

February 2026

Use of Public Conservation Land Report (section 19)

For the referral application for Powerhouse FTAA-2511-1126



Department of
Conservation
Te Papa Atawhai

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1 Introduction

- 1.1 This report has been prepared for the Director-General of Conservation in accordance with section 19 of the Fast-track Approvals Act 2024 (the Act / FTAA). It provides information in relation to the use of Public Conservation Land (PCL) as part of the consideration of the referral application for the Powerhouse project lodged by Bowen Peak Ltd.
- 1.2 Section 19 of the Act requires that the Minister obtain and consider a report prepared by the Director-General of Conservation (D-G). Statutory delegations are in place for the Department of Conservation (DOC) to provide the report on behalf of the D-G.
- 1.3 It is noted that the definition of PCL in the Act means land to which either or both of the following apply:
- (a) the land is held, managed, or administered under the Conservation Act 1987, the National Parks Act 1980, the Reserves Act 1977, or the Wildlife Act 1953:
 - (b) the land is listed in Schedule 4.
- 1.4 Pursuant to s19(3) of the Act DOC has liaised with Queenstown Lakes District Council (QLDC) who holds, manages or administers land meeting this definition in preparing this report.

2 The referral application

- 2.1 The proposal is an integrated development and infrastructure package comprising:
- A series of aerial ropeways connecting One Mile Powerhouse Reserve in Ben Lomond Commonage Reserve to Bowen Peak, via Fernhill Heights and Ben Lomond Saddle;
 - Four corresponding station buildings and ancillary activities including a bunkhouse at Saddle Station;
 - Fernhill Heights Alpine Village: 175 chalets across 52 ha, providing 1,333 housing units;
 - Predator-Free Sanctuaries: a small lower sanctuary (3 ha) and a large upper sanctuary (290 ha);
 - Fibreglass boardwalk and extension to One Mile Creek Walkway;
 - Bowen Peak Ski and Mountain Bike Area and walking trails;
 - Wilding pine clearance and ecological restoration involving approximately 400 ha of wilding conifer removal with native replanting.

3 Public conservation land affected by the project

- 3.1 Part of the project will be established on public conservation land (PCL). The project footprint spans several contiguous PCL parcels (held in either QLDC or DOC ownership) which collectively form what is referred to locally as Te-Taumata-o-Hakitekura Ben Lomond Reserve. However, Te-Taumata-o-Hakitekura Ben Lomond Reserve is not identified on DOC, QLDC or LINZ GIS mapping. One Mile Reserve and Powerhouse Reserve, as they are informally known as, appear to be located within Ben Lomond Commonage (Recreation) Reserve, and partly within the wider Te-Taumata-o-

Hakitekura Ben Lomond Reserve footprint. Again, neither One Mile Reserve or Powerhouse Reserve are identified on DOC or QLDC GIS mapping, although 'Ben Lomond Forest – One Mile Powerhouse' is identified by LINZ as within the Ben Lomond Commonage Recreation Reserve parcel.

3.2 The applicant has not adopted a naming convention which reflects underlying reserves as identified in NaPALIS. This has made it challenging to compare with certainty the application's references with the underlying reserves, a difficulty shared by QLDC. For clarification and to avoid confusion (around where specific activities are proposed), it is recommended that the applicant adopts a naming convention when referring to these parcels which reflects the underlying reserves as identified in NaPALIS, being;

- Ben Lomond Scenic Reserve
- Sargood Chalet Girl Guide Camp
- Ben Lomond Commonage (Recreation) Reserve
- Queenstown Water Supply (Local Purpose) Reserve

3.3 The scenic reserve and Guide camp is managed by the Department of Conservation (DOC). The recreation reserve and water-supply reserve are vested in the Queenstown Lakes District Council (QLDC). See figure below.

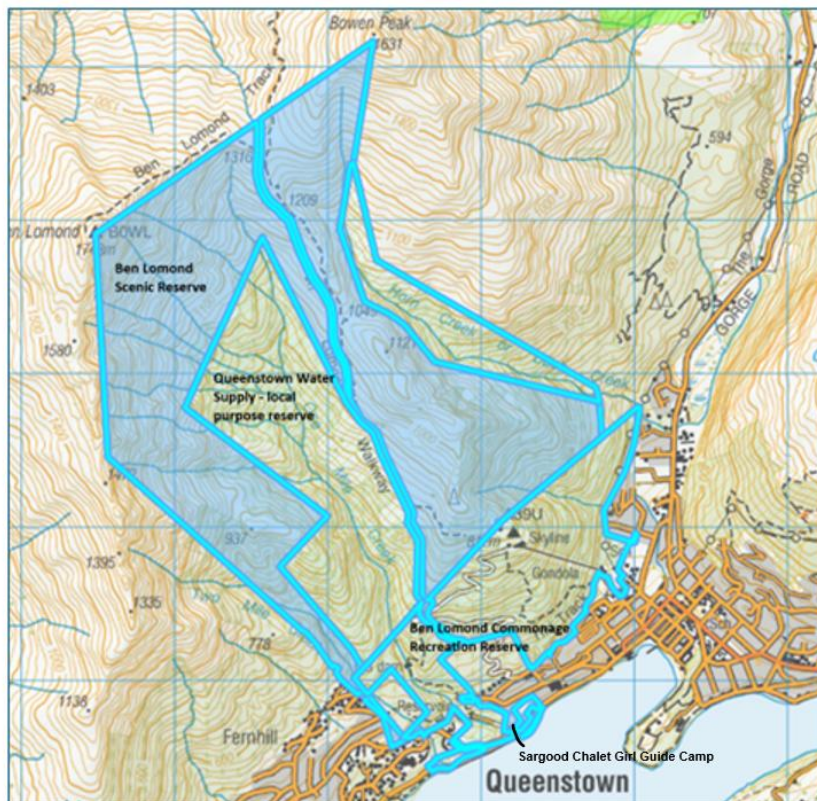


Figure 1: Public Conservation Land affected by the project.

4 Existing arrangements for the public conservation land

- 4.1 The table below reports on the matters set out in section 19(2)(a) of the FTAA.
- 4.2 DOC has engaged with QLDC to inform this report (in relation to PCL they own/administer), however only a high-level response was provided. Further information and clarification from QLDC may be required to fully understand existing uses and risks or liabilities.
- 4.3 It is noted that the on-the-ground conditions generally do not delineate between the parcels administered by DOC and QLDC. These contiguous parcels are collectively referred to as Te-Taumata-o-Hakitekura Ben Lomond Reserve, with administration and management of the underlying parcels being shared between DOC and QLDC. Access arrangements to Te-Taumata-o-Hakitekura Ben Lomond are outlined in Attachment E.

Land area	Ownership	Administration	Access and use
<p>Ben Lomond Scenic Reserve</p> <p>Sec 4 Block VIII and Part Sec 42 Block I Mid Wakatipu SD</p>	<p>Vested in DOC as a Scenic Reserve under the Reserves Act 1977 s 19(1)(a)</p>	<p>DOC maintains the section of the popular 11 km Ben Lomond Track to Bowen Peak that is located within Ben Lomond Scenic Reserve.</p>	<p>Public access is available to and through this reserve, which features multiple walking and mountain biking tracks which connect to other parcels of PCL listed below.</p> <p>Ben Lomond Scenic Reserve is subject to over 70 permits and a licence to occupy, covering a range of activities including:</p> <ul style="list-style-type: none"> • guided walks, fishing trips, photography, mountain biking and 4WD tours • guided mountaineering, ski touring and alpine instruction • commercial paragliding • a licence to occupy for the purpose of managing exotic trees • research and collection permits for collecting seeds, and samples of soil, flora and fauna • Wildlife Act authorities to handle lizards for research or translocation purposes • Wildlife Act authorities for trapping pests <p>Most of these permits apply across multiple locations, including outside of Te-Taumata-o-Hakitekura Ben Lomond Reserve. A table of these permits is included in Attachment A.</p>

Land area	Ownership	Administration	Access and use
<p>Queenstown Ben Lomond Commonage Recreation Reserve</p>	<p>Vested in QLDC in 2023 as Recreational Reserve under the Reserves Act 1977 s 17(1)</p>	<p>QLDC are responsible for the overall administration of this reserve, which is informed by Te-Taumata-o-Hakitekura Ben Lomond & Queenstown Hill Reserve Management Plan (RMP) was adopted by Council in July 2025 and recognises the competing recreational demands on these highly prized reserve spaces.</p> <p>Whakatipu Wilding Conifer Group: The Group operates an Adopt-a-Plot project on Ben Lomond to prevent the spread and establishment of wilding pines. A map of their plots is included in Attachment B.</p> <p>Queenstown Mountain Bike Club: The club maintains bike trails around Queenstown and a significant number on the Ben Lomond reserves. A map of these is included as Attachment C.</p> <p>Whakatipu Wildlife Trust: The Trust's mission is to "create and maintain a predator free environment throughout the greater Lake Whakatipu area to enable our birds and other native wildlife to flourish". They maintain nearly 2000 traps in the district and a trap line in the One Mile basin.</p>	<p>An informal carpark has been formed on the Ben Lomond Scenic Reserve adjacent to Wynyard Crescent. This has been created by users of the Wynyard Jump Park, the Fernhill Loop Trail and other parts of the Ben Lomond Reserve trail network.</p> <p>Public access is afforded to and through this reserve, which comprises a number of smaller reserves such as those informally known as One Mile Reserve (Section 1 SO 24350) and containing the historic heritage feature 'Queenstown Powerhouse' (Part Sec 110 Block XX Shotover SD) across multiple parcels. Also included is Wynyard Jump Park (Part Sec 105 Block XX Shotover SD), which is leased by QMTBC, and Skyline Gondola and Kiwi Birdlife Park which are removed from the project footprint and lie to the east.</p>

Land area	Ownership	Administration	Access and use
<p>Ex Sargood Chalet Girl Guide Camp</p> <p>Section 95 Block XX Shotover SD</p>	<p>Vested in DOC as a Local Purpose Reserve under the Reserves Act 1977 s 23(1)(a)</p>	<p>DOC administers this reserve.</p>	<p>Public access is available to and through this reserve, with direct access from Fernhill Road, within the Ben Lomond Commonage Reserve. It is currently undeveloped.</p> <p>The Sargood Chalet Girl Guide Camp is subject to current and one concession application in progress (see Attachment D).</p>
<p>Queenstown Water Supply Reserve</p> <p>Sec 4, 10, 14, 19 Block I and Section 1 and 2 Block VIII Mid Wakatipu SD and</p> <p>Section 3 Block VIII Mid Wakatipu Survey District and Section 72 Block XX Survey District Shotover</p>	<p>Vested in QLDC as a Local Purpose Reserve under the Reserves Act 1977 s 23(1)(a)</p>	<p>This reserve forms part of Te-Taumata-o-Hakitekura Ben Lomond Reserve, which is administered by QLDC, and is informed by Te-Taumata-o-Hakitekura Ben Lomond & Queenstown Hill Reserve Management Plan (RMP)</p>	<p>Public access is available to and through this reserve, which abuts the Ben Lomond Scenic Reserve and Ben Lomond Commonage Reserve.</p>

5 Risks and potential liabilities to the Crown

General caveats

- 5.1 This part of the report sets out general comments in relation to risks and potential liabilities to the Crown as required by section 19(2)(b) of the FTAA and specific comments pertaining to this application where possible.
- 5.2 It has not been possible to undertake a detailed analysis of all the risks and potential liabilities to the Crown that the project poses given the high-level nature of the information provided by the applicant. DOC commentary on Crown liabilities and risk is therefore presented at a high level. It is acknowledged that there may be issues regarding risk and liability to council which are not addressed in this report.
- 5.3 For completeness, DOC notes that the provisions of s 42(4)(f)(l) and (m) of the Act do not apply, as the proposal does not include land exchange or access arrangements under the Crown Minerals Act 1991. The proposal does not include electricity infrastructure pursuant to s 24, and as such the requirements of s 13(4)(q) and (r) of the Act also do not apply.

Risk of non-completion, failure, inability to remediate land

- 5.4 Partial non-completion or failure of activities on PCL resulting in land disturbance, contamination and sedimentation, hazards, stranded assets and infrastructure can create significant financial, legal, health and safety, and reputational risk for the Crown. It can also create significant demand on DOC resources in terms of staff time and operating budget with respect to Crown land, and upon local authorities in relation to other PCL. For example, if a project fails, the Crown or council will have to manage the land and impacted adjacent lands in accordance with the statutory purpose for which those lands are held, and this may require remediation of the land. It is likely that a cash bond would be sought to mitigate potential financial risk to the Crown associated with recovering stranded assets.
- 5.5 There may be reputational risk to the Crown, and for the fast-track process as a whole, if a granted proposal is not technically feasible or there is an inability to progress the proposal or any part of it, particularly if those parts constitute offsetting or compensation for effects. There may also be a reputational risk for the fast-track process if the process is abused, for example if there was no intention to progress the development but approval is used to, for example, inflate land value.

Issues to consider in this particular application

- 5.6 With respect to the authorisations sought pursuant to s 42(4)(e), being concessions under the Conservation Act 1987 and Reserves Act 1977, the following issues warrant consideration;
- Potential incompatibilities between extensions to the proposed leases/licences and the obligations of the Ngāi Tahu Claims Settlement Act (NTCSA).

- Potential incompatibilities with the Otago Conservation Management Strategy (CMS) which adopts a precautionary approach to new ski field developments, terrain modifications and structures on prominent mountain and ridgeline landscapes.
- The size of any potential bond to mitigate risks to the Crown, and whether this would impact feasibility of the project.
- Inherent health and safety liability risk to the Crown for project infrastructure located upon PCL.
- The interaction of transmission lines, consented aerial activities such as hang gliding and paragliding and any proposed airspace easements sought by Powerhouse, as well as conflicts with consented activities and easements within QLDC administered public conservation land.
- The northern portion of the Ben Lomond Scenic Reserve is an Aircraft Access Red Zone in the CMS which prescribes that aircraft landings should not be allowed except for construction, operation and maintenance of equipment.

Frustration of pre-existing activities

- 5.7 If proposed activities frustrate pre-existing actors operating with lawful authority from carrying out activities on the land, the Crown is exposed to legal, financial and reputational risk. If a legal challenge succeeds against the Crown, the remedies a court may order will vary in accordance with the degree of frustration, the type of lawful authority the pre-existing actor was operating under and other contextual factors.
- 5.8 Frustration of concessions in the form of a lease, licence to occupy or easement may lead to an order for specific performance of the lease, licence to occupy or easement and / or monetary damages, and costs. It may also lead to pre-existing lessees suing the operators of the fast-tracked activity for nuisance or trespass. FTAA Schedule 6 cl 7(3)(b) states that approval must be declined if “giving effect to the approval would result in the conferral of an interest in land that is incompatible with an existing interest in land.”
- 5.9 Frustration of the activities of those operating under contracts or agreements with the Director-General of Conservation (entered pursuant to s 53(2)(i) Conservation Act 1987) in respect of the land may lead to an order for injunctive relief, specific performance, damages, and costs. DOC considers this risk to be low in this context.
- 5.10 Frustration of concessions in the form of permits and other statutory authorisations that do not create an interest in land may lead to compensation orders and costs. Again, DOC considers the risk of this occurring to be low in the present context.

6 Section 19(3) consultation requirements

- 6.1 Section 19(3) requires the reporting on matters required by sections 19(2)(a) and 19(2)(b) is prepared in consultation with every owner, administrator, or manager of the affected PCL who is not the Crown. DOC has engaged with QLDC whose consultation comments are appended to this report.

7 Attachments

Attachment A DOC-administered concessions on Ben Lomond Scenic Reserve

Attachment B Whakatipu Wilding Conifer Group Plots

Attachment C Queenstown Mountain Bike Club

Attachment D DOC administered concessions on Sargood Chalet Girl Guide Camp Reserve

Attachment E Access Arrangements to Te-Taumata-o-Hakitekura Ben Lomond Reserve

Attachment A DOC-administered concessions on Ben Lomond Scenic Reserve

Permission No	Status	Description	Legal Name	Permission Type	
117330-AIR	Active	Helicopter landings for transport of recreationalists and hunters in the Southern South Island region and South Westland district.	Action Helicopters Limited	Concession Permit Non-notified	Multiple locations - South Island
OT-24008-AIR	Active	Helicopter landings in Wakatipu and Wanaka Areas	Action Helicopters Limited	Concession Licence Notified	
70843-GUI	Active	Guided walking nationwide	Active Earth Holdings Limited	Concession Permit Non-notified	Multiple locations - National
86131-GUI	Active	Guiding of day/multi-day/night hiking and manual and electric bike rides.	Active New Zealand Limited Partnership	Concession Permit Non-notified	Multiple locations - South Island
121287-GUI	Active	Guided day walks in Wakatipu and Geraldine districts conservation areas	Active Stays Limited	Concession Permit Non-notified	Multiple locations - South Island
53760-GUI	Active	Guided helihiking, walking, rafting, snow shoe walking, abseiling and rock climbing, use of huts: Fiordland, Mt Cook, Westland, Mt Aspiring National Parks and other Conservation areas	Adventure and Education Holdings Limited	Concession Permit Non-notified	Multiple locations - South Island
107489-GUI	Active	Day guiding in South Island (SSI, WSI, ESI).	Alpine Luxury Tours Limited	Concession Permit Non-notified	Multiple locations - South Island
108656-GUI	Active	Guided mountaineering, ski touring, alpine instruction and guided walks at multiple South Island locations	Alpine Recreation Canterbury Limited	Concession Permit Non-notified	Multiple locations - South Island
111138-GUI	Active	Guided walks in North and South Islands, targeting French-speaking clients	Antipodes Travel Limited	Concession Permit Non-notified	Multiple locations - National
119872-GUI	Active	Land-based guiding for art tours & photography at Whakatipu locations.	Art Adventures NZ Limited	Concession Permit Non-notified	Multiple locations - Whakatipu District
PAC-13-04-18-02	Active	Right to convey electricity over Pt Ben Lomond Scenic Reserve - being Part Sec 42, BLK I, Mid Wakatipu SD (E41110)	Aurora Energy Limited - previously known as Dunedin Electricity Limited	Concession Easement Non-notified	Ben Lomond Scenic Reserve
71305-GUI	Active	Guided photography by means of walking, mountain biking, and 4WD in the South Island	Authentic As Limited	Concession Permit Non-notified	Multiple locations - South Island

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78569-GUI	Active	Guided walking November to April Nth and Sth Island	Backroads Limited	Concession Permit Non-notified	Multiple locations - National
78499-SSE	Active	Event(Shotover Moonlight Event Moke Lake)and guided mountain biking and walking	Ben Lomond Journeys Limited	Concession Permit Non-notified	
86396-GUI	Active	4WD trips and guided walks in the Wakatipu and Central Otago Area	Black NZ Limited	Concession Permit Non-notified Re-Issue	
48655-FLO	Active	Collect small quantities of Lichen - Nationwide Permit - term sought ten years	Botany Department, University of Otago DUPLICATE	Research or Collection Permit - High Impact	Nationwide
114884-FIL	Active	Filming within the Otago CMS region to build and maintain a library of visual assets for promotional purposes	Central Otago District Council	Concession Permit Non-notified	Multiple locations - South Island
119720-FIL	Active	Application for filming and photography including drone shoots in all Public Conservation Land within the Wakatipu District and old Wānaka Area.	Destination Queenstown Incorporated	Concession Permit Non-notified	
96014-GUI	Active	Guiding walking on conforming and regular tracks throughout all NZ.	Elderhostel, Inc.	Concession Permit Non-notified	Multiple locations - National
102344-GUI	Active	Manual and electric bike guiding in Central Otago / Wakatipu regions.	Helibike New Zealand Limited	Concession Permit Non-notified	
OT-24016-AIR	Active	Helicopter landings in Wakatipu Area on Conservation Areas and Reserves.	Helicopters Queenstown 2020 Limited	Concession Permit Notified	Multiple locations - Whakatipu District
OT-19276-OTH	Active	Ben Lomond Agreement to manage exotic trees	Individual	Licence To Occupy	
108616-GUI	Active	Guided walks and snowshoeing trips in ESI and SSI Regions	Hollyford Valley Walk Limited	Concession Permit Non-notified	Multiple locations - South Island
110115-GUI	Active	Guided day walks on conservation land in the Wakatipu Area	Hollyford Valley Walk Limited	Concession Licence Non-notified Re-Issue	
54169-GUI	Active	Guided mountain biking tours of South Island	Lake Adventures Limited	Concession Permit Non-notified	Multiple locations - South Island
71046-FAU	Active	Capture, hold, transfer, release and take samples of all types of lizard species pursuant to Section 53 of the Wildlife Act 1953. Continue activity from 35196-FAU	Individual	Wildlife Act Permit - Low Impact	
					Nationwide

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93529-FAU	Active	WA application to catch and handle lizards while undertaking site management work in all private land in the South Island and all PCL in the South Island (except nature reserves and scientific reserves)	Individual	Wildlife Act Permit - Low Impact	Nationwide
110056-RES	Active	RC application to collect adult flies (dix and thumaleid midges) as well as larvae and pupae to document their biodiversity of them in New Zealand.	Individual	Research or Collection Permit - Low Impact	Multiple locations - National
104883-GUI	Active	Guided day walks near Glenorchy	Nomad Adventures Limited	Concession Permit Non-notified Re-Issue	Multiple locations - Whakatipu District
117329-GUI	Active	Guided 4WD trips and walks in Otago and Southland	Nomad Adventures Limited	Concession Permit Non-notified	Multiple locations - South Island
107584-GUI	Active	Day guiding in Nelson/Marlborough, West Coast, Canterbury, Otago, and Southland. Continuation of 36281-GUI with the same locations and conditions. Term: ten years.	NZ Adventure Travel Guides Limited	Concession Permit Non-notified	Multiple locations - South Island
52394-GUI	Active	Guided Walking throughout New Zealand (including Pouakai Crossing and Fanthams Peak track expiring October 2022)	Once Upon A Trip Limited	Concession Permit Non-notified	Multiple locations - National
64146-FAU	Active	National authorisation for trapping (leghold, kill and live capture) ferrets and possums on all land managed by the Department or the purpose of Bovine TB Eradication - Replacement of previous permit's 36927-DAM and 35818-FAU.	Ospri New Zealand Limited	Wildlife Act Permit - Low Impact	Nationwide
77977-GUI	Active	Guided day walks, overnight hikes, guided fishing and 4WD trips in Wakatipu and Central Otago Districts.	Out There Southern Adventures Limited	Concession Permit Non-notified	Multiple locations - South Island
36696-AIR	Active	MANP Limited Supply aircraft landing sites.	Over The Top Limited	Concession Licence Notified	Multiple locations - South Island
OT-23690-AIR	Active	Helicopter landings in Wakatipu and Central Otago	Over The Top Limited	Concession Licence Notified	Multiple locations - South Island
94931-GUI	Active	Mountain bike guiding Wakatipu district	Individual	Concession Permit Non-notified	Multiple locations - Whakatipu District

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67823-OTH	Active	Easement for transport of equipment and customers through part of the Ben Lomond Scenic Reserve in support of 15 individual commercial tandem paragliding concessions (see (57644-AIR).	Queenstown Commercial Parapenters Limited	Concession Easement Non-notified	Ben Lomond Scenic Reserve
57644-AIR	Active	Launching of commercial tandem paraglider flights from Ben Lomond Scenic Reserve	Queenstown Commercial Parapenters Limited	Concession Permit Non-notified	Ben Lomond Scenic Reserve
OT-16328-OTH	Active	Town Link Walkway easement Queenstown involving part Ben Lomond	Queenstown Lakes District Council	Concession Easement Non-notified	Ben Lomond Scenic Reserve
100733-GUI	Active	Guided mountain bike lessons on existing tracks on DOC land in the Queenstown area.	Queenstown Mountain Bike Coaching Limited	Concession Permit Non-notified	Multiple locations - Whakatipu District
112585-FIL	Active	Wedding photography including drone use within Wakatipu.	Queenstown Stra Limited	Concession Permit Non-notified	Multiple locations - South Island
74011-GUI	Active	Guided walking on South Island Tracks.	Queenstown Wilderness Adventures Limited	Concession Permit Non-notified	Multiple locations - South Island
102110-GUI	Active	Guided walking multi-conservancy concession	Ramblers Association Services (Ramblers Holidays Group Limited)	Concession Permit Non-notified	Nationwide
119044-GUI	Active	Guided walking, running, biking and 4wd-ing across multiple locations	Salt Queenstown Limited	Concession Permit Non-notified	Multiple locations - South Island
97330-FLO	Active	Collecting speargrass/taramea, rushes, mountain five finger, liverworts and hornworts, and mosses samples from Canterbury for taxonomic research. Term: December 2021 to December 2027.	Individual	Research or Collection Permit - Low Impact	Multiple locations - South Island
86093-FIL	Active	Filming at multiple SSI locations (including drone use)	Shotover Media Limited	Concession Permit Non-notified	Multiple locations - South Island
67839-GUI	Active	Guided walking in the South Island	Silver Beech Outdoors Limited	Concession Permit Non-notified	Multiple locations - South Island
94891-GUI	Active	Guided day walking in Ben Lomond Scenic Reserve	Skyline Enterprises Limited	Concession Permit Non-notified	Ben Lomond Scenic Reserve
101788-GUI	Active	Guided Walks on various tracks throughout ESI, SSI and WSI Regions	Individual	Concession Permit Non-notified	Multiple locations - South Island
117164-FLO	Active	Collecting seeds for the purpose of propagation of eco sourced plants.	Springburn Nursery Limited	Research or Collection Permit - Low Impact	Multiple locations - South Island

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94668-FLO	Active	Collection of seeds, seedlings and plant cuttings to set up a "Seed Bank" for ecosourcing plants for commercial planting projects throughout Murihiku and Otago Districts	Te Tapu O Tane Limited	Research or Collection Permit - Low Impact	Multiple locations - South Island
53802-GUI	Active	Guided mountain-biking	The Inside Line Limited	Concession Permit Non-notified	
121290-GUI	Active	Guiding walking across NZ (SSI, ESI, WSI, NSI, HWT) This new concession combines 50105-GUI and 119494-GUI	The Real New Zealand Limited	Concession Permit Non-notified	Multiple locations - South Island
87679-GUI	Active	Guided mountain biking (manual or e-bike) in Queenstown region	The Ride Guide Limited	Concession Permit Non-notified	Multiple locations - National
OT-24010-AIR	Active	Helicopter landings on Conservation Areas and Reserves in the Wakatipu and Wanaka Area	Totally Tourism Limited	Concession Permit Notified	Multiple locations - Whakatipu District
OT-31663-AIR	Active	Helicopter landings within Otago, Southland & Canterbury	Totally Tourism Limited	Concession Licence Notified	Multiple locations - Whakatipu District
52347-SSE	Active	Trans NZ 5 day enduro mountain bike event	Trans NZ Mtb Ltd	Concession Permit Non-notified	Multiple locations - South Island
108646-GUI	Active	Guided walking and mountain biking in the South Island.	Tuatara Tours NZ Limited	Concession Permit Non-notified	Multiple locations - South Island
107571-FLO	Active	Collection of fungi and soil for research in all Regions of the South Island	University of Otago (NATIONAL HOLDER)	Research or Collection Permit - Low Impact	Nationwide
118314-GUI	Pending	Guided walks throughout New Zealand	The Extra Mile Travel Limited	Concession Permit Non-notified	Multiple locations - National
117337-GUI	Pending	Guided day and overnight walks in South Island, Far North, Northland, Bay of Islands, Waikato and Taranaki and Tongariro (excl.Crossing). Transport Mangatepopo and Ketetahi roads.	Sidetracks Limited	Concession Permit Non-notified	Multiple locations - National
118827-GUI	Pending	Guiding across North and South Islands on selected tracks	Leisure Time Tours Limited	Concession Permit Non-notified	Multiple locations - National
122964-GUI	Pending	Land based guiding for day walks/running in various South Island locations	BC Adventure Limited	Concession Permit Non-notified	Multiple locations - South Island
125497-GUI	Pending	One-off land-based guiding for day walks in South and North Island. Proposed Term: 24 February - 18 March 2026	Individual	Concession One-Off Permit	Multiple locations - National

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66770-GUI	Pre application	Mountain & Adventures (CA-23121-GUI) Guiding concession for multi conservancy PAC 12-06-631	Mountain and Adventures Limited	Concession Permit Non-notified Re-Issue	Multiple locations - South Island	
47913-RES	Pre application	To operate an electric fishing machine on all Wadeable rivers, streams, ponds, lake margins and wetlands throughout NZ	Kessels and Associates Limited	Research or Collection Permit - Low Impact		Nationwide
60991-SSE	Pre application	Mountain biking sporting event 'McGazzaFest' at Coronet Peak Recreation Reserve and Ben Lomond Scenic Reserve	Kelly McGarry Foundation	Concession Permit Non-notified		Ben Lomond Scenic Reserve
38738-GUI	Rolling On	Guided day and overnight walks in South Island, Far North, Northland, Bay of Islands, Waikato and Taranaki and Tongariro (excl. Crossing). Transport Mangatepopo and Ketetahi roads.	Sidetracks Limited	Concession Permit Non-notified Re-Issue		Multiple locations - National
36281-GUI	Rolling On	Multi-day guided trips around the South Island	NZ Adventure Travel Guides Limited	Concession Permit Non-notified		Multiple locations - South Island
36973-GUI	Rolling On	Guided walks and snowshoeing trips in Aoraki, Central Otago, Te Anau and Wakatipu	Hollyford Valley Walk Limited	Concession Licence Non-notified		Multiple locations - South Island

Attachment C Queenstown Mountain Bike Club

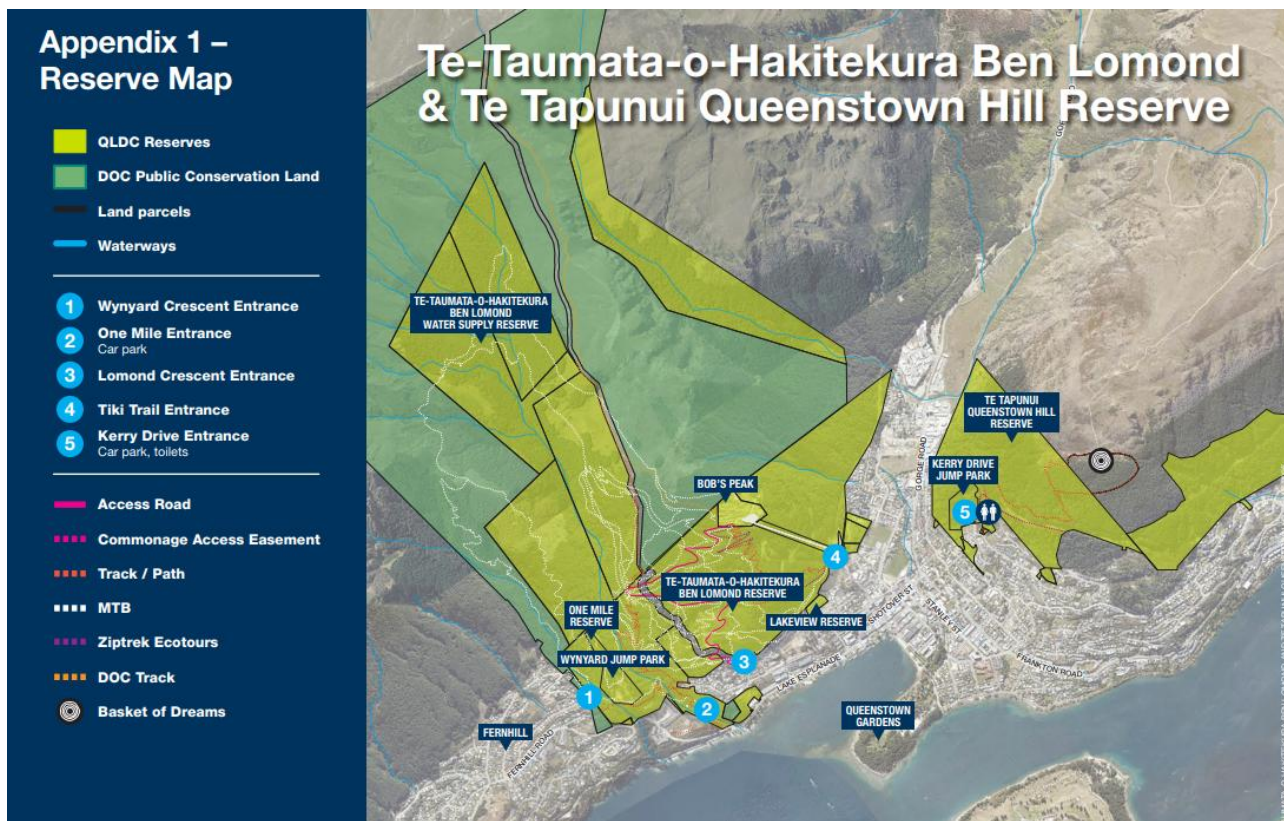
Illustrates existing administration and use of PCL parcels by recreational users



Attachment D DOC administered concessions on Sargood Chalet Girl Guide Camp Reserve

Permission No	Status	Description	Legal Name	Permission Type	Location
94716-GUI	Active	National concession for guided fishing (nationwide except Northland)	New Zealand Professional Fishing Guides Association	Concession Permit Non-notified	Multiple locations - National
122369-OTH	Pending	Enchanted Forest light/art installation at Local Purpose Reserve ex Sargood Chalet Girl Guide Camp near Queenstown. Proposed Term: 30 years	Luma Enchanted Limited		Local Purpose Reserve

Attachment E Access Arrangements to Te-Taumata-o-Hakitekura Ben Lomond Reserve



Public Conservation Land parcels relative to one another. Sargood Chalet Girl Guide Camp is located to the east of marker '2'.
 (Source: QLDC Te-Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan)