

# Response ID ANON-URZ4-5F5S-R

Submitted to Fast-track approval applications  
Submitted on 2024-05-02 23:01:17

## Submitter details

Is this application for section 2a or 2b?

2A

### 1 Submitter name

Individual or organisation name:

Coronet Village Limited (on behalf of Oto60 Properties / Rod Drury, NZSki Limited, Coronet Peak Partnership)

### 2 Contact person

Contact person name:

Ben Farrell

### 3 What is your job title

Job title:

Director, Coronet Village Limited

### 4 What is your contact email address?

Email:

s 9(2)(a)

### 5 What is your phone number?

Phone number:

s 9(2)(a)

### 6 What is your postal address?

Postal address:

Po Box 1922  
Queenstown  
9300

### 7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

## Section 1: Project location

Site address or location

Add the address or describe the location:

Coronet Peak (Coronet Peak Station, Soho Station, Coronet Peak Ski Area)

File upload:

Application for a listed project (2A) - Coronet Village - Appendices - Project Location Maps.pdf was uploaded

Upload file here:

Application for a listed project (2A) - Single Pages.pdf was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

Application for a listed project (2A) - Coronet Village - Appendices - Certificates of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

The registered owners are as follows:

Coronet Peak Station, contained in Title OT19A/1016, is owned by: Clearwest Trustees Limited and John Francis Clifford Henderson as to a 1/2 share, and the Marleybone Trustees Limited and John Francis Clifford Henderson as to a 1/2 share (hereafter referred to as "Coronet Peak Partnership")

Soho Station, contained in Titles OT15C/615 and OTA2/1228, is Crown Pastoral Lease owned by Her Majesty The Queen (administered by LINZ) leased to Soho Property Limited

Coronet Peak Ski Area, contained in Title OT15C/305, is Recreation Reserve owned by Her Majesty The Queen and administered by the Department of Conservation

Legal Road (formed and unformed) is owned by the Queenstown Lakes District Council (QLDC) as Roading Authority.

Please refer to the attached A3 document for further details/clarification.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Please refer to the attached A3 document for further details/clarification. In summary:

Coronet Peak Station has notable interests in respect of the Queenstown Trails Trust (Public Trail Access); and Aurora (Electricity Conveyance)

Soho Station has notable interests in respect of a Land covenant over part of the land in favour of the QEII Trust; an Easement over part in favour New Zealand Walking Access Commission; and an Easement in favour of Aurora for electricity conveyance.

The Coronet Peak Ski Area has an easement in favour of Aurora (for Electricity Conveyance), and is subject to Part 9 of the Ngai Tahu Claims Settlement Act (this is would not be triggered by the project)

## Section 2: Project details

What is the project name?

Please write your answer here:

Coronet Village

What is the project summary?

Please write your answer here:

The development is a new alpine village immediately below Coronet Peak, with a new gondola providing access up to the existing Coronet Peak Ski Area, new ski area development, and considerable supporting infrastructure.

What are the project details?

Please write your answer here:

The details of the development are identified on the attached A3 Application Document, as well as the Economic & Eligibility Assessment prepared by Mr Benje Patterson (Appendix 1 to the Application Document). The development includes:

1. A new transport hub to improve access to Coronet Peak (a new Gondola, public transport facilities, park and ride)
2. A globally premier mountain bike facility
3. A globally attractive restaurant at the summit of Coronet Peak

4. A facility for Te Tapu o Tane,
5. A new private international boarding high school (Liger Leadership Academy)
6. A new private primary day school (The Queenstown Academy)
7. A comprehensive subdivision (to provide development ready residential and commercial sections), inclusive of nature restoration and protection (significant wetland and riparian restoration), public roading, public wastewater infrastructure, plus land or financial contributions for the purpose of affordable housing.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Please refer to the attached A3 Application Documentation. In summary:

The subdivision (stage 1), Gondola, Mountain Bike Hub, could commence as a single construction activity in September 2025 and be operational by May 2026. The two schools could also commence in September 2025 and be operational by January 2027.

The summit restaurant and sky walk could commence in October 2027 and be operational by May 2029.

Stages 2-7 of the subdivision could be expected to be rolled out as soon as practicable over annual construction seasons, with completion of each stage anticipated annually, i.e. stage 2 complete in 2027, stage 3 complete in 2028, stage 4 complete in 2029, stage 5 complete in 2031, stage 6 complete in 2032, and stage 7 complete in 2033.

What are the details of the regime under which approval is being sought?

Please write your answer here:

A range of approvals are required under multiple regimes. as identified in Table 4 of the attached A3 Application Document. In summary:

All stages of the subdivision require resource consents under the Resource Management Act including a range of subdivision and land use consents from QLDC under the QLDC Proposed District Plan, and a range of regional consents (water, bed disturbance, discharges) from ORC under Otago Regional Plan(s). The subdivision will also likely require an Archeological Authority under the Heritage New Zealand Pouhere Taonga Act.

The Gondola will require a range of resource consents under the Resource Management Act including land use consents from QLDC under the QLDC Proposed District Plan, and a range of regional consents (water, bed disturbance, discharges) from ORC under Otago Regional Plan(s). The Gondola will also likely require an Archeological Authority under the Heritage New Zealand Pouhere Taonga Act, and approvals under the Conservation Act and or Reserve Act.

The MTB Hub will require a range of resource consents under the Resource Management Act including land use consents from QLDC under the QLDC Proposed District Plan, and a range of regional consents (water, bed disturbance, discharges) from ORC under Otago Regional Plan(s). The MTB Hub will also likely require an Archeological Authority under the Heritage New Zealand Pouhere Taonga Act.

The Summit Restaurant & Sky Walk will require a range of resource consents under the Resource Management Act including land use consents from QLDC under the QLDC Proposed District Plan, an Authority under the Wildlife Act, and approvals under the Conservation Act and or Reserve Act.

The Liger Leadership Academy will require a range of resource consents under the Resource Management Act including land use consents from QLDC under the QLDC Proposed District Plan, and a range of regional consents (water, bed disturbance, discharges) from ORC under Otago Regional Plan(s).

The Queenstown Academy will require a range of resource consents under the Resource Management Act including land use consents from QLDC under the QLDC Proposed District Plan, and a range of regional consents (water, bed disturbance, discharges) from ORC under Otago Regional Plan(s).

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Otago Regional Council (ORC)

Queenstown Lakes District Council (QLDC)

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

None

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

QLDC as Rounding Authority and the Local Consenting Authority  
ORC as the Regional Consenting Authority  
Aurora as the owner of power lines that will be affected by the development  
Department of Conservation for approving a Concession, Recreation Permit and a Wildlife Permit  
Heritage New Zealand for an Archaeological Authority  
Land Information New Zealand for approving activities on Crown Pastoral Lease and (potentially) for approving road stopping or realignment  
Soho Property Limited & the QEII Trust for landowner approval

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Please refer to the attached A3 Application Documentation. In summary:

The subdivision (stage 1), Gondola, Mountain Bike Hub, could commence as a single construction activity in September 2025 and be operational by May 2026. The two schools could also commence in September 2025 and be operational by January 2027.

The summit restaurant and sky walk could commence in October 2027 and be operational by May 2029.

Stages 2-7 of the subdivision could be expected to be rolled out as soon as practicable over annual construction seasons, with completion of each stage anticipated annually, i.e. stage 2 complete in 2027, stage 3 complete in 2028, stage 4 complete in 2029, stage 5 complete in 2031, stage 6 complete in 2032, and stage 7 complete in 2033.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Please refer Table 7 in the attached A3 Application document. Affected parties are identified as including the following:

- Department of Conservation
- Heritage New Zealand
- Land Information New Zealand
- Queenstown Lakes District Council
- Otago Regional Council
- Te Rūnanga o Ngāi Tahu
- Hokonui Rūnaka
- Te Rūnanga o Oraka-Aparima
- Te Rūnanga o Awarua
- Waihopai Rūnaka
- Te Rūnanga o Moeraki
- Kāti Huirapa Rūnaka ki Puketeraki
- Te Rūnanga o Ōtākou
- Soho Property Limited & QEII Trust
- Aurora
- Queenstown Trails Trust
- Friends of Lake Hayes
- Neighbours

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Please refer Table 7 in the attached A3 Application document. Consultation to date can be summarised as follows:

Te Tapu o Tāne, which is owned by four of the seven rūnanga with a shared interest in the area (Te Rūnanga o Ngāi Tahu, Hokonui Rūnaka, Te Rūnanga o Oraka-Aparima, Te Rūnanga o Awarua), are project partners and have been actively involved in and support most aspects of the proposal.

Engagement with Te Tapu o Tāne has significantly influenced the project objectives and intended social, economic and environmental outcomes – particularly around the benefits the project will provide Te Tapu o Tāne and the environment, including the quality of the water in the Lake Hayes Catchment.

The applicant has discussed the proposal with Soho Property Limited including on behalf of the QEII Trust. Based on initial discussions Soho Property Limited and QEII Trust are supportive in principle, provided the project will result in environmental or financial benefits to the QEII Trust land – which will be the case. Discussions with Soho Property Limited for the QEII Trust have led to reinforcement of the appropriateness of the proposal on the basis that potential adverse effects on biodiversity can be appropriately offset or compensated.

The project will require upgrading existing electricity supply to the site and the applicant has been in active discussions with Aurora about this. No significant red flags have been identified and there is potential for mutual beneficial outcomes as Aurora is planning local network upgrades and our project may complement such upgrades.

Informal discussions have occurred with some (but not all) directly affected neighbours. There is support for the proposal and concern given the level of change to Coronet Peak Station Road and Coronet Peak Station from a working farm to an urban and residential development. Discussions with neighbours and interested parties have led the project to prefer a wastewater services solution that involves connecting to QLDCs reticulated system rather than treating and discharging the wastewater onsite. Connecting to QLDC infrastructure has multiple benefits over onsite options, including improving the resilience of the public infrastructure network.

Discussions with neighbours led the project to be contained entirely within the legal boundaries of the project owners and Soho Property Limited & QEII Trust. In this regard consideration was given to utilising or developing neighbouring, but such opportunities were not supported by the landowner.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

None

#### Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The Ngāi Tahu Claims Settlement Act 1998 (NTCSA) is the only Settlement known to be applicable to the site. The Coronet Peak Ski Area (contained within OT15C/305) is subject to part 9 of the NTCSA which provides for certain disposals related to land to be offered for purchase or lease to Runanga o Ngai Tahu in certain circumstances, noting that the project does not include any circumstances triggering this matter. No other part of the site is statutory redress land, noting Coronet Peak Station is private land.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

No

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

The project will not affect any protected customary rights, nor will any protected customary rights affect the project.

Upload your assessment if necessary:

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#### Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Please refer Section 5 of the attached A3 Application Documentation.

In summary the project will have known and anticipated adverse effects on the environment as identified on Table 7 in the attached A3 Application Document. The anticipated and known adverse effects of the project on the environment are summarised at a high level in Table 8.

The identification of adverse effects was undertaken by Ben Farrell of Cue Environmental Limited, based on his expertise as an independent environmental practitioner and input from numerous other technical experts, including: E3 Scientific Limited in respect of ecology (freshwater and terrestrial); Boffa Miskell Limited in respect of urban design, transport, landscape and visual amenity; Lowe Environmental in respect of effects of onsite wastewater treatment & disposal; Bartlett Consulting in respect of transportation; and Clarke Fortune McDonald in respect of infrastructure.

The project will generally have negligible to minor adverse effects, with some moderate adverse effects and a few high/potentially significant adverse effects. The high/potentially significant adverse effects arise from the proposed Summit Restaurant & Sky Walk in respect of effects on Outstanding Natural Landscape Values and Ngai Tahu Cultural Values, and from the subdivision in respect of Rural Amenity.

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## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

Please refer Section 6 of the attached A3 Application Document. In summary the proposal will accord with all relevant national policy statements and national environmental standards, these being the NPS-FW, NPS-UD, NPS-BD, NPS-HPL, NES-FW, NES-DW, NES-Telco, NES-Soil.

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## Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Please refer Section 7 of the attached A3 Application Document. In summary:

Under the RMA all aspects of the project will require a multitude of resource consents to be approved from both Otago Regional Council and Queenstown Lakes District Council. All of these applications could reasonably be expected to be publicly notified and attract opposition. Given the extent of adverse effects and change in land use from rural to urban outside the urban growth boundary the projects would be expected to end up in, at least, the Environment Court.

The Summit activities will require multiple different approvals under the RMA, Conservation Act, and the Wildlife Act.

The Gondola activities will require multiple different approvals under the RMA, Conservation Act, Wildlife Act, and Heritage New Zealand Pouhere Taonga Act

The MTB Hub and two schools stand a reasonable chance of obtaining approval under the existing RMA framework. However, the process would be so uncertain and expensive that the two school developments would unlikely proceed down this path (because they want to begin construction immediately).

The residential aspects of the project would not be approved under the existing RMA provisions given the zoning of the site under the district plan which allows only one residential dwelling per 80ha. A plan change, to change the zoning allowing for urban and residential development is unlikely to be allowed or entertained given how recently the decisions were made on the Proposed District Plan. A plan change process could be initiated but that would take at least 3-5 years to get a decision and cost a considerable amount of investment without any certainty of return on that investment.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

The impact of referring this project on the efficient operation of the fast-track process is on its own unlikely to be significant. The applicants are sufficiently resourced and motivated to ensure that all relevant consenting information and documentation can be readily obtained at short notice.

Has the project been identified as a priority project in a:

Not Answered

Please explain your answer here:

No

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Yes, as discussed in Section 7 of the attached A3 Application Document. In summary the project will deliver regionally significant infrastructure including:

The Gondola and associated activities is classified as "Ski Area Infrastructure" which is identified as Regionally Significant Infrastructure under the Otago RPS and the "Specified Infrastructure" under the NPS-FM.

The upgrading of Coronet Peak Station Road (to the extent that it includes public transport services), construction and operation of the community water supply infrastructure, stormwater infrastructure, and wastewater infrastructure would also all be classified as "Regionally Significant Infrastructure" under the Otago RPS.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

Yes, as discussed in Section 7 of the attached A3 Application Document the project will increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment. With the highest average cost of house prices in New Zealand Queenstown is known to have an acute shortage of housing supply. The project will help address housing needs by providing a significant amount of development ready land to be used for a mix of housing choices as identified in the project details above. In addition to the supply of land for housing, the project includes the development of a 300 bed accommodation facility as part of the MTB Hub and onsite staff accommodation to be constructed as part of the Liger Leadership Academy and the Queenstown Academy.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will certainly deliver significant economic benefits, as assessed by independent economic expert Mr Benje Patterson, who concludes among other things that the core features of the proposal – an access gondola along with additional ski area developments and a mountain bike hub – are in and of themselves, an investment package which could lead to regionally significant effects within the ski, bike, and general tourism sector. The three additional proposed project elements which incorporate nature restoration, two schools, and a residential subdivision each layer in additional regional significance considerations.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

Yes, the project will support climate change mitigation, for example through:

Reducing the need for private motor vehicles and thus support mode shift and active travel reducing carbon emissions.

Opportunities for investment in conservation (including carbon planting) from reinvesting some of the profits from visitor spend (at a minimum a portion of profits from the Gondola operation will be reinvested in local conservation initiatives including to the QEII Trust).

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

Yes, the project will include investment in the construction and maintenance of natural hazard mitigation and remediation works, primarily in respect of existing alluvial and debris flow hazard areas. The subdivision, in particular, will include generous alluvial flow buffers that will be utilised for complementary uses such as riparian planting and public trails.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Yes, the project will address significant environmental issues in the following ways:

The Gondola, park and ride and public transport facilities, and trail network extensions will reduce the need for private motor vehicles and thus support mode shift and active travel reducing carbon emissions.

The project includes direct environmental benefits through restoration and enhancement of degraded wetland and riparian waterbodies.

The project will have direct benefits through the provision of facilities for Te Tapu o Tāne and Tahuna Riding and Conservation.

The project will create opportunities for investment in conservation and environmental initiatives, especially through ongoing visitor spend. At a minimum a portion of any profits from the Gondola operation will be reinvested in local conservation initiatives including to the QEII Trust.

Is the project consistent with local or regional planning documents, including spatial strategies?

No

Please explain your answer here:

The following components of the project are consistent (or generally consistent) with the local and regional planning documents:

- Gondola (including the park and ride)
- Mountain Bike Hub
- All recreation aspects
- Liger Leadership Academy
- Private Primary School
- Nature restoration and protection

However, the project includes components that will not be consistent with the local and regional planning documents, namely:

1. Urban development outside urban growth boundaries

The proposed urban development components of the proposed Village will not be consistent with the regional policy statement and the district plan because it is urban development beyond an existing urban growth boundary.

2. Rural landscape character & visual amenity values

The proposed [non-urban] residential development components of the proposal will not be consistent with the district plan provisions because the allowable residential density limit for the rural zoned site is only one dwelling per 80ha.

3. Protecting outstanding natural landscape values

Subject to interpretation about landscape values, the proposed summit restaurant may not be consistent with the regional and district plan provisions seeking to protect outstanding natural landscape values and maintaining visual amenity values.

4. QLDC Spatial Plan

The proposed settlement component of the proposal is not consistent with the QLDC Spatial Plan – because the spatial plan identifies the site location as remaining rural land use. It is noted this spatial plan is a non-statutory document and is currently being reviewed by QLDC. However, QLDC is yet to prepare a Future Development Strategy in accordance with the NPSUD. In 2023 the landowner of the proposed Coronet Village site made a submission to QLDC requesting that the land be identified by QLDC in its future development strategy and spatial plan as an area suitable as a transport hub (including a gondola up to Coronet Peak) and for urban development.

Anything else?

Please write your answer here:

The proposed schools will support the provision of significant economic benefits to Queenstown and New Zealand. For example, the Technology Queenstown Initiative, led by Roger Sharp, is looking to diversify and boost the district's tech economy by boosting the local GDP from \$100 million to a \$billion by 2043. This ambition is reliant on attracting around 1500 highly skilled tech migrants to the district by 2043. We know this sought-after segment of our community place a high value on their children's ability to access the internationally recognised education models being offered by the

Queenstown Academy and the Liger Leadership Academy.

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

## Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

Yes

If yes, please explain:

The project will not be affected by climate change. It is acknowledged that climate change is anticipated to affect the amount of natural snow fall in the future. The project supports climate adaptation by promoting all season activities, such as improved access to the mountain for popular recreation activities that do not rely on snow.

Parts of the project will be affected by natural hazards. A natural hazard identification assessment has been undertaken. Upper parts of the Mountain (where no activity is proposed) are subject to localised rock fall risks, and the toe of the Mountain (where parts of the Village development are proposed) is subject to low risk debris and alluvial flows. These risks are low, well understood and common in the local Queenstown area, and can be readily avoided or appropriated mitigated.

## Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

The applicant, Coronet Village Limited, has not received any compliance and/or enforcement actions against it.

The owner Coronet Peak Station (Clearwest Trustees Limited and John Francis Clifford Henderson, Marleybone Trustees and John Henderson) has not received any compliance and/or enforcement actions against it.

NZSki Ltd holds many concessions with the Department of Conservation, LINZ permits, and resource consents with local and regional Councils across its three ski fields at Coronet Peak, The Remarkables, and Mt Hutt. NZSki Ltd is aware of the following compliance and/or enforcement actions taken against it:

1. Remarkables Information Requirements: In 2023 ORC issued an Abatement Notice because NZSki failed to supply bi-annual reporting information in 2019 and 2021. This was remedied through NZSki reporting information and no further action was taken.
2. Coronet Peak Earthworks: In July 2022, DoC advised NZSki about the as-built alignment of a new mountain bike trail varying from the planned alignment. Consequently, NZSki and DoC now have an agreed process in place to undertake works and construct rails within a "works corridor", and monitoring for future trails to allow for construction variations. No further action was taken by DoC.
3. Coronet Peak Onsite Wastewater Treatment & Disposal: In 2019 ORC issued and Abatement Notice and subsequently two separate infringement notices were issued for contravening conditions of a resource consent for discharging treated wastewater to land. In response NZSki funded a substantial capital upgrade and expansion of the wastewater treatment facility at Coronet Peak. With the new facility now installed, NZSki expects to be able to comply with all relevant consent conditions.

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## Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Ben Farrell

Important notes