

24/5/18

To

Department of
Conservation
Munro Building 186
Bridge St, Nelson, 7010

Dear Department of Conservation,

As part of the concession process please see the below Description of Activity, for Concession application 3B:A.

We are looking at housing and providing Rental Mountain Bikes through the Kaiteriteri Mountain Bike Park, located off Martin Farm Road, at co-ordinates 41°02'32.2"S 173°00'43.7"E. This operation would require storage unit for the rental bicycles provided, covered area for use of maintaining bikes, POS area and customer interaction point. We would also be providing a removable toilet, in form of a Port-a-loo, for staff usage. We aim to be open over the weekends during the Winter, and part of the Spring and Autumn months, and 7 days in a week throughout the Summer.

This area has been chosen, as it is the current parking area for Kaiteriteri Mountain Bike Park. This is the natural meeting zones for a lot of families and users of the park, and we feel our operation will further their experience of the park. It also gives us a good area for customers to come to grips with the usage of their mountain bike, and skill zones and trails in close vicinity to asses a rider's ability before entering the trail network. The area needed would only be enough to house 2 20ft containers, aligned at a 90° angle to each other, with a decking area covering the center of the containers (See attached plan for layout)

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We look to start off by providing 34 rental mountain bikes, spanning from 20" kids bicycle's, to a full-size range of 27.5" mountain bikes that covers a wide range of youth and adult riders, to a small range of performance full suspension bikes. This would be a great starting point to use, so that we can gauge how popular the operation would be, and the idea would be to expand the range as the demand increases. This could possibly see us expand the fleet, from 34 up to 60, over time. Ideally, we would like to add numbers to the fleet gradually, possibly 5 bicycles per year, until we found that our numbers met the demand of our customers.

Our bicycles would be housed on-site, in 2 20ft shipping containers. These shipping containers would be in the back corner of the current Mountain Bike Park carpark, shown in the attached map to this document. These containers would house all the necessary item needed to run the operation and would be movable/removable if the need to change our operation presented itself. These containers would also have a decking element that would run in the space between the 2 containers. This would be a temporary structure, made from laying pallets, or building a small foundation to raise the working area above ground level. We would also include a small cover over the top, in form of a shade sail, or acyclic roofing, to keep the decking covered from the elements. This would be to provide staff with a dry and consistent working environment, give the operation a clear point of interaction with our customers, and provide and area to house our Point of Sale (POS) equipment.

This operation would require a staff member to run, with the possibility of additional staff helping over busy periods. To accommodate for staff, we would provide a toilet in the form of a port-a-loo for staff to use. We would also be providing water, in the form of a water tank, for cleaning bikes, and other needs. This staff member will help the customers select the right bicycle for their height and needs, provide trail selection advice, a briefing covering safe and successful usage of the bicycle, a safety check of the bicycle before and after rental, and the fitting of a safety helmet if needed. This staff member would oversee making sure the surrounding carpark area was clean and clear of rubbish throughout the day, would provide first aid in needed (as they will have a first aid certificate), maintain and clean rental equipment, and provide both customers and park users advice on trail selection and park updates. There would also be the potential of this staff member being used by the Mountain Bike Park to help to maintain and build new trail in quieter operating times.

We are aiming to have our rental pricing near these estimates:

Hardtail Mountain Bike – Between \$25 to \$45 per hour (On average)

Children's 20" and 24" Mountain Bike – Between \$15 to \$35 per hour (On average)

Full Suspension Mountain Bike – Between \$25 to \$50 per hour (On average)

We would like to section off part of the current carpark to provide permanent parking options for our customers, in front of the proposed area for the containers. It would be our responsibility to maintain these parks. We would want the ability to cater for up to 10 cars at a time, as if needed utilize other carparking in the close vicinity. We believe that a good portion of our customers will be current beach and campground users, so customers may possibly be parked elsewhere and make their way to the Mountain Bike Park by foot.

Our site would need to be powered, to run a small POS unit, and to charge phones, EFTPOS units and other service equipment. We are currently looking into a solar generator, and a way of storing power to meet these needs, but also looking at the possibility of using a diesel generator in the short term. The solar panels would be located on the roof, and the diesel generator at the northern end (rear) of the containers.

As part of the concession application process, it asks if this operation could be reasonably located outside of Public Conservation land, and the answer is yes, but with significant changes to the planned operation. We would prefer to be located within the boundary of the Mountain Bike Park, as we believe that the added services provided would help further the experience of the park user.

We believe that locating our operation here would help lessen any potential adverse effects to the area. This could be achieved by utilizing our staff to help keep the surrounding area clean and clear of garbage and anything left behind in the current parking area. We would be providing rubbish bins and collection for our operation that could be used by members of the public, and other park users. We would also be using our staff to make regular rounds of the parking area to clean and clear any garbage left behind by park users. One adverse effect of our operation could be the visual of the containers in the area. To mitigate this, we would be painting the containers a darker green color, something that would minimize the visuals of the containers.

Alternatively, this operation could be in a variety of different areas located around Martin Farm Road, and possibly down on the waterfront of the beach. These locations would make the operation of our rental business more difficult, as customer's need to either transport or ride the bicycles along a public road to access the park. As we are trying to make the process as simple and safe for our customers, this would take away from their experience. The other issue would be children riding along a busy road in summer, and we would prefer to be able to give them bicycles as close to the area they would be using them in.

The other issue would be that of assessing the rider's ability to recommend trails to them. In the current location, we would have the necessary trails and features needed to safely and successfully assess a rider's ability to be able to recommend a route throughout the park. This is adding to all riders entering the park, as this does not have to be limited to our customers and could be used by all Mountain Bike Park users.

Our application term would be for 5 years, as we foresee this being a successful operation, that not only is profitable for us, but also adding another element to the already successful Mountain Bike Park. After the first 5 years are completed, as long as the business is successful, we would like to re apply for a longer concession term.

As part of the DOC application, it asks for the Local Iwi and other interested parties to be consulted. As part of our current working relationship with Kaiteriteri Reserve Board, we have consulted with them, outlining our proposed plan and the concession's that would come with the business. They have expressed their approval of said plan, and we will stay in close contact with David Ross to make sure all parties approve of any changes to our current plans.

We appreciate any feedback on this application, and any further questions can be sent to Morgan@motbikeco.co.nz, or call on 0226428074.

Sincerely,

Morgan Walker
Owner/Operator – Mot Bike Co
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