

To whom it may concern:

### **Coronet Village township not appropriate for fast track process**

We are writing in regard to the Mountain Scene article dated 16 May 2024 regarding Mr. Rod Drury's proposed gondola project (enclosed).

We are extremely disappointed that the community is only being fed half the story on what has been proposed to be fast-tracked while skirting over the new township that is also proposed in the valley, put forward by Coronet Village Ltd (Sole director Ben Farrell), alongside fellow billionaire Bernard Cleary, NZ ski and Rodd Drury (son of the late Eamon Cleary).

A group of affected residents were hurriedly presented the proposal ahead of the release of the article in the Mountain Scene, and what has been relayed by Mr. Drury is vastly different from what has been put forward to the government.

To be presented on one proposal and see something completely different in the paper the following day was very disappointing.

The plans are not well thought out and overlook that there are significantly better areas to consolidate housing and commercial development in the district, already identified by appropriate zoning. There is no infrastructure in place, while 2 options, (onsite and piping to Frankton ) are offered for sewage disposal, urban surface run off will ultimately be discharging to ground and to mill creek. An environmental disaster in the making.

We were told that the housing and commercial village were included at the request of local MP Joseph Mooney. We are quite perplexed as to why he would be endorsing housing in a remote rural location rather than in the southern corridor and areas within the urban growth boundary which the Council has earmarked for such future development.

The attitude presented was that this is happening and there is nothing that can be done about it, which contradicts the comments made by Mr. Drury that he wished to have community input. We are hopeful that through some education on the process, Mr. Drury and Mr. Cleary will be more forthcoming in this regard.

Our view

We see merit in a discussion around the gondola and are keen to have some dialogue around how that could work and how the associated issues from it can be addressed so it results in a true community asset.

This project however is not appropriate to be advanced as a fast track – there are too many risks and uncertainties that need to be worked out alongside the community.

There also needs to be a bigger discussion about where the community wants mass housing in the district and how that is going to be achieved. This location has significant environmental issues and infrastructure shortfalls that make it highly unsuitable, particularly when considered against other locations in the district.

We are hopeful that Mr. Drury and Mr. Cleary will see sense by withdrawing the fast-track application and actively engaging with the immediate residents and wider community about the housing development, rather than continuing their greenwashing campaign of planting trees and hiding the main development behind the gondola proposal.

We are happy to explore the gondola further once more information is disclosed. We are supportive of well-designed and thought-out projects, but unfortunately, this is not one of them. The devil is in the detail, and the detail is severely lacking.

### Coronet Village

Coronet Village includes upto 780 houses for around 3,000 people and visitors, which is similar to than Shotover Country but on a much smaller footprint. It includes a large commercial centre bigger than the commercial areas of Arrowsmith and Arthurs Point combined, alongwith two private schools. A gondola is a small part of the proposal and features a 250-lot carpark, alongside another large vehicle parking area ?350

The land is mostly located in an Outstanding Natural Landscape with the remainder located in the Malaghans Valley, which the Environment Court has recently confirmed has a low capacity to absorb development. A large area of the site for the gondola is within an area of QE2 Trust covenant which is sought to be removed by the fast-track application.

The land is within the Lake Hayes Catchment managed by both the Queenstown Lakes District and Otago Regional Councils, which has heightened importance as the feeder to Lake Hayes both above (streams and tributaries) and below ground (aquifers).

### Issues with comments to the Mountain Scene

“The big thing is, how do we get those cars off the road?”  
“It is not something [the fast track application] we want to ram through”.  
“I’m really interested to hear the people’s thoughts on [the fast-track application]”  
– Rod Drury 16 May 2024.

The comments from Mr. Drury to the Mountain Scene 16/5/24 miss the point that taking cars off Coronet Peak Road is just shuffling and condensing cars to Coronet Peak Station and Malaghans Road. The project includes a 250-lot carpark next to the gondola and another 350(?) car parks on the other side of Coronet Peak Station Road. This is not the sign of a development seeking to reduce vehicle dependency and supposedly help achieve carbon-neutral status in just under 6 years.

Mr. Drury has been poorly advised on the fast-track process in that it is not an inclusive process and is – by design – intended to exclude parties from having input. He and his team have not engaged with the community, anyone affected by his project, or the district and regional councils.

Where is the detail on Coronet Village? It is disingenuous to emphasise the positives of a gondola while glossing over the large-scale residential and commercial village that makes up over 80% of the development.

The housing development abuts Mill Creek, which is the primary feeder for Lake Hayes. It is proposed to discharge waste from the new township to the underlying aquifer and tributaries feeding Lake Hayes. It was apparent at our meeting that the Te Tapu o Tane representative was not aware of the Coronet Village development that is part of the proposal and was also very concerned at the prospect of the discharge of waste to land and to Mill Creek.

It is impossible to greenwash your way out of the development of a new township that has no services and is poorly located in a rural area far from any urban amenities and infrastructure.

#### Significant infrastructure and other key issues

The area has no water supply, no stormwater and wastewater treatment, and a poor power supply.

The proposal is to discharge stormwater from roads and buildings, and wastewater from toilets and kitchens to the ground where it will unavoidably meet with the upper Lake Hayes aquifer and Mill Creek, ultimately feeding into Lake Hayes. There is no

amount of tree planting and riparian setbacks that can manage the effects of a discharge of this scale.

We see the Coronet Village proposal as having huge challenges and creating many questions:

1. Who is the actual developer? Is Mr. Drury going to develop the township, or is that Mr. Cleary or someone else? Does the community have confidence that Mr. Cleary has the community's interests at heart when establishing this new township?
2. Once you fill in the space between Arthurs Point and Arrowtown, what are you left with? Does the community want housing here? The Council has only recently made parts of its District Plan operative and the Malaghans Valley has been set aside as an important breathing space between Arrowtown and Arthurs Point.
3. Why is housing and commercial development needed here, and why is it better here than in other established areas that are zoned for this type of development, such as the southern corridor, Frankton at Remarkables Park, Kingston, or Wanaka?
4. How do you provide power to a new township with a gondola when the community is already experiencing frequent power outages between Arthurs Point and Arrowtown? The resilience of the power network is already poor.
5. Lake Hayes is under threat, and putting a new township at the top of the Lake Hayes catchment directly adjoining Mill Creek is an environmental disaster in waiting. Millbrook and Ayrburn are, for example, connected to the Council's infrastructure, and this is at capacity.  
  
Only yesterday the Friends of Lakes Hayes announced an update on their work to help improve water quality of Lake Hayes and its tributaries, citing that there have been countless studies over the years on how we can improve the health of Lake Hayes, with a common theme of "**FIX THE CATCHMENT AND YOU'LL FIX THE LAKE**" – Friends of Lake Hayes, Facebook 19 May 2024. You don't fix the lake and its tributaries by placing a new township at the top of the catchment.
6. The community runs the risk of a high level of traffic congestion with Malaghans Road turning into Frankton Road 2.0 where no one can efficiently get between Queenstown, Arthurs Point, Arrowtown, and Frankton, further gridlocking traffic at the Edith Cavell bridge in Arthurs Point. 600 cars from the car park would run the length of Coronet Peak Station Road three times over.

## Moving forward

The fast-track process – by design – excludes community engagement, so it is essential that there is transparency if engagement is genuine. Mr. Drury and Mr. Cleary need to get real with what is being proposed and be honest with the community about it.

We have a genuine hope that they will do the right thing and remove the Coronet Village township development and hit pause on the gondola so that the community can have proper involvement in the process.