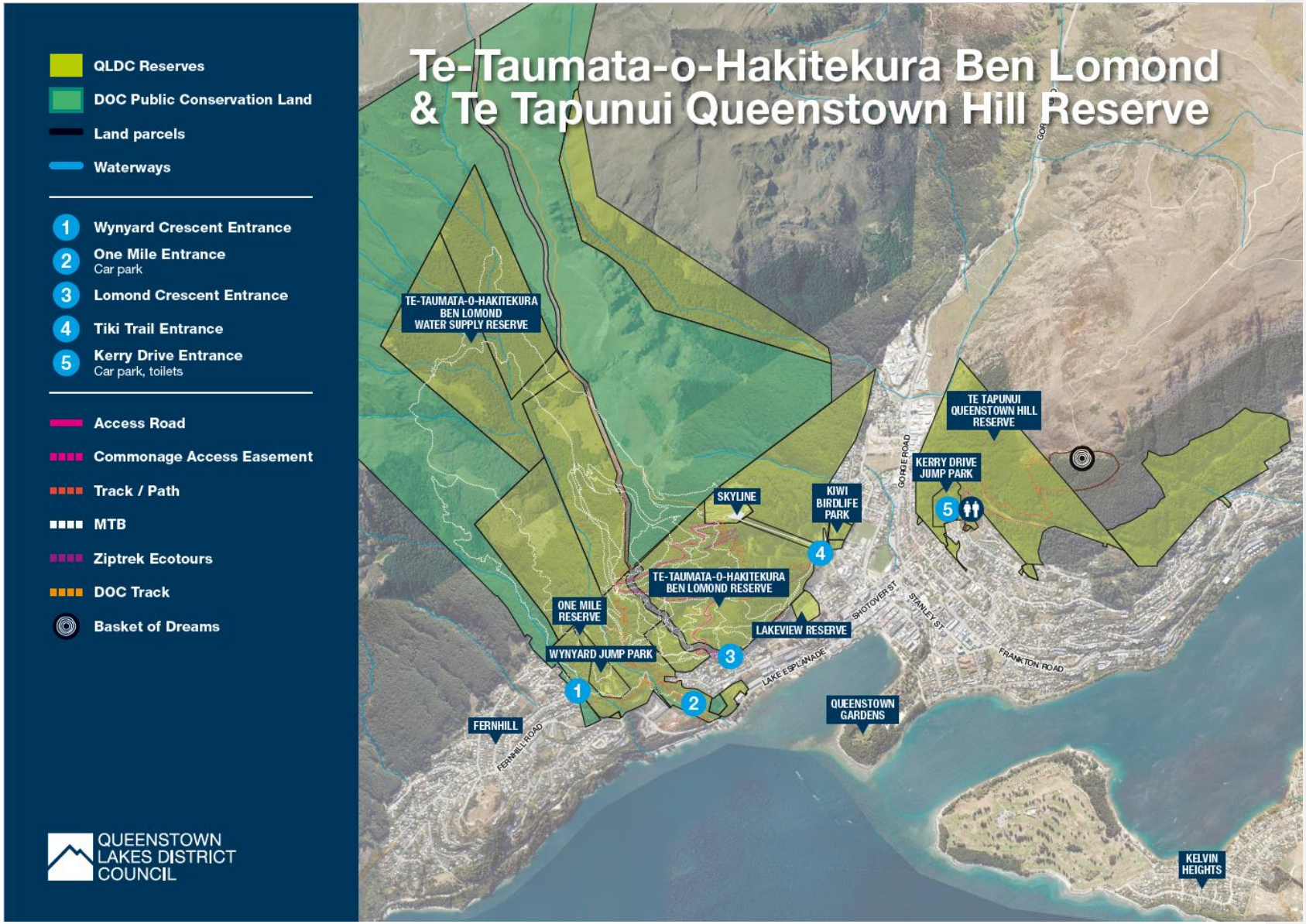
11.3 Helicopters

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 users 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.

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. 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.


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
QUEENSTOWN LAKES DISTRICT COUNCIL
TE-TAUMATA-O-HAKITEKURA BEN LOMOND WATER SUPPLY RESERVE
TE TAPUNUI QUEENSTOWN HILL RESERVE
KERRY DRIVE JUMP PARK
GORGE ROAD
SKYLINE
KIWI BIRDLIFE PARK
TE-TAUMATA-O-HAKITEKURA BEN LOMOND RESERVE
ONE MILE RESERVE
LAKEVIEW RESERVE
SHOTOVER ST
STANLEY ST
WYNYARD JUMP PARK
LAKE ESPLANADE
FRANKTON ROAD
QUEENSTOWN GARDENS
FERNHILL
FERNHILL ROAD
KELVIN HEIGHTS

12. OBJECTIVES

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

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 ~~actively managing~~eliminating invasive species, prioritising wilding conifer removal

12.6 To allow the planting of non-invasive exotics 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 Department of Conservation, FENZ, and 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 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 formalization of the access area has been undertaken by Council

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 Wynard 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

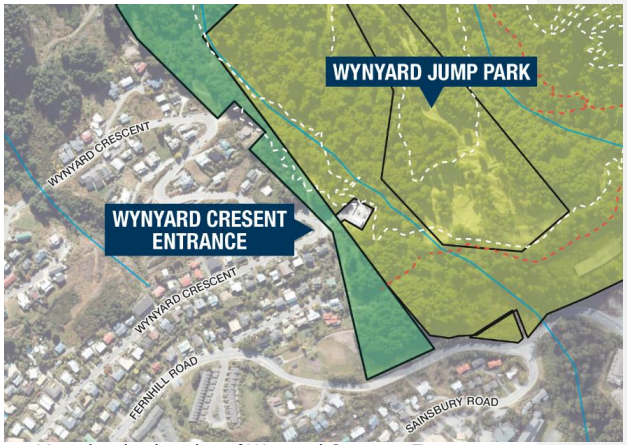
Objective:

13.1.1.1 To acknowledge the Wynyard Cresent entrance as a formal recreation arrival area.

Policy:

13.1.1.2 Enable the development of the reserve area off Wynyard Cresent 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

Photo of 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 ~~Consider u~~Upgrad~~ing~~e 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

Photo of 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 at mid-way. 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.

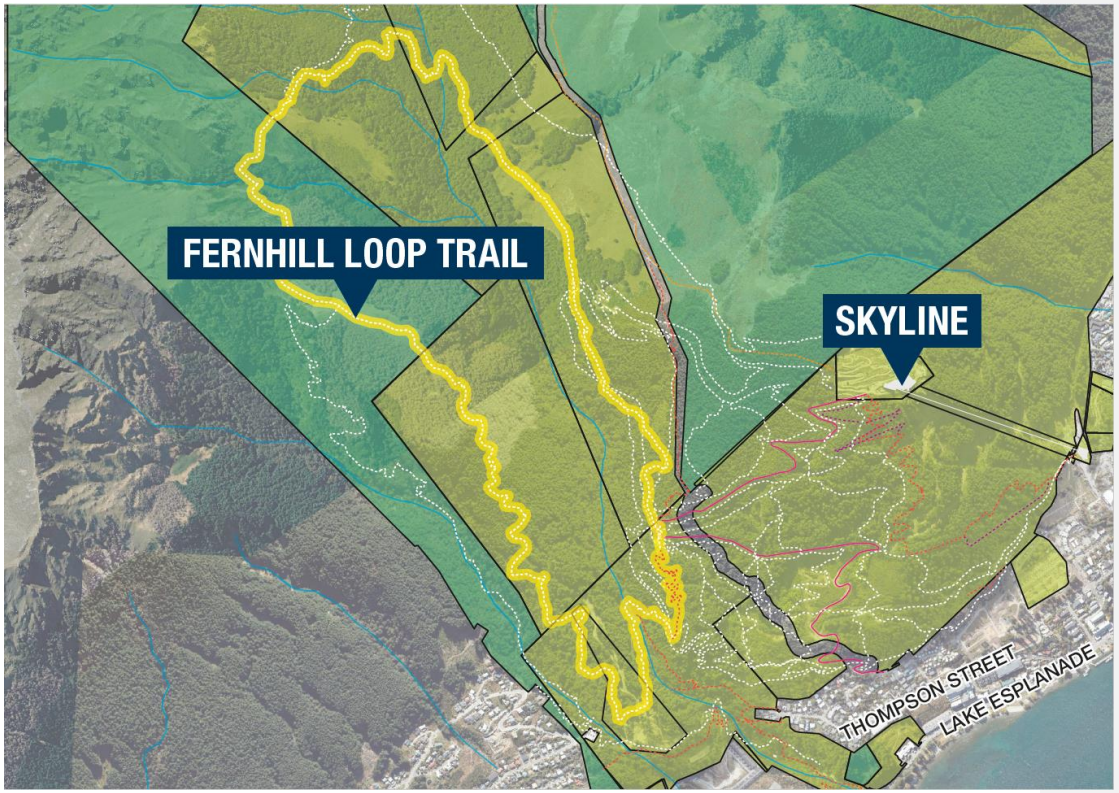
Facilities: 'McGazza' picnic table lookout

Objective:
13.1.3.1 To manage the Fernhill Loop trail as a high-quality ~~dual~~ multi use recreation loop trail.

Policies:
13.1.3.2 Retain as a ~~dual~~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.



Map of Fernhill Loop Trail

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 Cresent. 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:

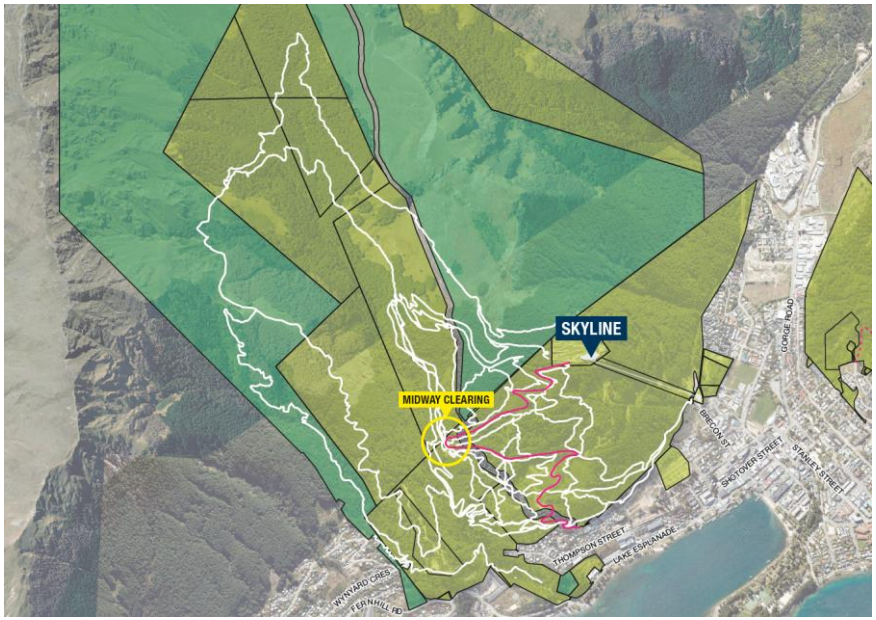
13.1.4.1 To ensure the Bike Trails are managed as a national and international destination mountain bike network.

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 walker, 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.



Map showing BLMBT Bike Trails - marked white

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

Objectives:

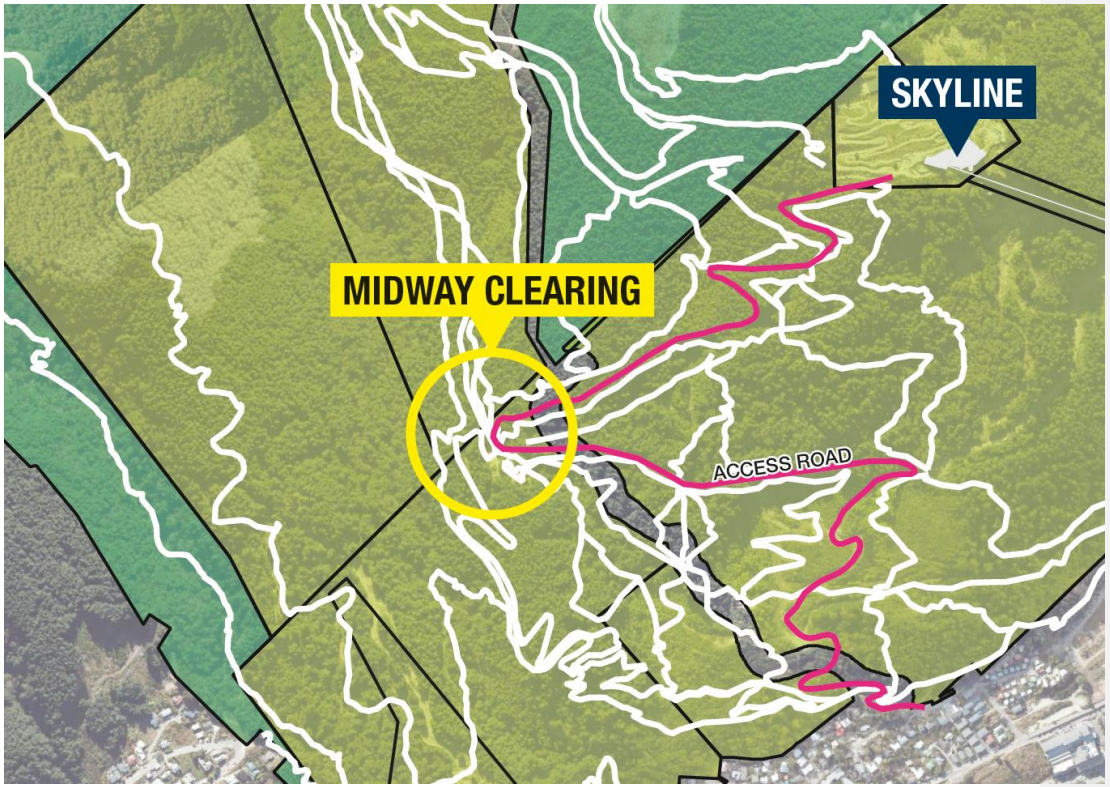
13.1.5.1 To acknowledge the Midway clearing as a key recreation area with recreation infrastructure in this location for bikers, walkers and runners.

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 Trail. 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 Trail. It is these characteristics that contribute 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.

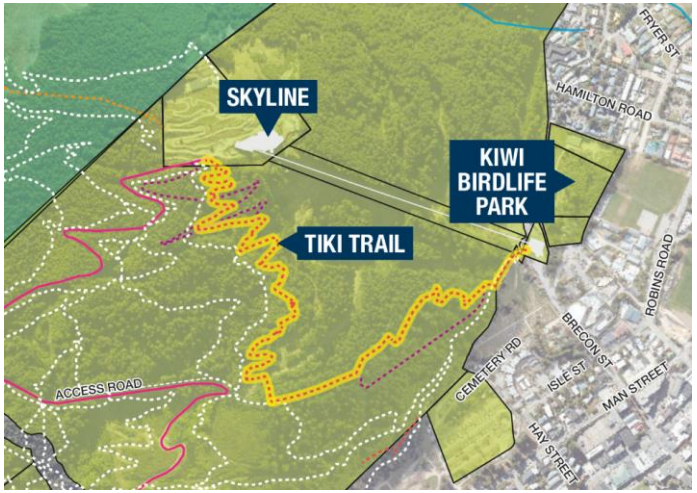
Objectives:

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.



Map 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 the 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 ~~dual~~ multi-use uphill-trail near One Mile to connect to the existing network.

Map showing the location of One Mile Entrance

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.

Map showing Te Tapunui Queenstown Hill Time Walk

~~**13.2.2.5** Ensure the protection of the tarns on the top of Te Tapunui Queenstown Hill from wilding conifer spread, inappropriate uses and other threats such as informal walking access.~~

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 of 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:

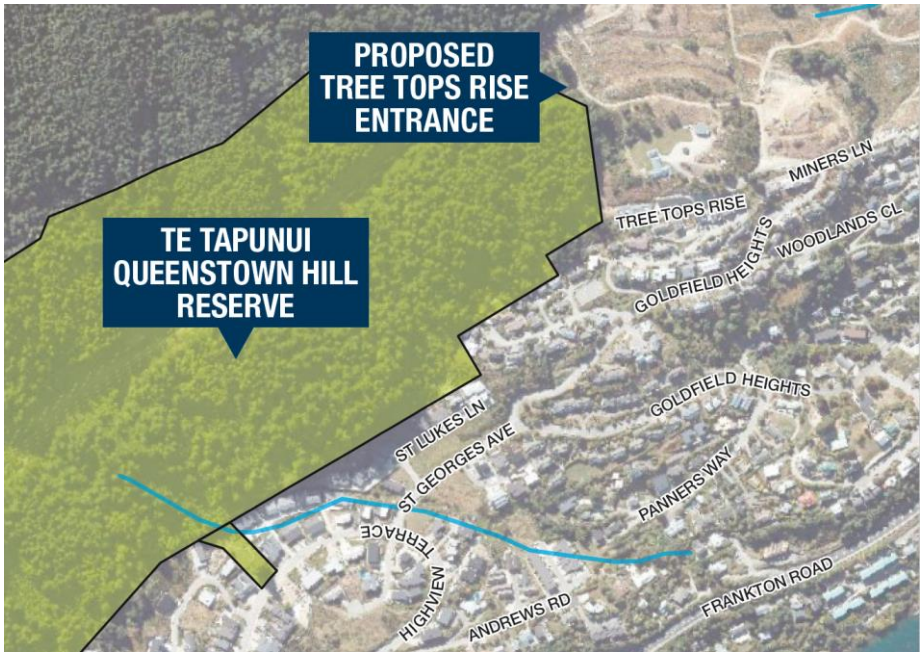
13.3.1.1 To establish a reserve entrance to Te-Taumata-o-Hakitekura Ben Lomond reserve in this location, providing car parking for reserve users, connections to future walking and biking trails, play opportunities, water fountains, toilet facilities and signage. This will be a key entrance into the reserve 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 ~~walkers, runners and bikers)~~all users of the reserve.



Map showing proposed Lakeview Reserve Entrance

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, toilets 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.

Map showing proposed Tree Tops Rise Entrance

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 principle 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, 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.

~~a.~~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

~~14.2.4.~~14.3.3. Recreational drone flying is not permitted.

~~14.2.5.~~14.3.4. The use of drones for filming on the reserves will only be authorised by way of film permit from QLDC.

~~14.2.6.~~14.3.5. The use of drones for other commercial work on the reserve will require a reserve permit from QLDC.

Commercial Use

~~14.2.7.~~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

~~14.2.8.~~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~~5~~.9 below.

~~14.2.9.~~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~~y~~ 14.3~~5~~.9 and 14.3.10 below.

~~14.2.10.~~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

~~d.~~ unique topography of the reserve to improve the public use and enjoyment.

c. Ensure commercial operators contribute to improved environmental outcomes on the reserves.

~~e.~~d. NEW financ contrib policy

~~f.~~e. [Consider additional assessment criteria, provides a list of requirements that are already included in the plan]

f. 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.

g. Require any new commercial agreements at the top of Bobs 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.

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14.3.11. Prohibit motorised recreation activity on the reserves such as motorbikes[1] 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 in non-transferable.

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.

[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".*

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 meet.

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

~~14.2.11.~~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~~3 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.

~~14.4.1~~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.

~~14.4.3.~~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. identification 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.

~~14.4.4.~~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'.

~~14.4.5.~~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

~~14.4.6.~~14.4.10. Survey and map specific areas of existing native vegetation.

~~14.4.7.~~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

~~14.4.8.~~14.4.13. 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

~~14.4.9.~~14.4.14. 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.

a. Reserve areas where volunteer groups provide capacity to deliver programmes.

b. Targeting the management of the goat, deer, possum ~~and~~, hare and feral cat populations.

14.4.15. Enabling pest animal control through supporting the work of volunteer organisations completing pest removal work, such as trapping. ~~organisations.~~

~~14.4.10.~~14.4.16. Prohibit feeding of feral cats in the reserves, including establishing and/or maintaining feral cat colony feeding stations.

~~**Fire**~~

~~14.4.11. Actively implement and regularly review the QLDC 'Activity controls to manage wildfire risk within reserves'.~~

~~14.4.12. Allow for reserve closures to mitigate risk for reserve users.~~

~~14.4.13. Support the removal and/or modification of vegetation to reduce the likelihood of a wildfire.~~

Infrastructure

~~14.4.14.~~14.4.17. Support the relocation, undergrounding or decommissioning of powerlines within the reserves.

~~14.4.15.~~14.4.18. 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 ~~the public using the reserves~~ will not be permanently or adversely affected.

~~14.4.16.~~14.4.19. Site underground utility services to avoid existing and potential features, including trees and waterways.

Rockfall and Debris Flow

~~14.4.17.~~14.4.20. Before undertaking any vegetation removal or land use change, assess the effects of natural hazard risk.

~~14.4.18.~~14.4.21. Ensure any vegetation removal or change of land use considers natural

hazard risk of the Brewery Creek and Reavers Lane alluvial fans.

~~14.4.19.~~14.4.22. 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~~4 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.

14.4.1 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.

~~14.5 Recreation and Use~~

~~Recreation Use and Enjoyment~~

~~14.5.1. Enable recreation use and 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.~~

~~14.5.2. Provide for and manage the impacts of recreational use through a range of mechanisms, including, but not limited to:~~

~~b. Utilising codes of conduct, reserve permits, licences to set parameters or conditions on activities.~~

~~c. Requiring the authorisation of activities that have the potential to impact the reserves' values or other reserve users.~~

~~d. Ensure that nominated trails are assigned and designed for walkers and runners.~~

~~e. Restrict development, commercial activities, formal trails and recreational activities on the eastern side of gondola easement in the Te Taumata-o-Hakitekura Ben Lomond Reserve, due to the topography, accessibility and the presence of natural hazards.~~

~~Recreational Hang gliding and Paragliding~~

~~14.5.3. The use of Te-Taumata-o-Hakitekura Ben Lomond Reserve for informal hang gliding and paragliding is only permitted on the designated area to the east of the Gondola (G756) on the DOC administered Scenic Reserve . To fly from the site users must be:~~

~~a. an accredited pilot,~~
~~b. member of the Southern Hang Gliding and Paragliding Club,~~
~~c. obtain a permit to fly, and~~
~~d. comply with the conditions of the MOU between the Southern Hang Gliding and Paragliding Club and Queenstown Air Traffic Services.~~

~~Drones~~

~~14.5.4. Recreational drone flying is not permitted.~~

~~14.5.5. The use of drones for filming on the reserves will only be authorised by way of film permit from QLDC.~~

~~14.5.6. The use of drones for other commercial work on the reserve will require a reserve permit from QLDC.~~

~~Commercial Use~~

~~14.5.7. Recognise the continued operation of existing leases on the reserves, as set out~~

~~in Appendix 3, within their current footprints, being:~~

~~f. Skyline Enterprises (including upper and lower terminal buildings, luge tracks and gondola corridor)~~

~~g. Ziptrek Ecotours (12 towers and 6 ziplines)~~

~~h. AJ Hackett Bungy (Ledge Bungy and Swing)~~

~~i. G-Force Paragliding~~

~~j. Kiwi Birdlife Park~~

~~14.5.8. 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 14.5.10 below.~~

~~14.5.9. 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 be in accordance with policy 14.5.10 below.~~

~~14.5.10. Consider the granting of new commercial lease or licence agreements, or the renewal of existing lease and licence agreements, that:~~

~~g. Are consistent with the reserve's classification and any reserve specific policies set out in the special management zones in section 6.~~

~~h. Do not adversely detract from the general character and amenity of the reserve and other reserve users.~~

~~i. Allows recreation activity that uses the unique topography of the reserve to~~

~~14.5.11. Prohibit motorised recreation activity on the reserves such as motorbikes[2] and off-road vehicles that comprise safety, damage trails and impact on of the quiet enjoyment of the reserve.~~

~~14.5.12. 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.~~

~~14.5.13. Helicopter landings will be restricted to those required for reserve operational purposes, such as wilding conifer control, tree removals, pest control, search and rescue, pest, fire and wilding conifer and fire control.~~

~~14.5.14. 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 in non-transferable.~~

~~**Mountain Biking**~~

~~14.5.15. 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**~~

~~14.5.16. Work closely with Ziptrek around the wilding conifer removal and ongoing forestry operations in the vicinity of their existing lease area.~~

~~**Bungy**~~

[2] ~~*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".*~~

~~14.5.17. 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**~~

~~14.5.18. 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**~~

~~14.5.19. 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.~~

~~14.5.20. 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 meet.~~

~~**Grazing**~~

~~14.5.21. 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**~~

~~14.5.22. 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.~~

~~**Freedom Camping**~~

~~14.5.23. Manage freedom camping as an ongoing issue and install mechanisms to restrict this, for example consider lockable gates at reserve entrances.~~

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.

~~Biking and Walking Tracks~~Reserve Trail Network

14.6.8. Work with the key stakeholders to develop and implement a Trail Masterplan that formalises the ~~mountain bike~~ trail network. This will include:

a. Identification of the existing trail network and categorise:

i. Pedestrian/walking only trails
ii. ~~Dual~~ Multi-use trails
iii. Mountain biking trails

b. Identify where new trail connections could be developed and where unauthorised tracks can be closed and remediated.

c. Identifies 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.

~~d.~~e. whether the new trail will result in the displacement of a different user group in the reserve.

~~e.~~f. the construction and the consideration of hand-built tracks or machine-built tracks.

~~f.~~g. site remediation requirements

h. the grade of the trail and whether this adds variety to the existing trail network.

~~g.~~i. The extent of wilding conifers to be removed, native plant revegetation, and pest animal trapping.

~~h.~~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.

15. 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

15.6.1. 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.

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

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

15.6.4. Review car parking provision at reserve entrances to improve access to the reserves.

15.6.5. 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

15.6.6. 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.

15.6.7. 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.

15.6.8. Establish and provide improved signage for information, orientation and wayfinding within the reserves.

15.6.9. 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.

15.6.10. Provide opportunities for cultural integration of Kāi Tahu values in reserve signage.

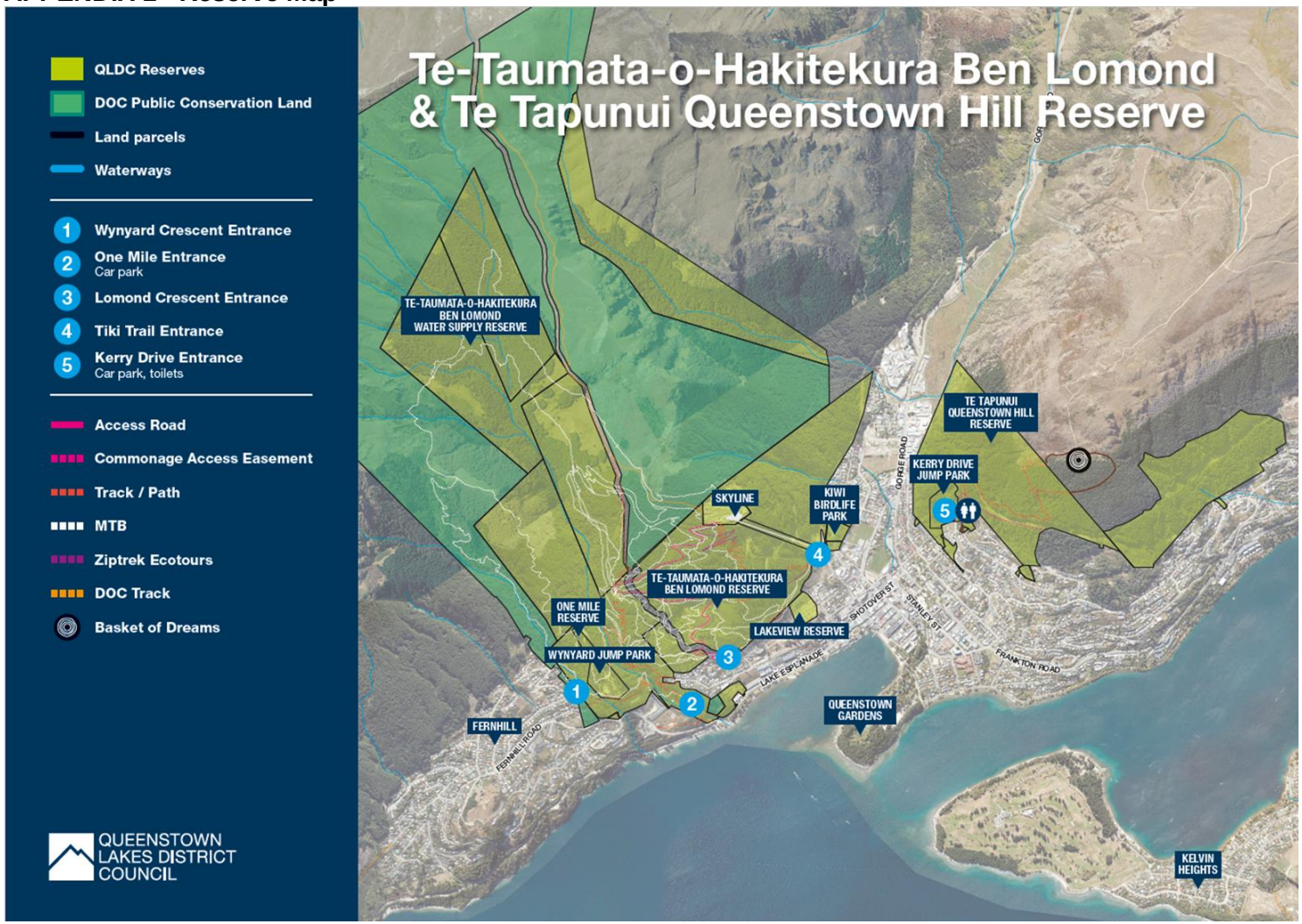
15.6.11. Develop further interpretation in the reserves that tells stories of the history of the land, Kāi Tahu and formation and development of the reserves, and engages the public in the importance of restoring the landscape.

15.6.12. 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

14.7.1 Prohibit smoking and vaping in both reserves.

APPENDIX 1 - Reserve Map



APPENDIX 2 - Legal Descriptions

Te-Taumata-o-Hakitekura Ben Lomond

Referred to as	Record of Title	Legal Description	Classification	Area
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 Desposited 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

Referred to as	Record of Title	Legal Description	Classification	Area
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
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