

ENVIRONMENTAL IMPACT ASSESSMENT

TO UNDERTAKE A COMMERCIAL
ACTIVITY AT A LOCAL PURPOSE
RESERVE, 130 LAKE ESPLANADE,
QUEENSTOWN

Contents

Contents.....	2
1. Key Information	3
2. Introduction	4
3. Existing Environment	4
3.1 Subject site and surrounding environment.....	4
3.2 Site history	6
4. The Proposal.....	6
4.1 Approvals required	6
4.2 Applicant background.....	7
4.3 LUMA Enchanted at Kiwi Park 2025.....	7
4.4 Proposed activity description	8
5. Physical and social conservation values.....	11
5.1 Natural Environment	11
5.2 Historic Heritage.....	11
5.3 Social Environment.....	13
6. Assessment of Effects on the Environment	14
6.1 Ecological values	14
6.2 Historic heritage, cultural, and archaeological values	15
6.3 Social and recreational values	15
6.4 Nuisance and disturbance.....	16
6.5 Noise	16
6.6 Signs	16
6.7 Lighting.....	17
6.8 Transport.....	17
6.9 Health & Safety	17
6.10 Servicing.....	17
6.11 Cumulative Effects.....	18
6.12 Positive effects.....	18
7. Alternative Sites and Designs	18
8. Monitoring Programme.....	19
9. Policy Framework.....	21
9.1 Otago Conservation Management Strategy (CMS)	21
10. Conclusion	24

Quality assurance

Prepared by	Roz Devlin	Senior Planner	21 July 2025
Reviewed by	Carey Vivan	Senior Planner / Director	4 August 2025

1. Key Information

Address	130 Lake Esplanade, Tāhuna Queenstown
Legal Description	Section 95 Block XX Shotover SD (the parcel has no title)
Land status	Public conservation land, Local Purpose Reserve (Sargood Chalet Girl Guide Camp)
Site Area	8327m ²
Owners	Crown, administered by the Department of Conservation, Otago Conservancy
Occupiers	N/A
Applicant	Luma Enchanted Limited
Proposed Activity	Exclusive occupation of public conservation land to establish a commercial activity that will commence in October 2025 and operate year-round for 30 years.
Concession/permit required	A concession is sought in accordance with Form 3B for a concession for private / commercial facility / structures
Written Approvals and Consultation	Pre-application meetings held on 28 February 2025 and 15 July 2025 with: <ul style="list-style-type: none"> - Ben Fielding, Senior Permissions Advisor, Ōtepoti/Dunedin Office; - Fiona Peat, Fiona Peat, Supervisor – Community and Visitor Centre, Whakatipu-wai-Māori Office; - Philly de Lacey, Chief Executive Officer – Screentime NZ Ltd; - Roz Devlin, Senior Planner – Vivian & Espie Ltd.
Other consents/permits	The following other consents/permits may be required: <ul style="list-style-type: none"> - Resource consent under the RMA from Queenstown Lakes District Council for a commercial activity; - Approval under s.176(1)(b) of the RMA from Queenstown Lakes District Council to use land designated for Queenstown Town Centre Arterial purposes (Designation #587 of the Proposed District Plan). - Food safety under the Food Act 2014 for any on-site vendors; - Alcohol on-licence for any on-site vendors.

2. Introduction

This report is submitted as part of the application by Luma Enchanted Limited (the Applicant) for a concession from the Department of Conservation (DOC) to operate a commercial activity commencing in October 2025 and operating year-round for 30 years, at 130 Lake Esplanade, Queenstown. The proposal seeks exclusive occupation of public conservation land, being part of a Local Purpose Reserve (Sargood Chalet Girl Guide Camp) administered by DOC.

The completed Form 3b is appended as Attachment **[A]**.

Additional documents are appended as follows:

Attachment **[B]** - Location Map

Attachment **[C]** - Site Plan

Attachment **[D]** – Applicant Background Information

Attachment **[E]** - LUMA Enchanted Kiwi Park Resource Consent (RM250198)

Attachment **[F]** - Ecological Impact Assessment (Restore NZ)

Attachment **[G]** - Historic Heritage Report (Origin Consultants)

Attachment **[H]** - LUMA Kiwi Park Enchanted Brochure

Attachment **[I]** - LUMA Enchanted Kiwi Park Acoustic Assessment

Attachment **[J]** - Signs

Attachment **[K]** - LUMA Enchanted Kiwi Park images

The purpose of this report is to provide sufficient information to enable a full understanding of the proposal and any adverse impacts or effects that the proposal may have on the environment.

3. Existing Environment

3.1 Subject site and surrounding environment

The subject site is located at 130 Lake Esplanade, Queenstown. It is public conservation land in the form of a gazetted Local Purpose Reserve administered by DOC. Refer to **1** below for a location map and appended as Attachment **[B]**.



Figure 1: Location Map – site outlined in blue (source: Queenstown Lakes District Council GIS)

The reserve is known as the Sargood Chalet Girl Guide Camp and was previously administered by the Girl Guides Association of New Zealand¹. The Girl Guides Association of New Zealand's status managing and controlling the reserve was revoked on 1 August 2002². The site previously contained a GirlGuiding building, which was demolished in 2002 and services disconnected.

The subject site is legally described as Section 95 Block XX Shotover SD (8327m²). The land has no Record of Title associated with it.

The site is accessed from the One Mile roundabout via road reserve and the surrounding trail network through the One Mile Reserve, which is gazetted Recreation Reserve administered by the Queenstown Lakes District Council (QLDC or Council). Although it is separately administered, the site is not fenced and reads as part of the wider One Mile Reserve, which contains indigenous vegetation, the One Mile Creek and another unnamed creek, the trail network to Fernhill, Thompson Street, and Ben Lomond, and the One Mile Creek or Queenstown Powerhouse historic building.

South of the site is the One Mile roundabout and road network along St Omer Park and the foreshore of Whakatipu Wai Māori (Lake Wakatipu). To the east is a former YHA hostel, now Haka House Queenstown Lakefront, and the Thompson Street residential area. To the west are apartments and the Heritage Hotel on Fernhill Road. The wider One Mile Reserve extends to the north with trail connections, a glowworm viewing area, and the Wynyard Jump Park.

¹ In the interests of full disclosure, the author of this document is an active volunteer with GirlGuiding New Zealand (specifically with the local units in Wānaka, Wakatipu, and Cromwell), but has no financial, or any other interest, in the land.

² New Zealand Gazette 2002 p 2447.

The site is identified on the Otago Conservation Management Strategy (CMS) maps as Frontcountry. Within the Inventory of public conservation land and waters, the site is identified as “2800690 (NaPALIS ID) Sargood Chalet Girl Guide Camp, 0.83ha Local Purpose Reserve – s23 Reserves Act 1977”.

Under the QLDC Proposed District Plan, the land is zoned High Density Residential and part of it is subject to Designation #587 (Queenstown Town Centre Arterial). The Powerhouse is listed in the PDP as a Category 2 heritage feature but is not listed with Heritage New Zealand Pouhere Taonga. There are recorded archaeological sites within the subject site and surrounding One Mile Reserve.

3.2 Site history

There is no known concession history for the site.

QLDC Building Consent BC020697 was issued on 12 June 2002 to demolish the GirlGuiding building and disconnect services. BC020697 has been implemented, and the site no longer has any active association with GirlGuiding.

Segway On Q operates a commercial recreational activity under QLDC Resource Consent RM150279, with the adjacent One Mile Reserve parking area (road reserve) used for customer segway training. RM150279 has been implemented and Segway On Q is operational. Segway On Q is discussed further in this document.

4. The Proposal

4.1 Approvals required

This is an application for a concession from DOC to operate a commercial activity commencing in October 2025 and operating year-round for 30 years, at 130 Lake Esplanade, Queenstown (Local Purpose Reserve Sargood Chalet Girl Guide Camp).

The proposal is for a long-term concession for more than 3 months. A concession or lease under the Reserves Act 1977 is sought that gives exclusive occupation of public conservation land for the duration of the activity. The proposed activity will operate on part of the reserve, as outlined in **Figure 2** below and appended as Attachment [C].

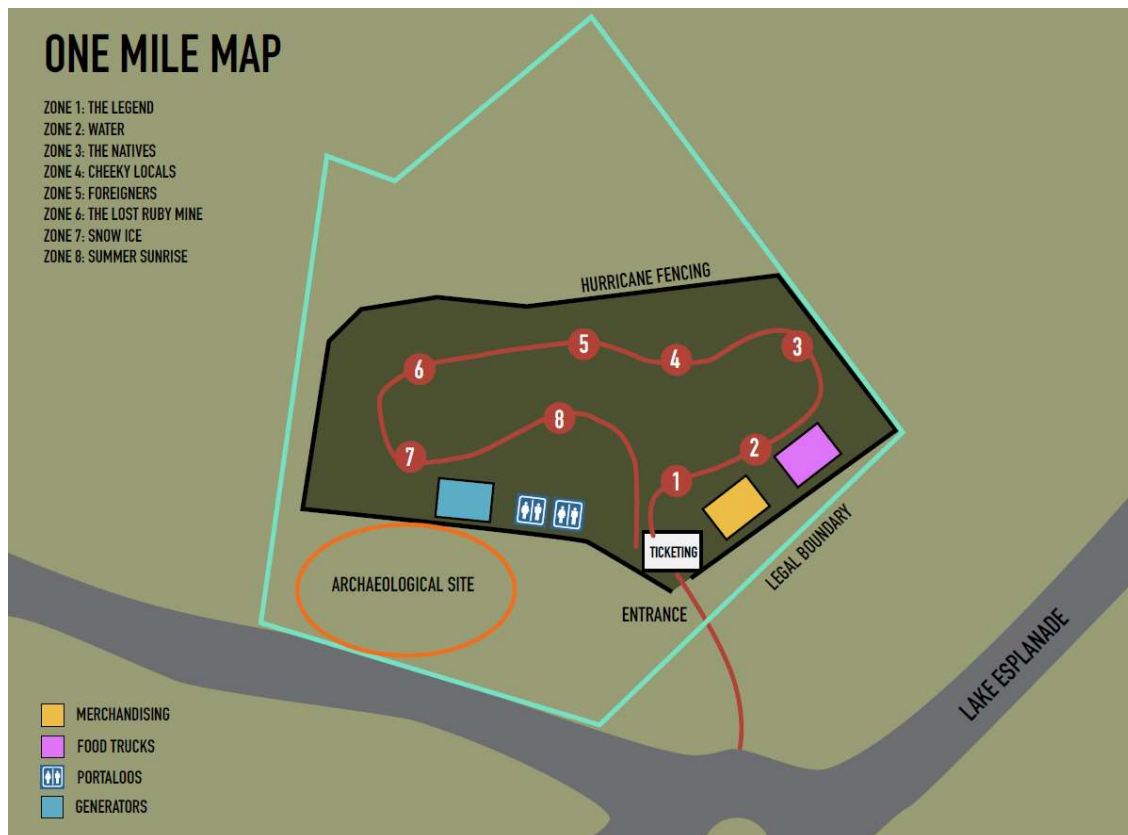


Figure 2: Outline of proposed activity (site legal boundaries outlined in blue)

Applications will be submitted separately to QLDC as required for:

- Resource consent under the RMA to undertake a commercial activity;
- Approval under s.176(1)(b) of the RMA for a third party to use land designated for Queenstown Town Centre Arterial purposes (Designation #587);
- Food safety under the Food Act 2014 for any on-site vendors;
- Alcohol on-licence for any on-site vendors.

4.2 Applicant background

The activity will be operated by the team behind the LUMA Southern Lights Project under LUMA Enchanted Limited. LUMA Enchanted Limited's parent company, Screentime New Zealand Limited, is known locally for a known locally for a Remarkable Place to Die (filmed in Queenstown), adventure reality series, The Summit (filmed in Wānaka and Glenorchy), Masterchef, and other productions. Background Information to the applicant and the project is appended as Attachment [D].

4.3 LUMA Enchanted at Kiwi Park 2025

The LUMA Enchanted forest walk is currently operating in 2025 at the Kiwi Park on Brecon Street, Queenstown. The activity was granted a resource consent from Queenstown Lakes District Council to establish signage and illumination in relation to a commercial activity and to breach noise standards, along with associated changes to

conditions of previous resource consents. The resource consent was processed on a non-notified basis. A copy of resource consent RM250198 is appended as Attachment [E]. An information brochure is appended as Attachment [H] and images of the 2025 activity are appended as Attachment [K].

Kiwi Park is a Recreation Reserve. The LUMA Enchanted activity is operating under the Kiwi Park nature park lease with approval from the leaseholder (QLDC). A separate lease or concession was not required.

4.4 Proposed activity description

The applicant is proposing to create a family-friendly light show and sculpture walk through the reserve, that will operate year-round.

The activity will be operated by the team behind A Remarkable Place to Die and LUMA Southern Lights Project under LUMA Enchanted Limited, whose sole shareholder is Screentime New Zealand Limited.

Similarly to the activity established at the Kiwi Park in 2025, the forest walk will tell a story of New Zealand's native and introduced animals in an abstract, surreal and fun, whimsical 'enchanted' way. The activity will enhance the public experience of the reserve.

Artistic structures and light and soundscapes will be built offsite and transported to the site for the duration of the activity. All structures would be packed down and taken away at the end of the concession period and the site restored to the previous state or as enhanced by weed clearing and native planting.

The activity is designed to play with the subtleties of light, and darkness, silence, rustles and sensory surprises that will not be able to be seen or heard from the road or nearby buildings. The activity will be designed not to disturb the reserve wildlife and ecology.

The activity will be ticketed with limits on guest numbers at any one time.

The art installations are not be large enough to require Building Consent. A ticketing booth would be installed at the entrance to the site; this will not be large enough to require Building Consent.

Guest Numbers

The activity will have a ticketing entrance on road reserve adjacent to the site. The activity will be fenced for security purposes and to prevent people from entering the site except through the established entrance.

It is proposed to have a maximum of 300 guests at any one time for the LUMA Enchanted activity. That would allow for peak numbers during the most popular times and allow for people in different time slots entering and leaving the site at the same time. Based on the applicant's experience at Kiwi Park, it is considered unlikely that 300 guests would be onsite at each ticketed time as there may be quieter times or days of the week.

Hours of Operation

The activity will occur between 9am to 11pm each day.

Duration

The activity will operate year-round for 30 years.

Noise

The activity will have a sound system with amplified sound and music, which will be designed alongside lighting to establish the forest walk. The sound systems will be very localised to avoid overly disturbing wildlife in the reserve. The sound system will use small speakers delivering ambient soundtrack to add atmosphere. The soundscape will be very focused on each installation. The nature of the sound will be ambient, primarily based around forest sounds – birdsong, waterfalls etc. All music will complement the natural world, driven by melody over beat. Where any light installations are close to the boundary of the reserve, the speakers will face into the site and sound shields will be used if required.

Light

The activity will have multiple light sources of different colours and design throughout the site. The lighting will not include strobes or high powered lights beaming into the sky.

Access

The site is accessible from via footpaths and by vehicle to the One Mile Reserve parking area.

Guests will be encouraged to arrive at the site by active and public transport modes. Access from within the One Mile Reserve trail network will be discouraged (for safety purposes, and as the activity will be fenced), but public trails will remain open and unobstructed at all times.

A designated area may be set aside for bicycles, scooters, etc. Both sides of Lake Esplanade have footpaths from the Queenstown town centre and Fernhill. Staff/volunteers may be deployed for traffic management to assist guests walking across the road from the opposite side of Lake Esplanade, if necessary.

Public buses are available during the day until approximately midnight, with bus stops available along both sides of Lake Esplanade within a short walk to the site. Free shuttles may run from Queenstown town centre bus stops to nearby bus stops.

The entrance to the activity will be designed as accessible as possible, with low impact gravel or timber paths established over the road reserve with permission from QLDC as required.

Food & Beverages

An area will be established in the site for food trucks and merchandising. Vendors will comply with relevant food safety and alcohol licencing requirements via QLDC Environmental Health and Liquor Licencing.

Signs

Two free-standing signs will be installed, one approximately 2m wide by 0.5m high, 1m² in area, and a free standing heart shaped sign approximately 2.2m wide by 2.4m high, 5.28m². Both signs utilise the branding of 'Luma

Enchanted'. Sign designs utilised for LIMA Enchanted Kiwi Park are appended as Attachment [J]; these would be reused and updated for the proposed site.

Earthworks

Minimal ground disturbance would be required for establishing structures and paths within the site. Paths will be either gravel or timber. All servicing will be above ground without trenching and cables will be covered for safety. Given the historic nature of the wider site and possibility of discovery of archaeological material, adherence to an Accidental Discovery Protocol will be maintained throughout works.

Planting

The applicant proposes to undertake weeding of invasive plant species within the site, as recommended by the Ecological Impact Assessment prepared by Restore NZ and appended as Attachment [F], and potentially planting of locally appropriate native plant species, should a concession be granted.

Water supply

Potable water supply will be provided by food & beverage vendors.

Emergency management

There is a fire hydrant in Lake Esplanade directly south of the site. The activity will have an operations plan that will includes both standard and site-specific emergency planning for fire, health, and other incidents that may require evacuation or emergency vehicle access. Fire extinguishers will be kept onsite in accordance with a comprehensive Health & Safety Plan.

Sanitation

The activity will provide a minimum of 4-5 toilet facilities (portaloos) to provide adequate sanitation facilities. There are also publicly accessible toilets within a 150m walk from the site in St Omer Park.

Stormwater

The art installations, structures, and paths will leave sufficient permeable space within the site to manage rainfall and stormwater runoff. If deemed necessary, detention measures will be installed to ensure runoff from any exposed soil does not reach the One Mile Creek (e.g. sediment fencing or mats).

Power and telecommunications

Power and telecommunication connections may be available at the boundary from the former use of the site (e.g. there is evidence of a water supply valve near the access); however, the activity will operate with wireless telecommunications and generators.

Rubbish and recycling

The activity will be undertaken in accordance with the recommendations of the QLDC Zero Waste Events Guide. Wheelie bins for separated rubbish and recycling will be made available on the site, and will be emptied regularly as required.

5. Physical and social conservation values

5.1 Natural Environment

The site is described within the Ecological Impact Assessment prepared by Restore NZ and appended as Attachment **[F]** as falling within a Cold Forest and Scrub (CDF3 or mountain beech forest) ecosystem and habitat.

The Restore NZ report notes that the site is within a modified ecological context, with vegetation dominated by exotic species and a fauna assemblage comprising common native bird species. While several mature beech trees are present, no Threatened or At Risk species were recorded during field surveys.

The Restore NZ report notes that the west of the site, outside of the property boundary, is the One Mile Creek and the One Mile Creek Power Station located approximately 250 metres upstream of the site. This was the first hydroelectric power station in New Zealand to generate electricity for public use, constructed in 1885 to supply power to Queenstown. The station is still present and historically represents early industrial modification of the surrounding landscape. As described above, the site was historically used for recreational and educational purposes, with a GirlGuiding building present until its removal in 2002.

No remnant forest cover remains within the main clearing, and the site has been modified through vegetation clearance, mowing, and past informal occupation. Both One Mile Creek and the unnamed creek are outside the activity area. It is not proposed to utilise the creeks or enable access to them as part of the activity.

5.2 Historic Heritage

One Mile Powerhouse

The wider One Mile Reserve surrounding the site contains the One Mile Creek or Queenstown Powerhouse historic structure. The Powerhouse is listed in the QLDC PDP as a Heritage Feature Category 2 but is not listed with Heritage New Zealand Pouhere Taonga. The PDP defines the setting or extent of place of the Powerhouse is the area around and/or adjacent to the heritage feature, which is integral to its function, meaning, and relationships, and which is contained in the same legal title as the heritage feature.³

There are two recorded archaeological sites in the vicinity of the site: E41/228 and E41/304. A Historic Heritage Report prepared by Origin Consultants for the Queenstown Town Centre Arterial Project in October 2020 is appended as Attachment **[G]** and is considered relevant to this application.

³ Refer to QLDC PDP Definitions of “setting” and “extent of place”.

E41/228 – One Mile Gold Tailings

The Origin report notes that there are gold tailings present in the One Mile Reserve which date to the initial goldrush period c. 1862-1864. The gold tailings are assessed as having a **high** overall heritage value. The tailings are located in the southwestern corner of the site (**Figure 3** below). Origin noted that vegetation cover made it difficult to establish the extent of the workings during their site visit, but use of LiDAR confirmed the extent. Origin noted that access to this site is provided by a driveway running up from the One Mile roundabout to the adjacent terrace, which formerly provided access to the since-demolished Girl Guides building on the terrace.

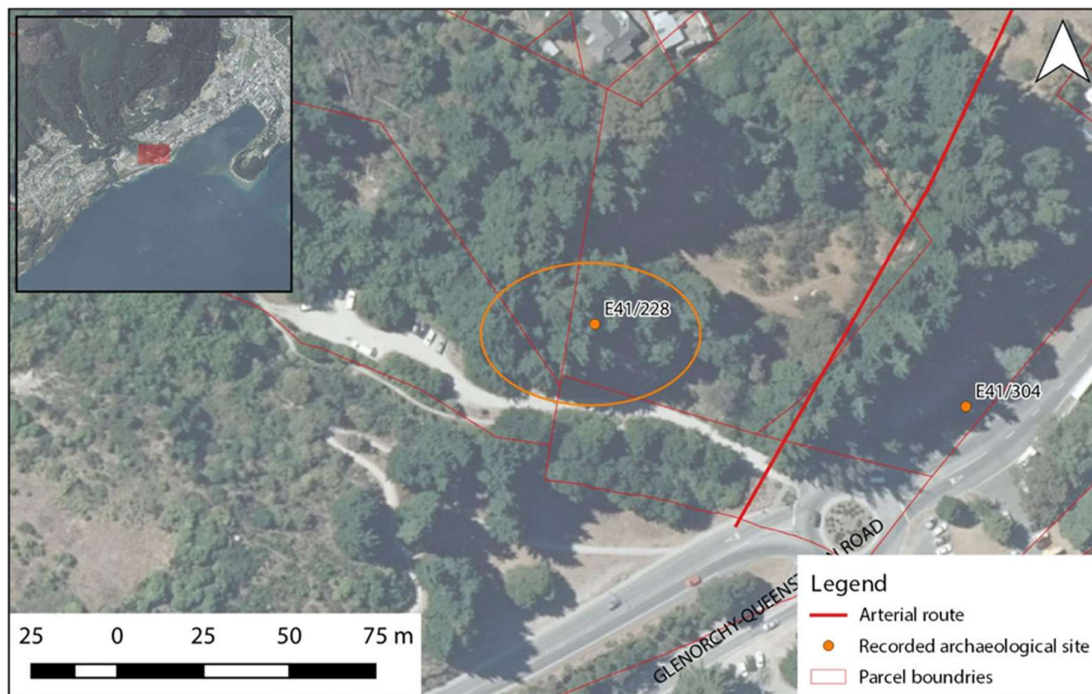


Figure 3: Archaeological site E41/228 (source: Origin report)

E41/304 - Queenstown Immigration Barracks

The Origin report depicts the site as part of the back yard of a former immigration barracks building, and assess the site has having overall **moderate** heritage value. Origin note that several ornamental garden beds have been established on the barracks site (immediately adjacent to Lake Esplanade) and no remains relating to its early occupation were evident during their site visit. However, Origin consider there is a reasonable potential for in-situ subsurface features at the site given that it appears not to have been significantly redeveloped or excavated since the deconstruction of the Barracks in the 1940s, giving a high potential that pre-1900 archaeological remains will be present in the vicinity of the barracks site (**Figure 4** below).

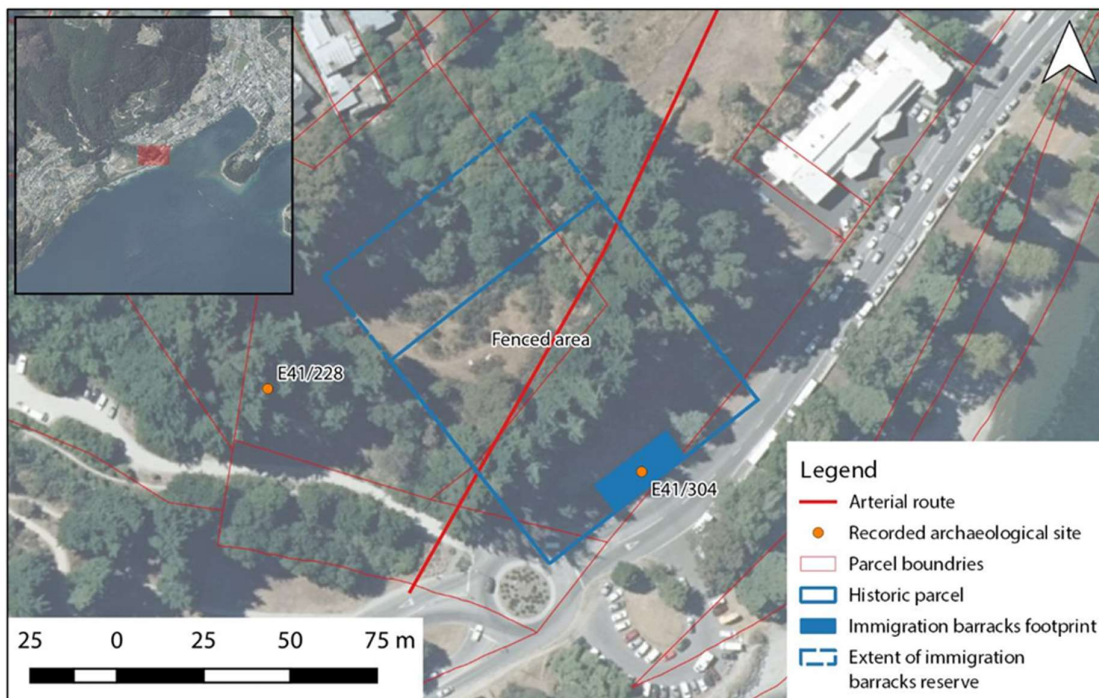


Figure 4: Archaeological site E41/304 (source: Origin report)

5.3 Social Environment

Residents and visitors

The site is surrounded by the One Mile Reserve, which contains a trail network and access to the Powerhouse. The trail network and nearby Lake Esplanade reserve are popular areas with residents and visitors commuting or recreating e.g. walking the Town Link Trail (Thompson Street to Fernhill) or up Ben Lomond, or using the Wynyard Jump Park. St Omer Park includes a nearby playground and public toilets, and BBQ and picnic areas along the foreshore of Whakatipu Wai Māori.

Tangata Whenua

The Wāhi Tūpuna overlay in the QLDC PDP extends over Lake Esplanade and the Glenorchy-Queenstown Road but not over the site itself. Whakatipu Wai Māori (Lake Wakatipu) is a Statutory Acknowledgement Area in the Ngāi Tahu Claims Settlement Act 1998 (Schedule 75). The Ngāi Tahu Atlas does not show any specific features in this location, although the site is close to Tāhuna, the flat land where Queenstown now stands⁴.

Commercial users

The nearest known commercial recreational resource consent activity is Segway On Q, which operates from the parking area next to the site and along the footpath network (Resource Consent RM150279). The parking area is used as a training area before participants cross the road to St Omer Park. The resource consent enables groups of 10 with a maximum daily limit of 60 people during daylight hours. The proposed activity will operate within a

⁴ <https://kahurumanu.co.nz/atlas/>

separate space to Segway on Q and will be accessed over the former driveway into the site. **Figure 5** below indicates the two activities with an intersecting point between them on the northern footpath.

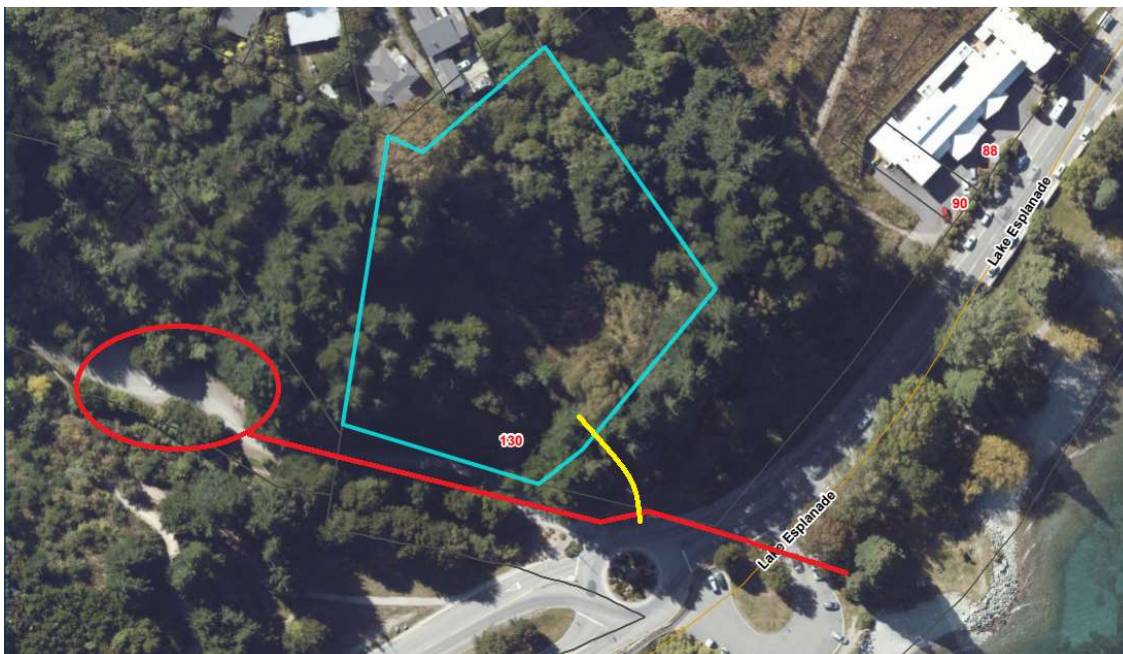


Figure 5: Site location in relation to Segway On Q resource consent

6. Assessment of Effects on the Environment

6.1 Ecological values

The Restore NZ report evaluated the actual and potential effects of the proposed activity, following the framework set out in the Ecological Impact Assessment Guidelines from the Environmental Institute of Australia and New Zealand, and considering ecological value, magnitude of effect, and overall level of effect for each relevant ecological feature observed on site.

The Restore NZ report found that all ecological features assessed were found to have either **Negligible** or **Low** ecological value, and the magnitude of effect from the proposed activity was assessed as **Negligible** or **Low** in all cases. Accordingly, the overall level of ecological effects has been assessed as **Low** or **Very Low** across all features, and no formal mitigation is required under the effects management hierarchy.

The Restore NZ report notes that the applicant has proposed a range of voluntary **Positive** ecological actions, including pest animal control, weed removal, and opportunistic native planting. If implemented effectively, these actions may support long-term ecological improvement at the site. The Restore NZ report includes recommendations to support ecological best practice.

Overall, the Restore NZ report found that no significant adverse ecological effects are anticipated as a result of the proposed activity. The project is considered ecologically appropriate under the current proposal, and the effects are considered to be acceptable under the RMA and NPS-IB framework.

The findings of the Restore NZ report are accepted and relied upon for this report. Overall, adverse effects on the environment relating to ecological values are considered to be less than minor.

6.2 Historic heritage, cultural, and archaeological values

The proposed activity is located on a separate legal parcel to the One Mile Reserve and therefore will not be located within the historic heritage setting or extent of place of the One Mile Powerhouse.

The activity will be located to **avoid** the part of the site that contains the visible gold tailings (Archaeological Site E41/228) and will be designed to avoid any damage in this area. If required, the archaeological site could be fenced. Given the historic nature of the wider site and possibility of discovery of archaeological material, adherence to an Accidental Discovery Protocol should be maintained throughout all works.

As noted above, the site is not subject to a Wāhi Tūpuna in the QLDC PDP and the Ngāi Tahu Atlas does not show any specific features in this location.

Overall, adverse effects relating to historic heritage, archaeological, and cultural values are anticipated to be less than minor.

6.3 Social and recreational values

The site currently supports informal recreation surrounded by forest that is close to urban areas, where solitude and peace may be valued. Visitors to the site would be highly likely to meet other people as the footpaths and trails are popular connections between Fernhill and the Queenstown town centre. The site is outside the QLDC trail network, and outside the more densely forested area, so it is considered unlikely to be as popular or accessible as the One Mile Reserve. The proposed activity will not block or hinder any public access to the One Mile Reserve or trail network.

There are no known DOC concession activities operating at the subject site or immediate surrounds.

It is considered unlikely that there would be a conflict with the Segway On Q operation as the activities would operate within distinct and separate spaces. Given the intersection point on the footpath on Lake Esplanade, and potential use of the parking area for staff/volunteers; however, the applicant will reach out to Segway On Q to discuss the proposal and ensure both activities can safely operate.

Given that the subject site is difficult to access and likely has low levels of use compared with the surrounding One Mile Reserve, and given that the proposed activity will only occupy a small portion of the wider site, it is considered that the attitude of visitors to the proposal would be interested, supportive, or indifferent. It is considered unlikely that any residents or visitors would be unsupportive of the proposed activity.

Overall, adverse effects on the environment relating to social and recreational values are considered to be less than minor.

6.4 Nuisance and disturbance

The proposed LUMA Enchanted activity has been designed to be compatible with the existing environment, wildlife, and surrounding neighbourhood, with the site located away from residential neighbourhoods to avoid potential disturbance and nuisance.

The site is large at 8327m² and can accommodate 300 guests without overcrowding, although it is considered unlikely that the maximum guest numbers would be reached during every time slot or evening. There are no existing activities operating at the site, so guest numbers would not be accumulative.

The forest walk will be ticketed, which will ensure that the guest numbers will be well managed, and the proposed limit is not exceeded. The nature of the activity and staff management will ensure that guests are quiet to avoid disturbing wildlife within the park. The intensity and scale of the proposed activity has been carefully designed to minimise adverse effects on amenity values, including effects on other occupiers or users of the site or adjoining sites.

The LUMA Enchanted activity does not require any permanent structures or buildings that could not be removed when required or at the end of the concession period. As such, it will maintain the values associated with the underlying public conservation land.

Overall, adverse effects on the environment relating to disturbance and nuisance arising from the forest walk activity are considered to be less than minor.

6.5 Noise

The forest walk is a light and sound show, which will utilise small speakers to play amplified sounds and music at ambient levels. The soundscape will be very focused on each installation. The nature of the sound will be ambient, primarily based around forest sounds – birdsong, waterfalls etc. All music will complement the natural world. Where light installations are close to the boundary of the park, the speakers will face into the park and sound shields will be used if required. The foliage of the forest will also be used to help reduce noise pollution.

In regard to the residential properties located to the north of the site, these are separated by at least 30m (for the closest sites on Thompson Street) and existing vegetation, and are substantially upslope, which will reduce any adverse noise effects on the owners and occupiers of the sites to the north.

Overall, adverse effects with regard to noise associated with the LUMA Enchanted activity are considered to be less than minor.

6.6 Signs

Proposed signs will be appropriately designed and illuminated to provide wayfinding for guests at the entrance to the site. The illumination will not exceed 250 candelas per square metre (cd/m²) of illumination.

The lighting and locations of the signs would not adversely affect pedestrian or vehicle safety along Lake Esplanade. The signs will be located on the site of the related activity, and will not result in cumulative adverse visual effects, including visual clutter. It is considered that the proposed signs will not create adverse effects on the quality of a streetscape or a public place, including creating visual dominance. The signs will be removed when the activity is finished each year.

Overall, it is considered that adverse effects on the environment arising from the proposed signs will be less than minor.

6.7 Lighting

The forest walk will utilise many light sources, and will ensure that the illumination from each will not exceed 250 candelas per square metre (cd/m²) of illumination. As noted above, the lighting will not include strobes or high powered lights beaming into the sky.

The site is screened from view by established mature vegetation, ensuring that light sources will not be readily visible from outside the reserve.

Overall, any adverse effects on the environment relating to lighting and glare considered to be less than minor.

6.8 Transport

No changes to pedestrian access to the site or public trails are proposed. Lake Esplanade has a footpath in front of the site that can accommodate guest numbers passing by and entering the site. Guests will be encouraged to arrive by foot (or bike, scooter etc) or public transport. Additional pedestrian activity is considered to be compatible with the character of the area being between the Queenstown Town Centre and suburban Fernhill.

Overall, any adverse effects on the environment relating to transport considered to be less than minor.

6.9 Health & Safety

As noted above, 4-5 toilets (portaloos) will be provided, and there are public toilets within walking distance of the site on Lake Esplanade. Wheelie bins will be provided for rubbish and recycling collection. Staff will manage any other health and safety matters, such as First Aid, via a comprehensive Health & Safety Plan.

Overall, any adverse effects on the environment relating to health and safety considered to be less than minor.

6.10 Servicing

The site is not serviced. The proposed activity will be serviced by portable, silent generators and wireless telecommunications.

Overall, any adverse effects on the environment relating to servicing are considered to be less than minor.

6.11 Cumulative Effects

There are no other activities operating from the site, with Segway on Q being the nearest commercial activity that operations from One Mile Reserve. The site is large enough to accommodate the guest numbers sought, without adversely detracting from reserve values. The activity will operate in a limited part of the wider reserve, which will avoid adverse effects on other recreational users.

Overall, any adverse cumulative effects are considered to be less than minor.

6.12 Positive effects

The clearing within the reserve is dominated by invasive weeds, and in accordance with the Ecological Impact Assessment, this removal could be considered a **Positive** effect, as it may contribute to enhancing the overall habitat quality over time. Any locally appropriate native plantings would also contribute to reserve values. The proposal provides a family-friendly activity for both local residents and visitors in an otherwise underutilised space, which is also a positive effect.

Overall, the proposal is considered to result in relevant positive effects.

7. Alternative Sites and Designs

The proposed commercial activity requires:

- Trees and mature vegetation to provide an enclosed forest walk experience;
- Good separation distance from residential neighbours who might be adversely affected by noise, lights, or general disturbance;
- Appropriate zoning and/or reserve status and/or Reserve Management Plan;
- Proximity to the Queenstown Town Centre for walkability and use of public transport;
- A lack of conflicts with other concessionaries or commercial and recreational reserve users; and
- Potential to occupy by the site on an exclusive, long-term basis over several years.

The following alternative sites have been considered:

Kiwi Park Queenstown

This site is at the edge of the Queenstown town centre with suitable walking routes, bus serves, and car parking. The site is a reserve with existing paths and vegetation and is occupied by a nature park commercial activity that has a lease with QLDC. A resource consent and approval to operate under the reserve lease were approved and the activity is operating from there in 2025. However, the applicant is interested in finding an alternative site for commercial and operational reasons.

Queenstown Gardens

The Gardens are a popular recreation reserve subject to the Queenstown Gardens Reserve Management Plan 2011. The plan only permits events (i.e. one-off activities) and low impact commercial recreation opportunities (such as guided tours) that do not occupy the reserve for more than six consecutive days or 40 days in one calendar year. The proposal would not be in accordance with the plan, as it would operate year-round and would disrupt access to other park users, and therefore would not be 'low impact'. Based on a review of the plan and discussions with the QLDC Parks & Reserves Team, the proposed activity would not obtain a lease to operate in the Gardens.

Arthurs Point

A privately owned site was identified that is partly forested, has access for cars and shuttles, and is near public bus routes. However, there are close residential neighbours who may be potentially adversely affected by noise, lights, or general disturbance. A resource consent application might be publicly or limited notified, with no guarantee of approval.

8. Monitoring Programme

The applicant volunteers the following conditions that may be attached to any concession approved, in order to monitor any ongoing effects, subject to DOC preferred wording.

1. The duration of the activity shall be limited to 30 years starting from 2025 to 2055 (inclusive).
2. The concessionaire shall ensure that the operation, management and layout of the site is carried out in accordance with the details submitted within the application.
3. The consent holder shall ensure that the activity takes place between the hours of 5pm and 11pm.
4. When the activity ceases, the area over which the activity takes place shall be either returned to the condition and appearance as existed prior to the exercise of this concession, or shall be enhanced as agreed with the Department of Conservation.

Health and Safety

5. The concessionaire shall ensure that all officials, staff and volunteers are briefed prior to the activity commencing and that they clearly know the procedure in the event of an emergency or accident and what their roles are.
6. The concessionaire shall ensure that the New Zealand Police, Fire Service, and St John Ambulance have been contacted prior to the activity taking place.

7. The concessionaire shall ensure that first aid and firefighting equipment is located in appropriate locations with staff trained in evacuation and the use of fire extinguishers.
8. The concessionaire shall ensure that all necessary measures are put in place to ensure the safety of attendees at the activity. This shall include the preparation of a comprehensive Health & Safety Plan.

Signage

9. The concessionaire shall ensure that all signs and banners are removed within 48 hours of the cessation of the activity. Sign placement shall not obscure or hinder use of public footpaths or trails.

Sanitation

10. The concessionaire shall ensure that adequate toilet facilities are provided in accordance with application as submitted and the comprehensive Health & Safety Plan.
11. The concessionaire shall be responsible for ensuring that all sanitary facilities are monitored and serviced throughout the activity, and that the location of all toilet facilities is to be indicated by adequate directional signage around the site. Sufficient hand washing facilities or hand sanitiser must also be provided and serviced.

Waste

12. The concessionaire is wholly responsible for cleaning the areas over which the activity takes place, removing all rubbish and materials associated with the activity from the areas, and ensuring no damage occurs to any public property and the surrounding areas as a result of the exercise of this concession. All rubbish stored on the site prior to removal is to be stored secure from unauthorised persons.

Operations

13. At least two (2) weeks prior to the activity commencing, the concessionaire shall submit the following information to the Department of Conservation, Otago Conservancy:
 - a. An Operations Plan detailing timing (including setup and pack down) **if** these are to change from what is approved by this concession;
 - b. A comprehensive Health & Safety Plan;
 - c. A list of contact names and telephone numbers for all personnel responsible for the management of the activity. This list shall include, for each location, those responsible for overall management, sound system control and management of parking and security (where applicable); and
 - d. Any other relevant information.
14. Within four (4) weeks after the end of each calendar year the concessionaire shall submit the following information to the Department of Conservation, Otago Conservancy:

- a. Numbers of attendees (per day / week / total);
- b. Any complaints relating to noise, light, traffic, or other matters, and how these were addressed.

Accidental Discovery Protocol

15. If the concessionaire:

- a. discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Māori artefact material, the consent holder shall without delay:
 - i. notify the Department of Conservation, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
 - ii. stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with the Department of Conservation, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b. does not have an archaeological authority from Heritage New Zealand Pouhere Taonga and discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the concessionaire shall without delay:
 - i. stop work within the immediate vicinity of the discovery or disturbance and;
 - ii. advise the Department of Conservation, the Heritage New Zealand Pouhere Taonga and in the case of Māori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
 - iii. arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with the Department of Conservation.

9. Policy Framework

There is no Reserve Management Plan applicable to the site, which is part of a Local Purpose Reserve.

9.1 Otago Conservation Management Strategy (CMS)

The site is subject to the Otago Conservation Management Strategy (2016 incorporating the 2022 partial review). The CMS identifies the site as being within the Western Lakes and Mountains/Nga Puna Wai Karikari a Rakaihautii Place and describes the Place as:

This Place incorporates the tussock-covered ranges and lakes west of the Central Otago block mountains and the popular visitor destinations of Queenstown, Arrowtown and Wānaka.

Queenstown and Wānaka are focal places for a large number of visitors and the areas around these settlements are important nationally for commercial tourism. Three commercial ski fields (Coronet Peak, The Remarkables and Treble Cone), bungee jumping and rope swing operations are all located on public conservation lands and waters. Highly valued jet boating, rafting, helicopter, four-wheel driving, guided walking, historic appreciation and filming activities also use public conservation lands and waters. Approximately 20% of departmental concession activities nationally were located in this Place as at 2012.

More people enjoy a wide range of recreational opportunities and experiences within the recreation settings across the Western Lakes and Mountains/Nga Puna Wai Karikari a Rakaihautu Place, provided by the Department, the community and many commercial providers. The range of experiences and opportunities enables people to choose between remote, quiet and tranquil locations and busy, highly visited sites.

The vision for Otago

People enjoy public conservation lands and waters. A network of well-managed recreational opportunities in Otago offers locals and visitors exciting, informative and memorable experiences of international quality. Traditional backcountry opportunities where natural qualities dominate enable people to experience peace, natural quiet and the challenges of self-sufficiency. More residents seek out new recreational opportunities and take advantage of opportunities near where they live.

The following CMS provisions are considered to be of relevance:

1.5.1 Natural Heritage	
<p>1.5.1.7 Contain or control pest plants and animals and wild animals, including those identified in Appendix 6, in priority ecosystem units through a targeted strategic and sustainable multi-threat management approach.</p> <p>1.5.1.14 Work with businesses and others to foster greater engagement and support for conservation and the management of natural resources through the application of best conservation and environmental management practices.</p>	<p>The applicant seeks to work with the Department of Conservation to utilise a small area of conservation land while also removing weed species to contribute to biodiversity outcomes.</p>
1.5.2 Historic and cultural heritage	
<p>1.5.2.2 Understand the location, value, significance and condition of historic places on public conservation lands and waters, and ensure that records of the location, value, significance and condition of these places are up to date.</p>	<p>The proposed activity will avoid any damage to known or discovered sites of heritage or archaeological value.</p>
1.5.3 Recreation	

<p>1.5.3.1 Understand demand for outdoor recreation and provide recreation opportunities where: a) the recreation opportunities are consistent with: i) the protection of indigenous natural, historic and cultural resources; and ii) the purpose for which the lands and waters concerned are held; and b) demand is evident; and c) demand is expected to be sustained.</p> <p>1.5.3.2 Contribute to a national network of visitor opportunities by promoting the Icon and Gateway destinations identified in Appendix 11, as strategic attractions within the network of opportunities offered in Otago.</p> <p>1.5.3.4 Recognise the historic and/ or heritage value of huts (identified in Appendix 15) and tracks in Otago, and its ongoing value for backcountry and frontcountry recreation. To achieve this, work with outdoor recreation groups and the Otago Conservation Board to assist with management and retention of the network, while recognising that some parts of the network may need to adapt in response to changes in the community that uses them.</p> <p>1.5.3.6 Provide visitors with the opportunity for a positive social, physical and learning experience on public conservation lands and waters.</p> <p>1.5.3.9 Seek to avoid or otherwise minimise conflicts between visitors undertaking different types of activities in the same location.</p> <p>1.5.3.10 Enhance visitors' understanding and appreciation of natural, historic and cultural heritage, particularly at Icon and Gateway destinations and at major concessionaire destinations.</p> <p>1.5.3.12 Encourage recreation opportunities on public conservation lands and waters that are consistent with outcomes for a Place and that meet one or more of the following: a) emphasise access close to urban and holiday accommodation areas, and State Highways; b) integrate recreation opportunities on and off public conservation lands and waters; c) integrate recreation opportunities across Otago and with neighbouring public conservation lands and waters; d) integrate recreation opportunities with objectives in sections 1.5.1-1.5.5; e) provide education benefits to schools and educational groups; have been subjected to thorough environmental impact assessment and landscape design processes, and are likely to have minimal environmental and landscape impacts; and g) are supported or enabled by facilities that are able to be maintained into the future.</p> <p>1.5.3.13 Work with others to understand the needs, barriers and demand for disabled visitors, families and older people to access public conservation lands and waters, and seek to provide opportunities to enable them to participate.</p>	<p>The proposed activity will not conflict with recreational users or other commercial concessionaires, as it will be ticketed and well-managed, and will only occupy part of the reserve.</p> <p>The proposed activity will avoid any damage to known or discovered sites of heritage interest.</p> <p>The proposed activity is family-friendly and inclusive, and aims to be as accessible as possible to allow all people to participate.</p>
1.5-4 Community engagement	
<p>1.5.4.7 Seek opportunities to integrate conservation values into messaging from other agencies (such as visitor information) where it can increase the number of people who engage with conservation and value its benefits.</p>	<p>The activity provides a whimsical and family-friendly way for visitors to engage with the natural environment.</p>
1.5.5 Conservation gains from more business partnerships	
<p>1.5.5.1 Work with concessionaires and other businesses to enhance the conservation experience of their customers and others, build support for conservation and deliver conservation gains consistent with the purpose for which the lands and waters are held.</p> <p>1.5.5.3 Seek opportunities to work with businesses that are looking for ways to demonstrate their commitment to and engagement with conservation.</p>	<p>The applicant is striving to work positively with the Department of Conservation to remove weed species to contribute towards conservation outcomes.</p>

Overall, the proposal is considered to be consistent with the CMS.

10. Conclusion

The proposed activity will provide a family-friendly commercial activity with associated invasive weed clearance and potential native plantings to enhance habitat quality within the reserve, while at the same time avoiding any adverse environmental effects that would be more than minor.

Attachments

Attachment **[B]** - Location Map

Attachment **[C]** - Site Plan

Attachment **[D]** – Applicant Background Information

Attachment **[E]** - LUMA Enchanted Kiwi Park Resource Consent (RM250198)

Attachment **[F]** - Ecological Impact Assessment (Restore NZ)

Attachment **[G]** - Historic Heritage Report (Origin Consultants)

Attachment **[H]** - LUMA Kiwi Park Enchanted Brochure

Attachment **[I]** - LUMA Enchanted Kiwi Park Acoustic Assessment

Attachment **[J]** - Signs

Attachment **[K]** - LUMA Enchanted Kiwi Park images