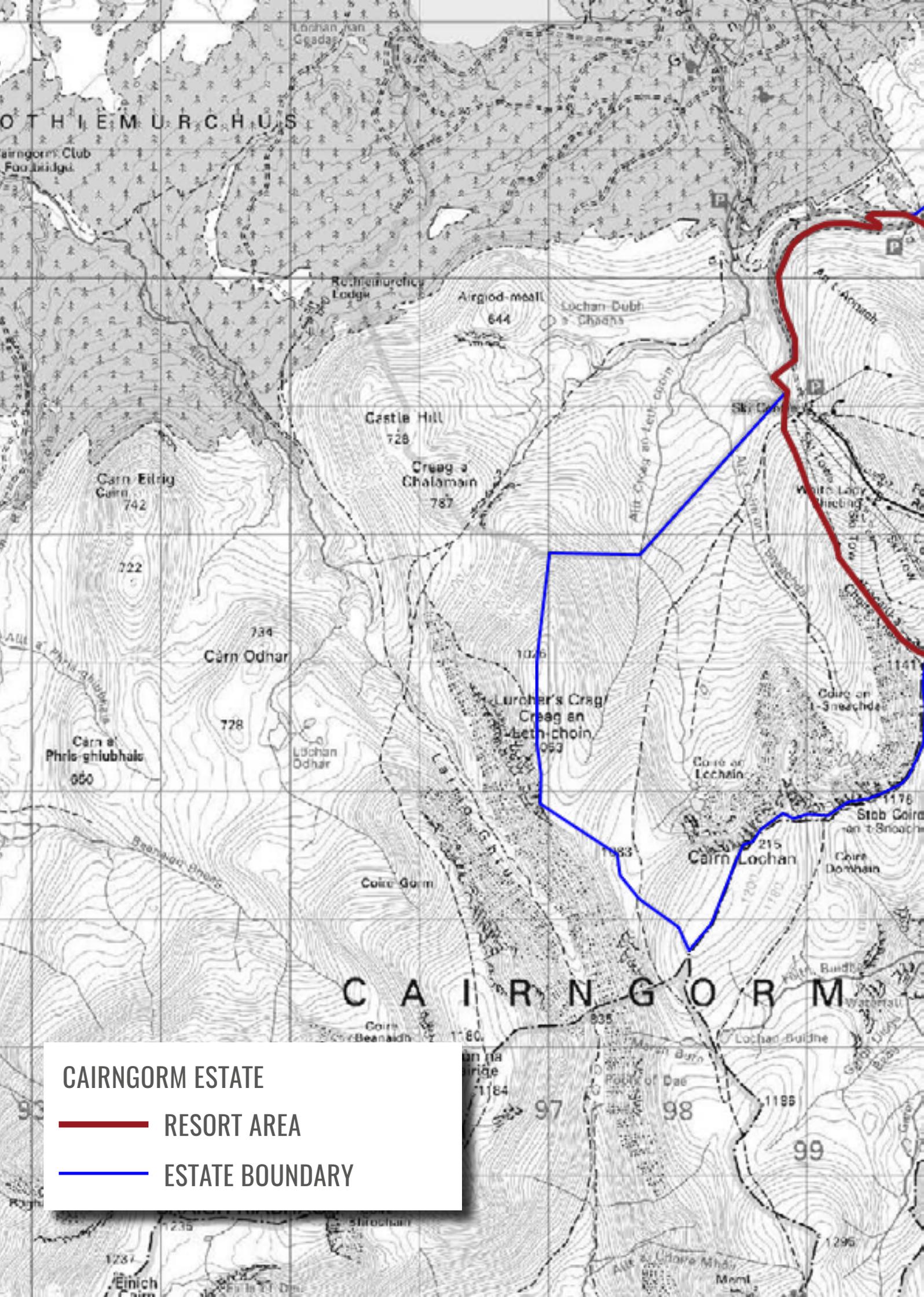


CAIRNGORM MOUNTAIN MASTERPLAN

Unlocking the potential of Cairngorm Mountain Estate



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



OTH I E M U R C H U S

Cairngorm Club
Footbridge

Reichenrochica
Lodge

Airgiod-meall
644

Lochan Dubh
& Chachs

Castle Hill
728

Creag a' Chalamain
787

Carn Eilrig
Guinn
742

722

734
Carn Odhar

728

Carn a' Phris-ghlubbhais
660

Lochan Odhar

Lurcher's Crag
Creag an
-beth-choin
1053

1026

Coire an
Lochain

Coire an
t-Sneachda

1141

Coire Gorm

Cairn Lochan

1176
Stob Coirne
an t-Sneachda

Coire
Domhain

CAIRNGORM

Coire
Beanaidh
1180

Lochan Buidhe

CAIRNGORM ESTATE

RESORT AREA

ESTATE BOUNDARY

1287
Eilich
Coirne

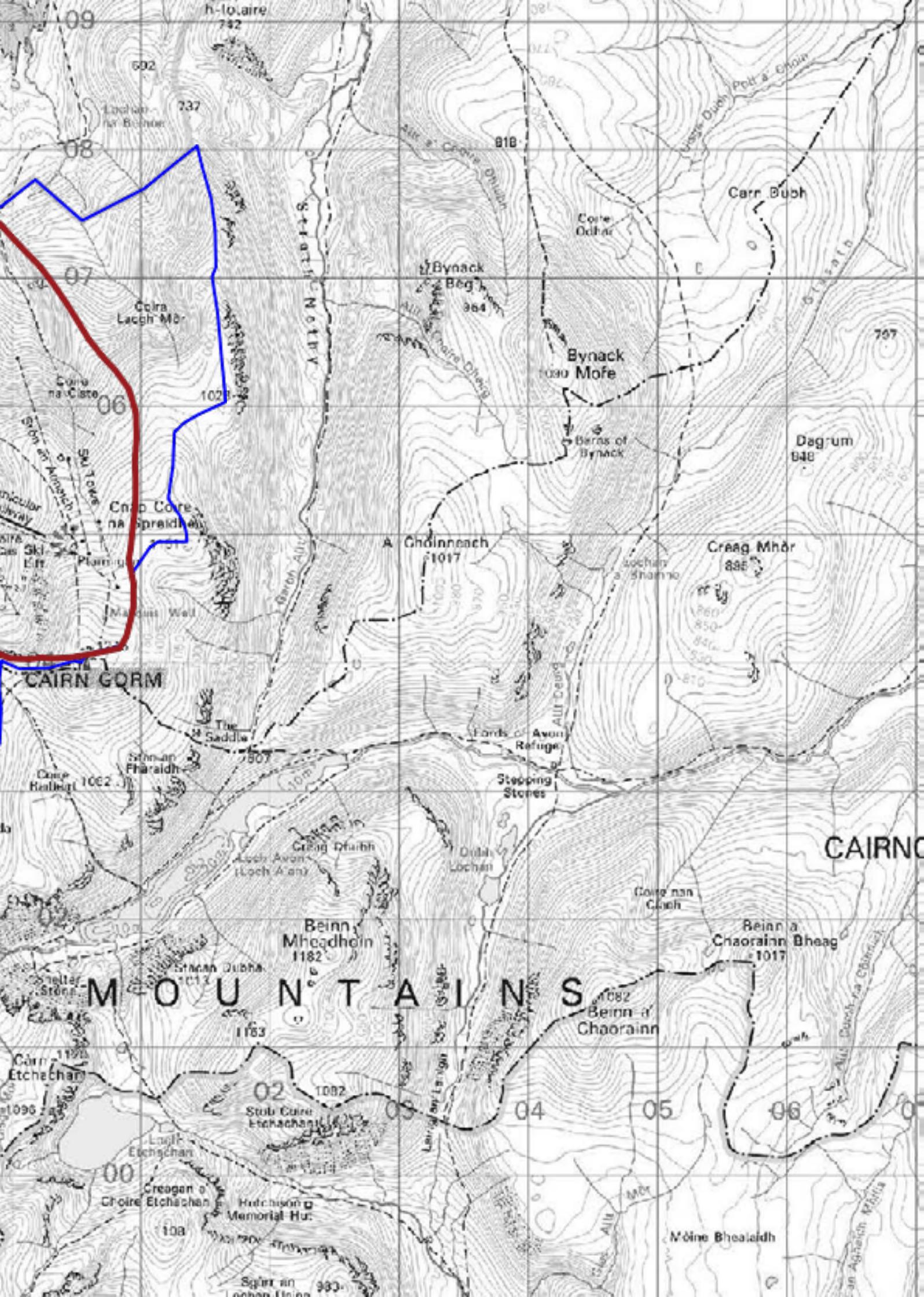
1235
Falla an Dru

1184
Poch of Dae

1185

99

1295



CAIRN GORM

CAIRN

MOUNTAINS

Mòine Bhealaich

1.0 FOREWORD

Cairn Gorm is rightly regarded as a very special place.

The mountain is central to the identity of local communities in Badenoch and Strathspey. It is both an environmental and economic asset for Scotland – a place of great natural beauty and scientific interest that underpins the area’s vital tourism sector and attracts many thousands of visitors every year.

It is a centre of sporting excellence at the heart of a local culture that has nurtured generations of global competitors and champions.

Although Highlands and Islands Enterprise technically ‘owns’ Cairngorm Mountain Estate, we regard our role as that of custodian, acting in trust on behalf of the people of Scotland. That is why this masterplan has been prepared through engagement with the broadest possible range of Cairngorm stakeholders.

The masterplan aims to highlight the many different ways in which people experience the mountain estate and wish to see it thrive. It seeks to define a shared vision for Cairngorm’s long-term future and sets out a series of inter-related strategies to inform decision-making that will turn that vision into reality.

The ultimate goal is to harness and optimise Cairngorm’s potential in a sustainable way for the benefit of present and future generations. It is my sincere hope that this masterplan will unite and galvanise everyone who wants to see that goal become a reality and will help us all work together to make it happen.

ALISTAIR DODDS CBE

Chair
Highlands and Islands Enterprise

CONTENTS

	Page
1.0 Foreword	4
1.1 Introduction	6
Glossary	7
1.2 HIE's core objectives	8
2.0 The vision and guiding principles	9
2.1 The vision statement	10
2.2 The vision's guiding principles	11
3.0 Key strategies	12
3.1 Creating key strategies	13
3.2 Key strategies	14
3.3 Delivery of key strategies	28
4.0 Existing plans	29
4.1 Cairngorm local context	30
4.2 Cairngorm gateway: existing	31
4.3 Coire na Ciste gateway: existing	32
4.4 Cairngorm Mountain: existing uplift and ski runs	33
5.0 Creation of a zoned masterplan	34
5.1 Masterplan concept	35
5.2 Glenmore 'active travel' corridor to Cairngorm	36
5.3 Gateways	37
5.4 Masterplan initial sketch: uplift	38
5.5 Masterplan initial sketch: trails	39
5.6 Cairngorm gateway 25-year vision	40
5.7 Coire na Ciste gateway 25-year vision	41
6.0 Definition of masterplan zones	42
6.1 List of consultees and contributors	43

Throughout this document, we use 'Cairngorm' as the name of the estate in public ownership through HIE and 'Cairn Gorm' for the mountain itself.

'Uplift' refers to the funicular railway and the ski lift infrastructure on the mountain.

1.2 INTRODUCTION

Why do we need a masterplan for Cairngorm Estate?

Cairngorm Estate is an accessible area of stunning natural beauty that lies within a wild sub-Arctic landscape and is bordered by sites officially designated for environmental protection and scientific interest. At the same time, it offers opportunities for local people and visitors to take part in snowsports and a range of outdoor activities throughout the year.

As custodian, Highlands and Islands Enterprise wants to ensure that future plans affecting the development of Cairngorm Estate meet the aspirations of the broadest possible range of stakeholders.

We want to ensure our actions at Cairngorm achieve several complementary goals, principally: conservation and restoration of the environment and habitat, enhancing snowsports and other sporting and educational opportunities, and building a sustainable tourism business that acts as an important driver of the wider economy.

Our aspirations are for the whole estate, and equality, accessibility and inclusion are fundamental to our vision.

By presenting an overarching vision and set of strategies, the masterplan aims to stimulate new ideas and investment that will contribute to the effective and sustainable development of Cairngorm in ways that enhance the estate, enrich the visitor experience and strengthen the local economy.

What timescale does the masterplan cover?

The masterplan is designed to guide development decisions at Cairngorm over a period of 25 years or so from 2021. It is intended to be reviewed every 5 years to assess progress.

How was the masterplan prepared?

During 2020, we worked with specialists 360 Architects and Jura Consultants to engage with stakeholders and consult on how best to achieve a positive future for Cairngorm.

A wide range of documents was considered to ensure that the masterplan complemented the strategic context of existing policies, including:

- SE Group - Cairngorm Ski Area Feasibility Assessment and Strategic Plan
- Cairngorm Mountain – CNPA Working Principles
- Cairngorms National Park Local Development Plan 2020
- Cairngorms National Park Partnership Plan
- Cairngorm and Glenmore Strategy
- Scotland Outlook 2030 – Scotland’s Tourism Strategy
- Scottish Land Commission – Scottish Land Rights and Responsibilities Statement

We made direct contact with schools, neighbours of the estate, statutory authorities, conservation bodies, sporting organisations, and local business and community groups. Further consultation was an open process, involving public events and online engagement.

Our first online survey attracted over 1,800 responses. We then prepared a draft vision and strategies document and invited people to comment and complete a more detailed, online questionnaire. This attracted a further 295 submissions that have been used to inform this masterplan.

VISION AND PRINCIPLES

KEY STRATEGIES

MASTERPLAN ZONES



How will the masterplan be used?

This masterplan has been created as a framework to enable the planning authority to consider the impact of future applications not only as individual projects but as contributors to a joined-up vision of Cairngorm's future that is based on targeted and public consultation.

Why did masterplan consultation make an assumption that the funicular railway would be reinstated?

At the time we were consulting for the masterplan, the funicular was out of service while safety concerns were being investigated and a range of solutions considered, including removal, reinstatement, and replacement with an alternative form of uplift.

A study carried out by international consultants SE Group in 2018-2019 had concluded that the funicular was a unique Scottish attraction that should be maintained and enhanced.

This informed HIE's position that reinstatement was our preferred solution, provided it was technically achievable, affordable and subject to a full options appraisal and business case.

It was important to us that a masterplan with an intended life of 25 years should take a long view and look beyond present challenges. Allowing a question mark to remain over the future of the funicular would have increased the risk of this single issue dominating consultation that needed to be both broad-ranging and forward-looking, particularly in the context of climate change.

For the purpose of the consultation, we therefore stated as one of our key assumptions that an operational funicular railway would continue to feature. This did not prevent any participants in the consultation from being able to submit views about uplift, including the funicular, alongside their questionnaire.

Glossary

Throughout this masterplan, the following terms are used:

CC	Cairngorms Connect
CMSL	Cairngorm Mountain (Scotland) Ltd – operating company
CNPA	Cairngorms National Park Authority
DMBS	Developing Mountain Biking in Scotland
FLS	Forestry and Land Scotland
HIE	Highlands and Islands Enterprise
NMU	Non-motorised user
NS	NatureScot (formerly Scottish Natural Heritage)
SAC	Special Area of Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
THC	The Highland Council
UHI	University of the Highlands and Islands
TS	Transport Scotland

Acknowledgements

We are very grateful to everyone who attended our events and took the time to complete questionnaires.

1.3 HIE'S CORE OBJECTIVES

Highlands and Islands Enterprise aims to optimise the potential of Cairn Gorm as an environmental and economic asset where a sustainable, year-round business supports the area's vital tourism sector.

The purpose of the Cairngorm Mountain Masterplan is to support the vision (p10) and, in partnership with stakeholders, to consider a series of priorities that focus on the following themes:





Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

2.0 THE VISION AND GUIDING PRINCIPLES

2.1 VISION STATEMENT

“ We aim to help
**unlock Cairngorm’s
full potential**
as an inspiring place and a
unique Scottish asset
at the heart of a
thriving economy. ”

How will we achieve our vision for
Cairngorm?

“ We will respect, sustain and enhance
Cairngorm as a world-class mountain
environment where nature thrives and
people of all ages and abilities enjoy access
to outdoor sport, recreation and education
opportunities in every season of the year. ”

Vision statement by Highlands and Islands Enterprise



2.2 THE VISION'S GUIDING PRINCIPLES

The following guiding principles have been informed by research, analysis, engagement and a consensus vision statement. It is envisaged that all future development plans affecting the mountain estate will be assessed against these principles:

Be a centre of excellence in sport, outdoor activities, education, research and mountain environment

The visitor experience should incorporate a diverse range of activities to attract a wide user group.

Develop snowsports

Snowsports activities should continue to be developed for as long as there is sufficient snow to make them viable.

Create year-round inclusive offerings for all users and all groups

Cairngorm should be accessible and exciting for all potential users and in every season of the year.

Make full use of uplift infrastructure

Activities that benefit from uplift (winter and summer) should be developed and orientated around uplift infrastructure.

Optimise rather than maximise

Development and infrastructure to be optimal to deliver excellent customer experience, rather than the maximum possible.

Respect the natural environment

The protection and enhancement of the natural environment will always be respected when assessing new activities.

Complement range of Highland outdoor attractions

The business model should focus on activities that will complement, and not compete directly with, existing operators in Badenoch and Strathspey.

Evolution of the Section 50 Agreement and the Visitor Management Plan

The S50 agreement and VMP should continue to ensure that there are no adverse effects from the activities within the present ski area on the adjacent mountain and moorland zones.



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

3.0 KEY STRATEGIES

3.1 CREATING KEY STRATEGIES

The key strategies are derived from the vision's guiding principles and HIE's core objectives for Cairngorm Mountain.

VISION'S GUIDING PRINCIPLES



HIE'S CORE OBJECTIVES

Be a centre of excellence in sport,
outdoor activities, education,
research and mountain environment

Develop snowsports

Create year-round inclusive offerings for all
users and groups

Make full use of uplift infrastructure

Optimise rather than maximise

Respect the environment

Complement range of Highland outdoor
attractions

Evolution of the Section 50 Agreement
and Visitor Management Plan

Operating model sustainability

Develop opportunities to attract investment

Excellent visitor experience for all

Benefit the wider economy

Social and community development

Promote education and research opportunities

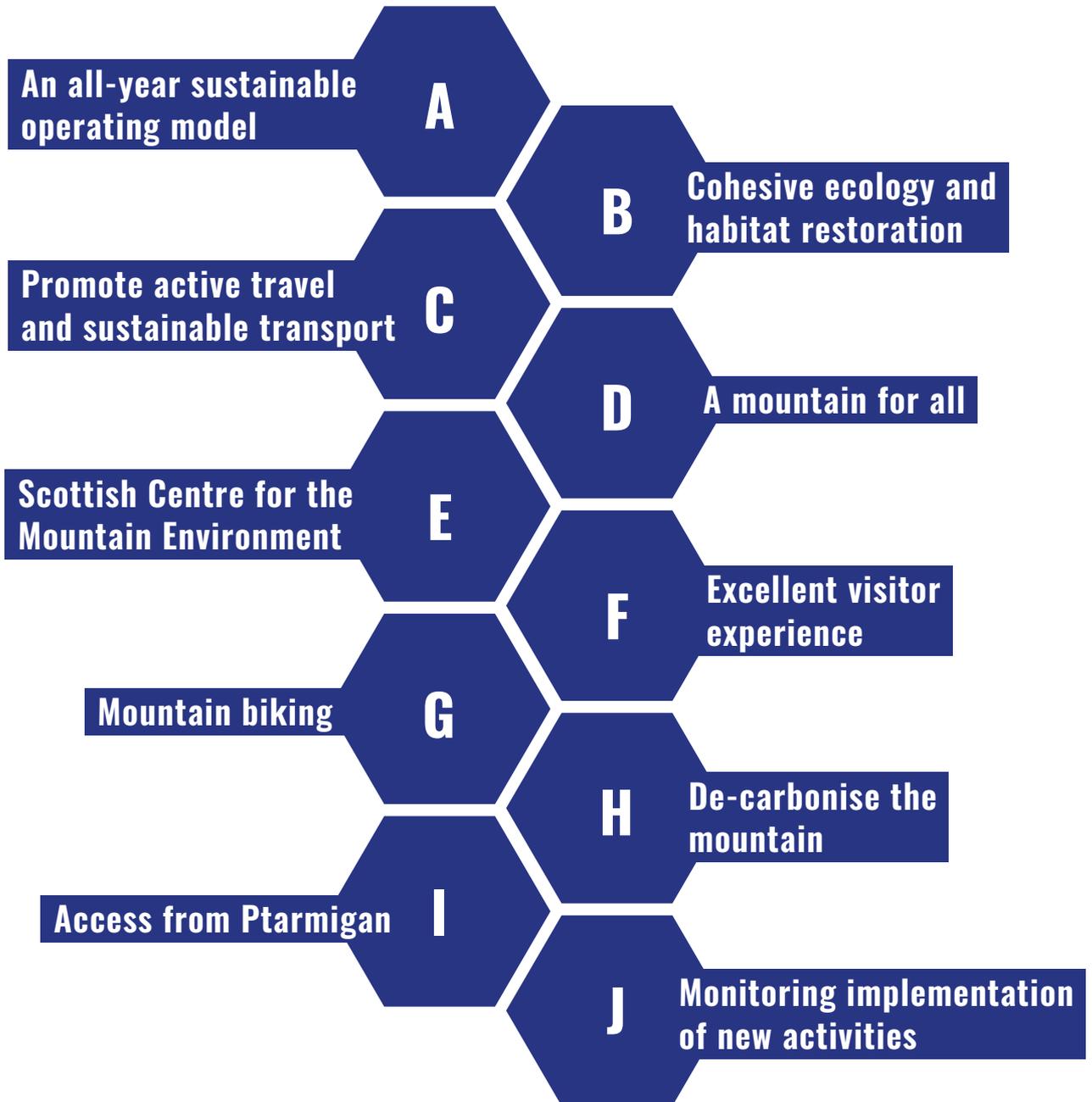
Environmental sustainability

Ecology and habitat restoration

Equality, accessibility and inclusion



3.2 KEY STRATEGIES





AN ALL-YEAR SUSTAINABLE OPERATING MODEL

25-year vision

- Cairngorm is running an efficient, effective and sustainable operating model, regularly assessed and with a clear plan for the future.
 - Activities generate revenue in all four seasons
 - The mountain business is fully integrated with, and beneficial to, the local community.
-

A sustainable operating model will match long-term expenditure by the operator with long-term income. This allows for both ‘earned’ and ‘unearned’ income, such as public funding support. Like any business, the operating company will aim to attract investment that achieves positive, commercial rates of return.

In addition, it will seek to attract both capital and revenue investment that will drive significant benefits for the local, regional and national economy.

The operating company will seek investment opportunities that achieve positive, commercial rates of return — both for the business itself and to generate economic benefits for the local area, the region and the country.

Snowsports will remain a core element of the business model for the foreseeable future, and the main driver of winter activity that benefits the local economy. At the same time, the business will invest in diversification that expands the customer offering and attracts increasing numbers of visitors in all four seasons.

As a driver of economic activity for the area, Cairngorm will seek to create opportunities to attract additional private investment that will benefit the local community.

The expectation is that investment will be delivered by the operating company itself, sometimes in partnership with others, and by third parties.

Action: HIE/CMSL

- Work with the operating company and other stakeholders to develop strategies to diversify activities and attract visitors throughout the year.
- Review options for future ownership and operating models.



COHESIVE ECOLOGY AND HABITAT RESTORATION

25-year vision

- Cairngorm has a fully restored, thriving and diverse ecology, sustaining and attracting a variety of fauna.
- The fauna and flora on Cairngorm are protected and utilised for education and research that benefits the local community.
- The transition woodlands at Cairngorm are an exemplar regeneration project.

Since the opening of the funicular railway, Cairngorm Mountain has been driving high level mountain woodland regeneration to accelerate species diversity. This has led to increased pairs of nesting ring ousel and the return of threatened species, including the water vole. The wild mountain garden showcases the surrounding habitats, wildlife and plants.

Since 2004, primary school children have planted over 8,000 trees within the lower slopes of the ski area. These trees are now starting to transform the landscape at the base of the mountain.

Action:

HIE/CMSL/THC/CNPA/NS/FLS/GC

- CMSL to lead on identifying zones of ecology regeneration and recommending appropriate actions.
- Review species and supporting landscape protection and monitoring as defined in the SSSIs, SAC and SPA.

Extensive path repair and maintenance, combined with reducing bare ground and path margins across the Cairngorm estate, has led to positive results for protected habitats, as seen in the detailed monitoring scheme which independently reports to THC. This has also seen protected species like dotterel raising chicks within the ski area, while sustaining stable numbers in comparison to lower hill areas in Scotland where dotterel are under pressure.

It will be important to continue to manage the altering tree line. A new phase of mountain woodland above the link road and into the lower Ciste gully would accelerate natural regeneration. This could mirror the success of the initial Ciste planting within the next 25 years. Regeneration around the Ciste car park will create a different environment to that of the Cas, and provide new opportunities. Signage on site will explain the process to visitors.

FLS, as part of the Cairngorms Connect partnership, is working towards similar goals and creating opportunities to link the various habitat types from forest to mountain top.



PROMOTE ACTIVE TRAVEL AND SUSTAINABLE TRANSPORT

25-year vision

- Cairngorm embraces a future with limited car use and encourages steps in that direction e.g. provisions for electric cars, electric bikes and electric campervans.
 - Active and sustainable modes of transport are dominant.
 - Transitions between different forms of public transport are seamless and easy.
-

HIE/CMSL will promote active travel and sustainable transport to and from Cairngorm in the following ways:

Rail

- Engage with Network Rail and ScotRail.
- Promote the enhancement of local rail connectivity between Newtonmore, Kingussie, Aviemore and Carrbridge.
- Promote the enhancement of existing Perth to Inverness provision.

Public transport

- Visitor circulation should be achieved by: carbon-neutral provision; connecting between visitor attractions, accommodation and local communities; displacing private car use, and enabling better coordination of parking provision.
- Promote the enhancement of local bus services linking with Cairngorm Mountain.

Active and sustainable travel

- Publicise the Aviemore to Cairngorm route for road bikes.
- Work with all stakeholders and surrounding landowners to connect Cairngorm with the Old Logging Way for mountain bikes.
- Publicise walking route from Aviemore to Cairngorm.
- Provide facilities for active travel at Cairngorm.
- Provide facilities for electric cars and bikes at Cairngorm.

Parking provision through the corridor

- Engage with stakeholders to agree a parking strategy.

Action:

THC/CNPA/FLS/TS/HIE/CMSL

- CNPA to lead on delivering a feasibility study on alternative transport options for the Aviemore, Glenmore and Cairngorm area.
- Promote active and sustainable travel
- Publicise the Aviemore to Cairngorm route for road bikes.
- Provide facilities for active travel and sustainable transport.



A MOUNTAIN FOR ALL

25-year vision

- Efficient uplift for a variety of users and activities throughout the year.
- Cairngorm Estate offers equality, accessibility and inclusion to cater for all user groups.
- There is a diverse range of activities available, something for everyone.
- It is a gateway to the mountains and understanding and enjoyment of the mountain environment.

Currently the facilities and uplift focus on winter sports, with year-round access to the Ptarmigan via the funicular. The strategy is to provide diverse activities, uplift and facilities for all user groups in every season to optimise accessibility and sustainability. Access to and enjoyment and understanding of the environment are key components of the experience.

Action: CMSL

- Act on SE report to explore options for new chairlift in Coire Cas.
- Create a defined brief for facilities development in Coire Cas.
- Create a defined brief for facilities development at Ciste gateway.
- Engage with CNPA's Equality Advisory Forum to inform best practice in equality, accessibility and inclusion.

To create a mountain for all, it is essential to establish efficient and reliable uplift for all winter and summer activities (snow sports, mountain biking, visitor access) to extend use to all seasons.

The ranger service at Cairngorm is responsible for maintaining the path network on the estate and providing advice to visitors, from mountaineers to casual visitors taking photographs from the car parks.

Many of these visitors will not participate in planned and paid activities but their enjoyment and safety will be enhanced by positive interaction with staff on the mountain.

The facilities at Cairngorm Mountain should provide for all user groups and a variety of business, tourism, educational and environmental operators. The focus should be on enhancing the three existing stations — Base Station and Day Lodge, Shieling and Ptarmigan — whilst offering complementary facilities at the Ciste.

Key considerations include user experience, provision of dry / warm changing facilities, possible club spaces, enhanced food and beverage offering, picnic areas, nature watching/photography locations.







SCOTTISH CENTRE FOR THE MOUNTAIN ENVIRONMENT

25-year vision

- The Scottish Centre for the Mountain Environment (SCME) has replaced the Day Lodge.
 - It is a multi-user facility, host to a variety of businesses, community events and research and education uses
 - SCME is a centre of excellence, facilitating collaboration in mountain knowledge, research and education, and a key attraction in the Cairngorms National Park.
-

It is clear that education and interpretation are important to all stakeholders. Creating a Scottish Centre for the Mountain Environment would place a new focus on education and research around the environment, climate change and sports. This is a key strategy that unites all and would involve the redevelopment of the Day Lodge.

Research

- Enhance social, economic and environmental sustainability in the sector.
- The centre could provide research and education facilities for schools, universities and the private sector.
- Relevant topics may include: climate change, mountain environment, wildlife, Caledonian Forest, local history, mountain tourism.

Education

- Develop Cairngorm Mountain's potential as a centre for learning and education at all levels.
- Strengthen links to UHI, schools and other education and research institutions.
- Inform and educate visitors through activities and interactive learning.
- Provide facilities that tell the story of the area and its continuing evolution.

Sport / activities

- Sustain and improve capacity in the snowsports sector
- Place greater emphasis on a broad range of exciting and accessible mountain sports and activities which provide a year-round offer.
- Promote career opportunities and training for snowsports, conservation and tourism-related employment.
- Showcase the sporting culture and heritage of the area and inspire through highlighting the achievements of local sports people.

Action:

HIE/CMSL/THC/CNPA/FLS/NS/UHI

- HIE to lead on engaging with education, research and business sectors to assess potential for collaborative approach to a new facility at Cairngorm.
- Feasibility study for new building.



ENHANCED USER EXPERIENCE

25-year vision

- Cairngorm has a clear sense of arrival.
 - The mountain is easily navigated - orientation is instinctive.
 - Activities on the mountain complement one another and enhance the overall visitor experience.
 - Cairngorm offers a world class virtual experience.
 - Cairngorm is fully integrated with the local tourism offer.
-

Action: HIE/CMSL

- Feasibility study to investigate how the visitor experience can be enhanced on the estate and virtually.
- Landscaping improvements to Cas and Ciste car parks to transform sense of arrival.
- Engagement with local stakeholders to offer an integrated visitor experience in Glenmore and Cairngorm.

Cairngorm should offer everyone a cohesive experience from arrival to departure. Ciste car park is the primary point of arrival and the masterplan should acknowledge this through a clear sense of arrival and how to move around the mountain. The SCME should be a orientation point allowing visitors to access multiple activities. As a centre point, the SCME should be able to guide visitors through multiple and diverse experiences.

Integrate arrival, transport, paths, bike network, base buildings, play structures, 24 hr toilets and changes in levels between the upper and lower Cas car parks to promote engagement with all visitors while key messages are viewed by all entering Cairngorm Estate.

Visitors to Cairngorm will enjoy educational opportunities in all facilities and throughout the estate.



MOUNTAIN BIKING

25-year vision

- All-year uplift at Cairngorm makes it an international attraction for mountain biking.
 - Cairngorm is among the best family-orientated mountain biking facilities globally.
 - Monitoring of mountain biking ensures protection of the environment and habitats on Cairngorm and neighbouring land.
-

Feedback from the first consultation survey indicated that many stakeholders in the community were keen to see mountain biking facilities added. There is a clear alignment with mountain biking in Coire Cas and the creation of a year-round offering on the mountain. Consideration should be given to the following:

Active travel

Connectivity between Aviemore and the mountain with an extension of the Old Logging Way.

Cairngorm Mountain selling points

- Uplift
- Safe, family-oriented offer focused on beginner and intermediate experience level
- Excellent visibility for parents/spectators, with inspiring mountain views

DMBS Cairngorm Mountain vision/strategy

Cairngorm is an introduction to mountain biking for leisure cyclists, and a stepping stone to riding Laggan and Glenlivet, and then onto the wider range of single-track trails in the area.

This complementary strategy would disperse visitors more widely over the local area, alleviating the focus on Cairngorm Mountain and the Glenmore corridor.

Conservation

The Visitor Management Plan and the Cairngorms Capercaillie Project are key projects for stakeholders to consider.

Action:

CMSL/CNPA/NS/FLS/HIE/THC/DMBS

- HIE and CMSL to lead on engagement with CNPA, THC, NS, FLS and DMBS regarding monitoring of bikes on Cairngorm and neighbouring land
- HIE/CMSL to create mountain bike development plan and guidance for Cairngorm
- Consult and engage fully with DMBS.





DE-CARBONISE THE MOUNTAIN

25-year vision

- Cairngorm Mountain is Net Zero - a carbon-neutral business.
 - Active travel and sustainable transport actions have increased the use of electric vehicles, cycling activity, and improved public transport provision.
 - Cairngorm is powered by renewable energy and maximises the generation of its own renewable energy.
-

Action: CMSL/HIE

- CMSL to take recommendations forward from Renewable Energy Options Appraisal for site-scale opportunities.
- HIE/CMSL to continue engagement with SSE on provision of more electrical mains power capacity to Cairngorm.
- CMSL to continue planning for relocation of Snow Factory and electrification of snow cannons.

Remove all carbon-based fuels from the mountain. Investigate all energy aspects of the wider area. Work alongside partners with common aims of energy use reduction, alternative transport and active travel, renewable energy sources, carbon offset and sequestration. Ensure that the estate's existing electrical power, including the funicular, supply is powered by renewable sources.

Biofuel – CMSL will continue to seek alternatives to carbon-based fuel.

Site-scale renewable opportunities

Wind turbine – potential for a single turbine at Base Station area

Solar panels – potential for roof-mounted at base station buildings; solar car port and electric vehicle charging stations; land-based below lower car park

Containerised biomass heating systems – assess options for Day Lodge (SCME) and Base Station

Snow Factory – move from current temporary site to more strategic location on lower slopes

Snow cannons – electrification of snow cannons



VISITOR MANAGEMENT PLAN: ACCESS FROM PTARMIGAN

25-year vision

- Cairngorm Mountain's accessibility for all physical abilities is unmatched.
 - Effective visitor management ensures the mountain environment is protected and enhanced.
-

Currently there is no unsupervised access permitted from the Ptarmigan to the mountain plateau. For environmental reasons this is controlled by an existing legal agreement between HIE, CMSL, NS and THC. During the masterplan consultation, all the partners, together with CNPA, have confirmed they are happy to work on the evolution of this agreement. Together, they will review the visitor management arrangements at the Ptarmigan to investigate opportunities for improving the visitor experience, whilst ensuring that robust measures to protect and enhance the natural environment continue to be applied.

- Identify management roles, then devise monitoring systems that will measure their effectiveness.
- Create a stepped plan and methodology to identify when and where monitoring is required
- Phone apps and other emerging technologies could be the key to accessing the mountain in a managed and controlled fashion that respects and conserves the natural environment.
- Measures must be in place from the outset to prevent damage to habitats or disturbance to species.
- Any testing and monitoring of new approaches to visitor management needs to prioritise the protection and enhancement of the environment.

Action:
HIE to lead on engagement with Visitor Management Plan partners

- Create a stepped plan and methodology to identify when and where monitoring is required.
- Explore evolution of the Visitor Management Plan to be more flexible without compromising its key objectives.



MONITORING IMPLEMENTATION OF NEW ACTIVITIES

25-year vision

- Cairngorm has a tried and tested system for evaluating the environmental and economic impact of activities on the mountain.
 - The mountain is able simultaneously to increase the variety and scale of activities and preserve, restore and enhance local ecology and habitat.
 - Cairngorm is constantly monitoring the infrastructure and facilities to make sure they are as efficient as they can be and that the activities on offer are of international standard.
-

Diversification of activities on the mountain is key to future economic sustainability. This has to be balanced against the conservation of the mountain environment and restoration and enhancement of ecology and habitat in surrounding areas. Systematic and effective monitoring is required to ensure both these aims are achieved.

Action:

HIE/CMSL/CNPA/NS/THC/FLS

- HIE to ensure appropriate methodology is put in place to monitor and evaluate progress against each of the strategies in this masterplan.
 - CMSL to lead on consulting with stakeholders to create and agree a structure for monitoring new activities.
- Work out proposed management arrangements, then devise monitoring systems that will measure their effectiveness.
 - Create stepped plans and methodologies to identify when monitoring is required
 - The Detailed Monitoring Scheme for the Visitor Management Plan is a strong template for new monitoring activities and endorses the multi stakeholder approach to the integrity of the protected areas.
 - Commission and publish regular environmental studies that report on progress and recommend further action when necessary.
 - Explore the potential for the proposed Scottish Centre for the Mountain Environment to help develop Cairngorm as a global exemplar in balancing economic and environmental benefits.

3.3 DELIVERY OF KEY STRATEGIES

The masterplan is designed for a period of 25 years or so from 2021, with progress monitored continually and actions reviewed every 5 years.

The key strategies will be delivered by progressing a variety of projects of different scales. The majority of projects will be led by HIE and CMSL, in collaboration with relevant stakeholders.

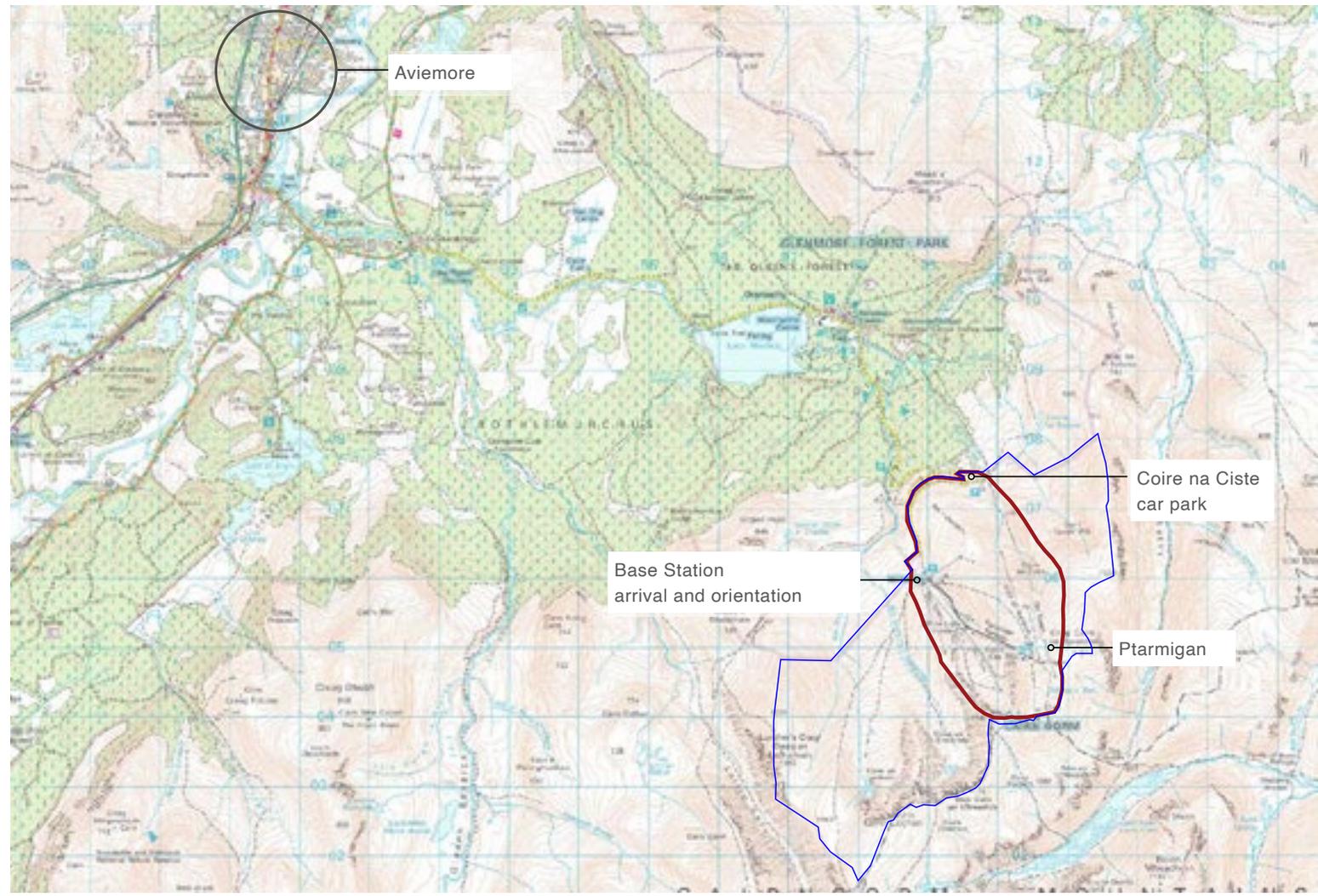
KEY STRATEGY	LEAD STAKEHOLDER	YEARS 1-2	YEARS 3-5
A - ALL-YEAR SUSTAINABLE OPERATING MODEL	HIE	Stabilise the current operating company, with a continued focus on snowsports and other outdoor pursuits. Review options for future ownership and operating models.	Develop strategies that support the business to diversify and generate revenue from popular activities in all seasons of the year.
B - COHESIVE ECOLOGY AND HABITAT RESTORATION	CMSL	Identify clear zones of ecology regeneration and prepare deliverable action plan.	Review species and supporting landscape protection and monitoring as defined in the SSSIs, SAC and SPA. Implement action plan.
C – PROMOTE ACTIVE TRAVEL AND SUSTAINABLE TRANSPORT	CNPA	CNPA to lead delivery of a feasibility study on public, active and sustainable transport options for the Aviemore, Glenmore and Cairngorm area.	CMSL to provide facilities to support active travel and sustainable transport.
D – A MOUNTAIN FOR ALL	CMSL	Act on SE Group report, exploring options for new chairlift in Coire Cas for snowsports and other activities. <ul style="list-style-type: none"> • Create a defined brief for facilities development in Coire Cas. • Create a defined brief for facilities development at Ciste gateway. • Carry out public engagement to inform all proposals. 	Develop business case(s) and pursue funding for priorities, including third-party investment that will drive the wider economy.
E – SCOTTISH CENTRE FOR THE MOUNTAIN ENVIRONMENT	HIE	HIE to lead on engaging with education, research and business sectors to assess potential for collaborative approach to a new facility at Cairngorm.	Develop business case for new building to replace current day lodge and offer new education and research opportunities. Identify and pursue opportunities to attract third-party investment.
F – ENHANCED USER EXPERIENCE	CMSL	Identify and prioritise specific opportunities to enhance the visitor experience, aligned with development of other strategies.	Landscaping improvements to Cas and Ciste gateways to transform sense of arrival.
G – MOUNTAIN BIKING	HIE / CMSL	HIE/CMSL to lead on engagement with CNPA, NS FLS and DMBS regarding monitoring of bikes on Cairngorm and neighbouring land. HIE/CMSL to create mountain bike development plan and guidance for Cairngorm and develop costed plans for initial phases of activity.	CMSL to seek planning consent to develop mountain biking activities at Cairngorm.
H – DE-CARBONISE THE MOUNTAIN	CMSL	CMSL to progress recommendations from Renewable Energy Options Appraisal for site-scale opportunities. CMSL to continue planning for permanent location of Snow Factory and electrification of snow cannons.	HIE/CMSL to complete scope with SSE on provision of more mains electrical power capacity to Cairngorm. Work with SSE to upgrade mains capacity, aligned with other strategies.
I – VISITOR MANAGEMENT PLAN: ACCESS FROM PTARMIGAN	HIE / CMSL	Creation of a stepped plan and methodology to identify when and where monitoring is most required.	Evolution of the Visitor Management Plan to review options to be more flexible without compromising its key objectives.
J – MONITORING IMPLEMENTATION OF NEW ACTIVITIES	CMSL	Consult with key stakeholders to create and agree a structure for monitoring new activities. This will complement the S50 Detailed Monitoring Scheme for the Visitor Management Plan and include 5-year reviews of this masterplan.	



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

4.0 EXISTING PLANS

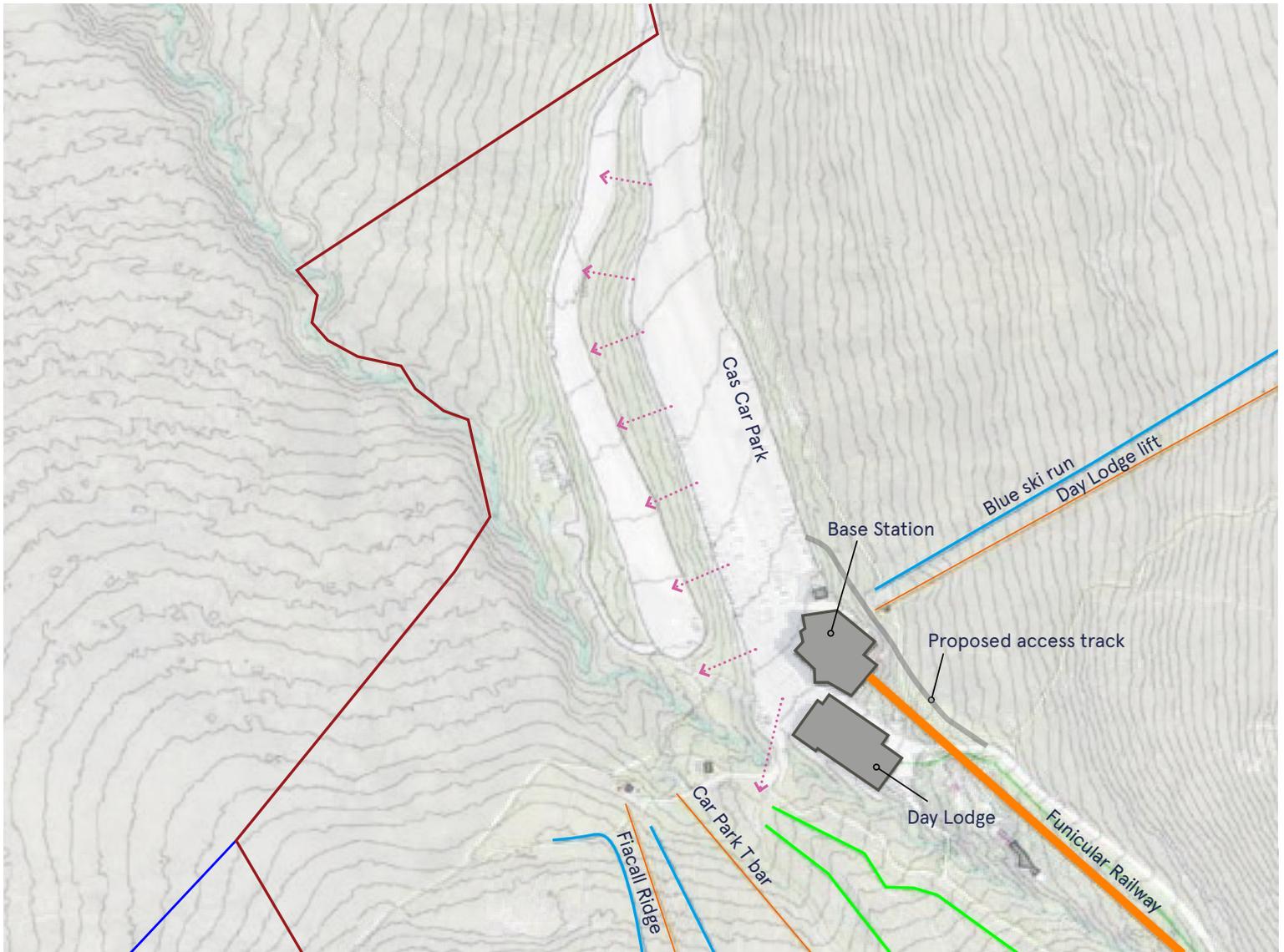
4.1 CAIRNGORM LOCAL CONTEXT



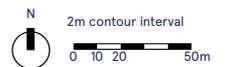
Activity zone
Property boundary



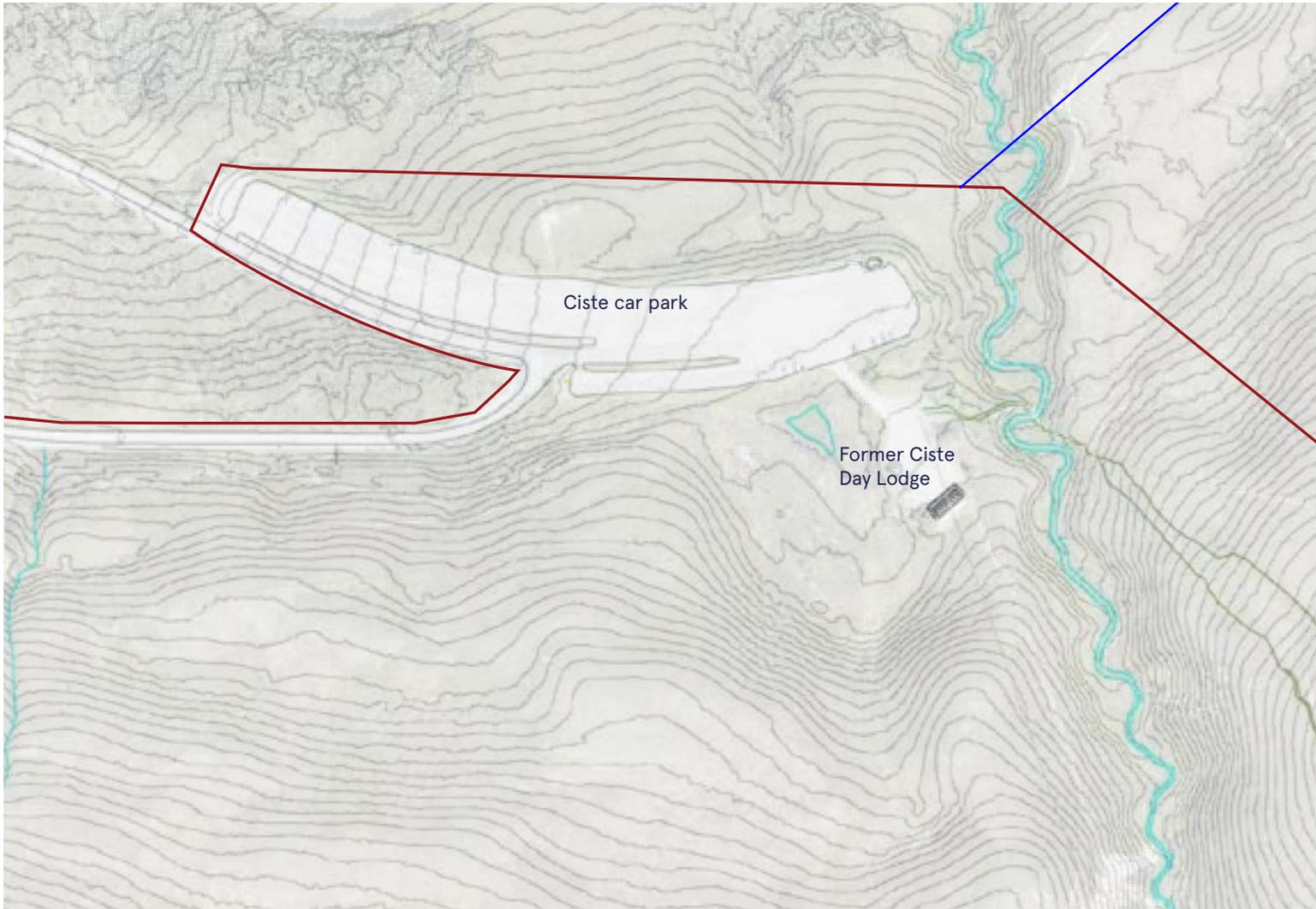
4.2 CAIRNGORM GATEWAY: EXISTING



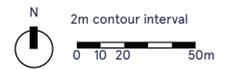
-  Activity zone
-  Property boundary
-  Views
-  Lift system
-  Green ski run
-  Blue ski run
-  Footpaths



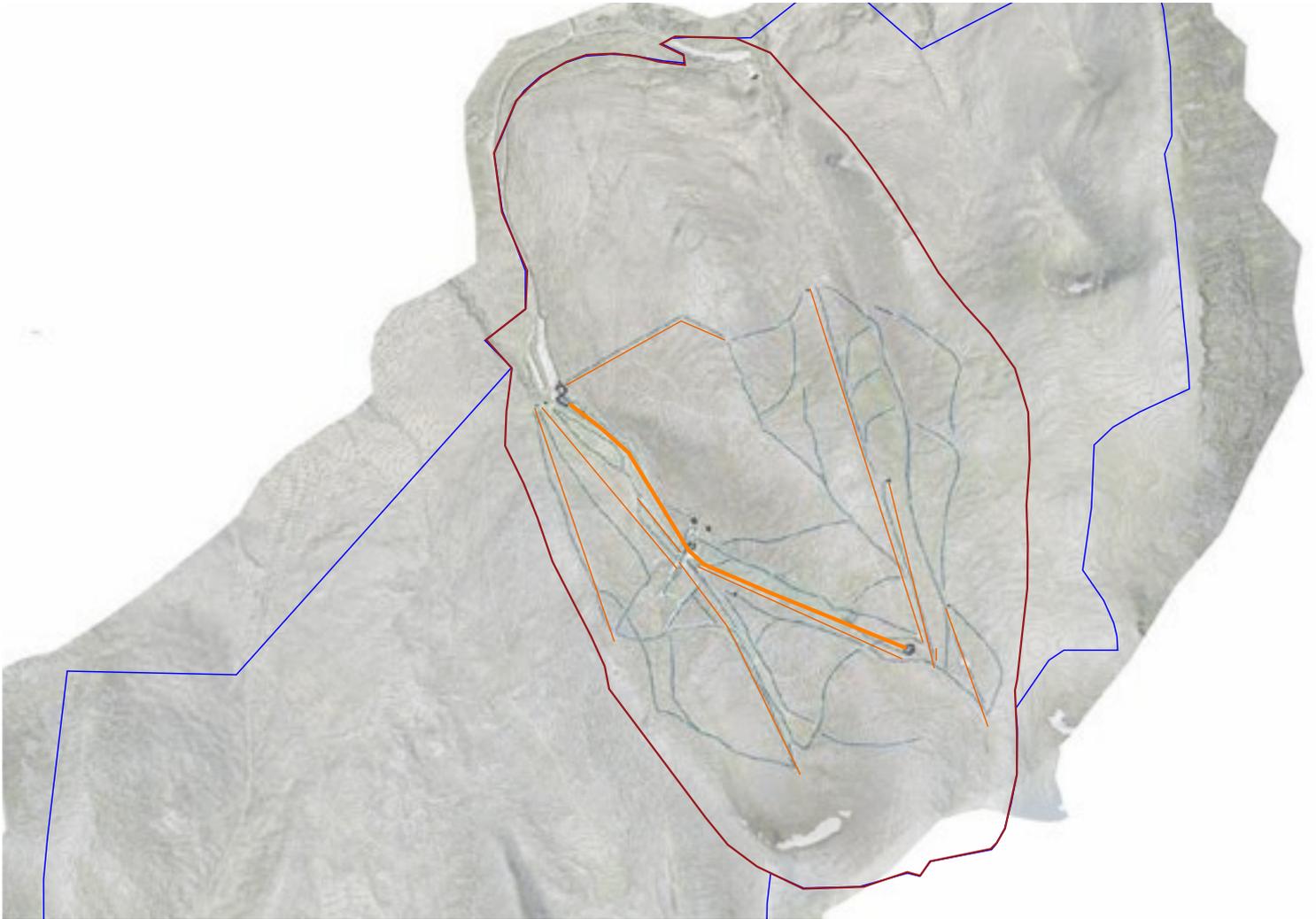
4.3 COIRE NA CISTE GATEWAY: EXISTING



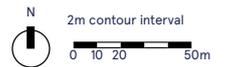
-  Activity zone
-  Property boundary
-  Footpaths



4.4 CAIRNGORM MOUNTAIN: EXISTING UPLIFT AND SKI RUNS



- Activity zone
- Property boundary
- Funicular railway
- Ski lift
- Ski run



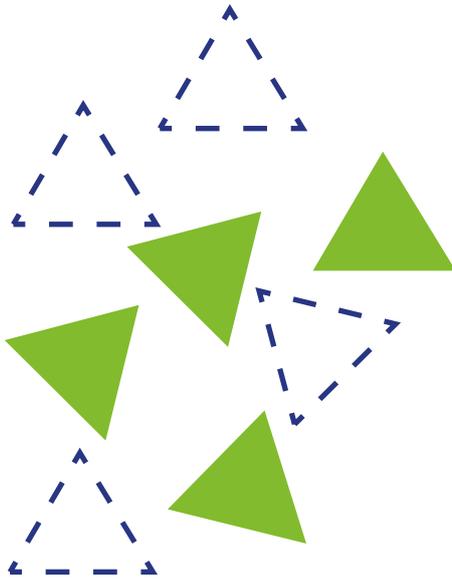


Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

5.0 CREATION OF A ZONED MASTERPLAN THAT SUPPORTS THE KEY STRATEGIES

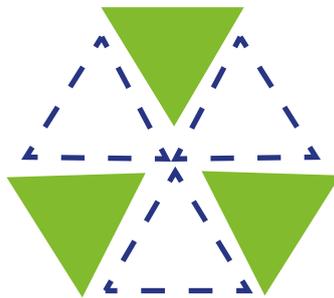
5.1 MASTERPLAN CONCEPT

REVIEW



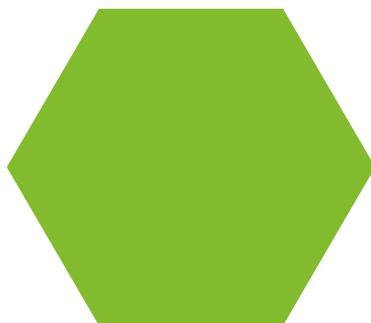
- Review of inefficient uplift and infrastructure.

CONSOLIDATION/ ENHANCEMENT FOCUS



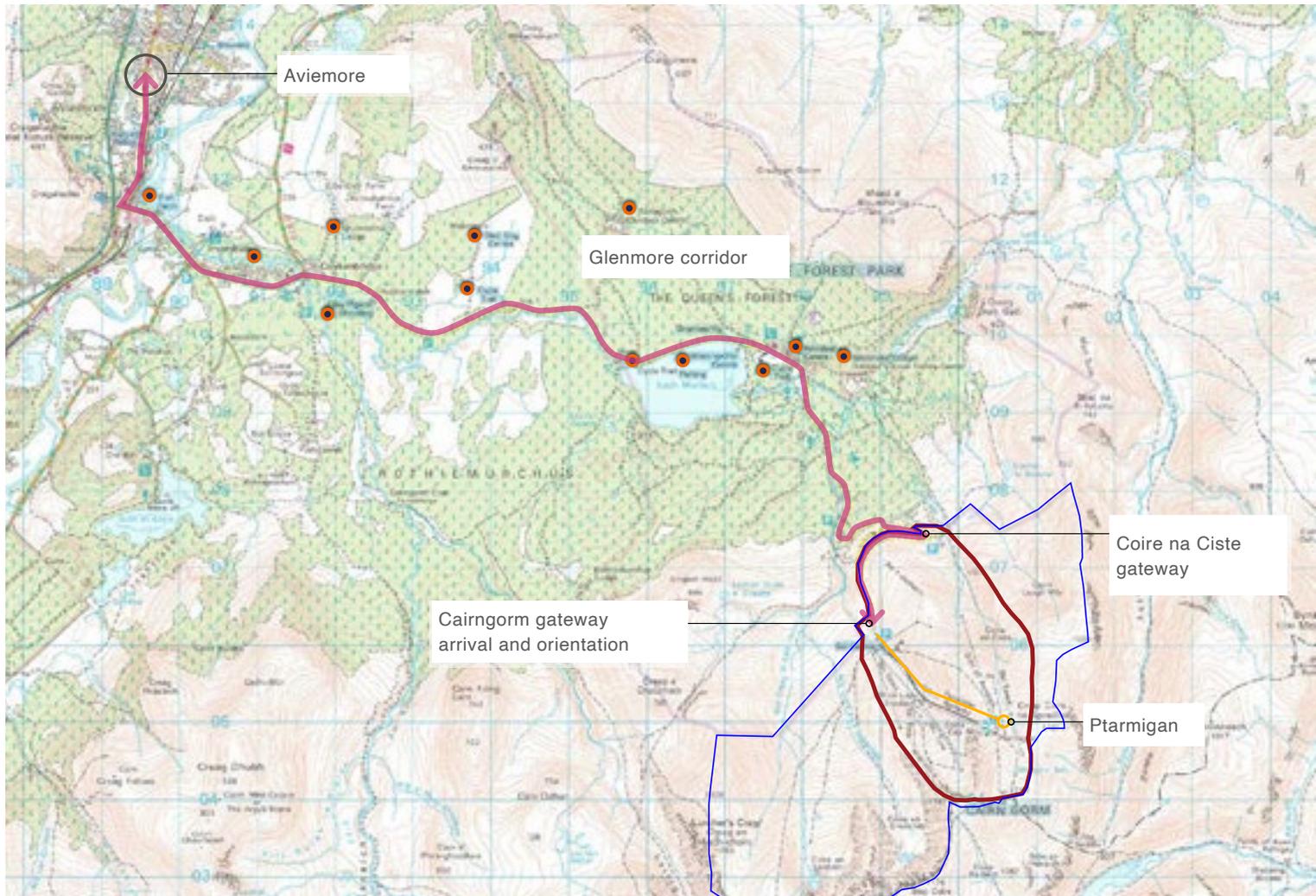
- Three stations:
Day Lodge and Base Station (SCME) / Sheiling / Ptarmigan
- Ciste
- Funicular
- Uplift system

OPTIMISATION



- Lean/adaptable efficient operations
- Uplift for all users and all seasons
- All infrastructure contributes to the overall mountain experience

5.2 GLENMORE 'ACTIVE TRAVEL' CORRIDOR TO CAIRNGORM



The Active Travel Corridor is a path for cyclists and walkers, connecting Aviemore and Cairngorm. It will link with improved public transport links and private vehicle connections over time.

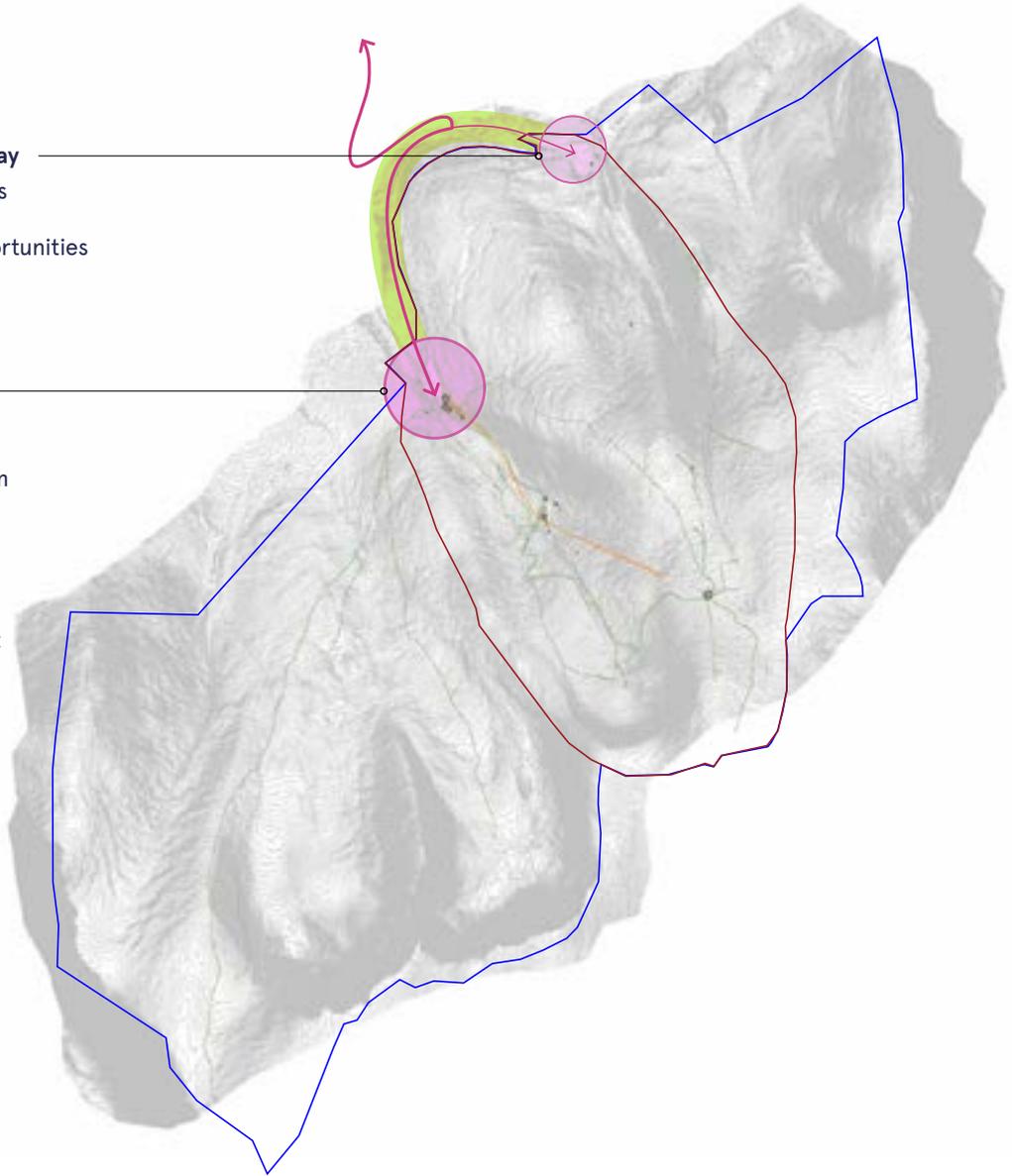
Along the stunning route are several existing activities and points of interest.

-  Activity/point of interest
-  Active transport/NMU route
-  Activity zone
-  Property boundary
-  Funicular
-  N
-  Masterplan zone definitions in section 6.0 p.42

5.3 GATEWAYS

- Coire na Ciste gateway**
- Camper van facilities
 - Independent users
 - Local business opportunities

- Cairngorm gateway**
- Sense of arrival
 - Orientation
 - Access to Cairngorm Mountain
 - Full user experience
 - Local business opportunities
 - Scottish Centre for the Mountain Environment

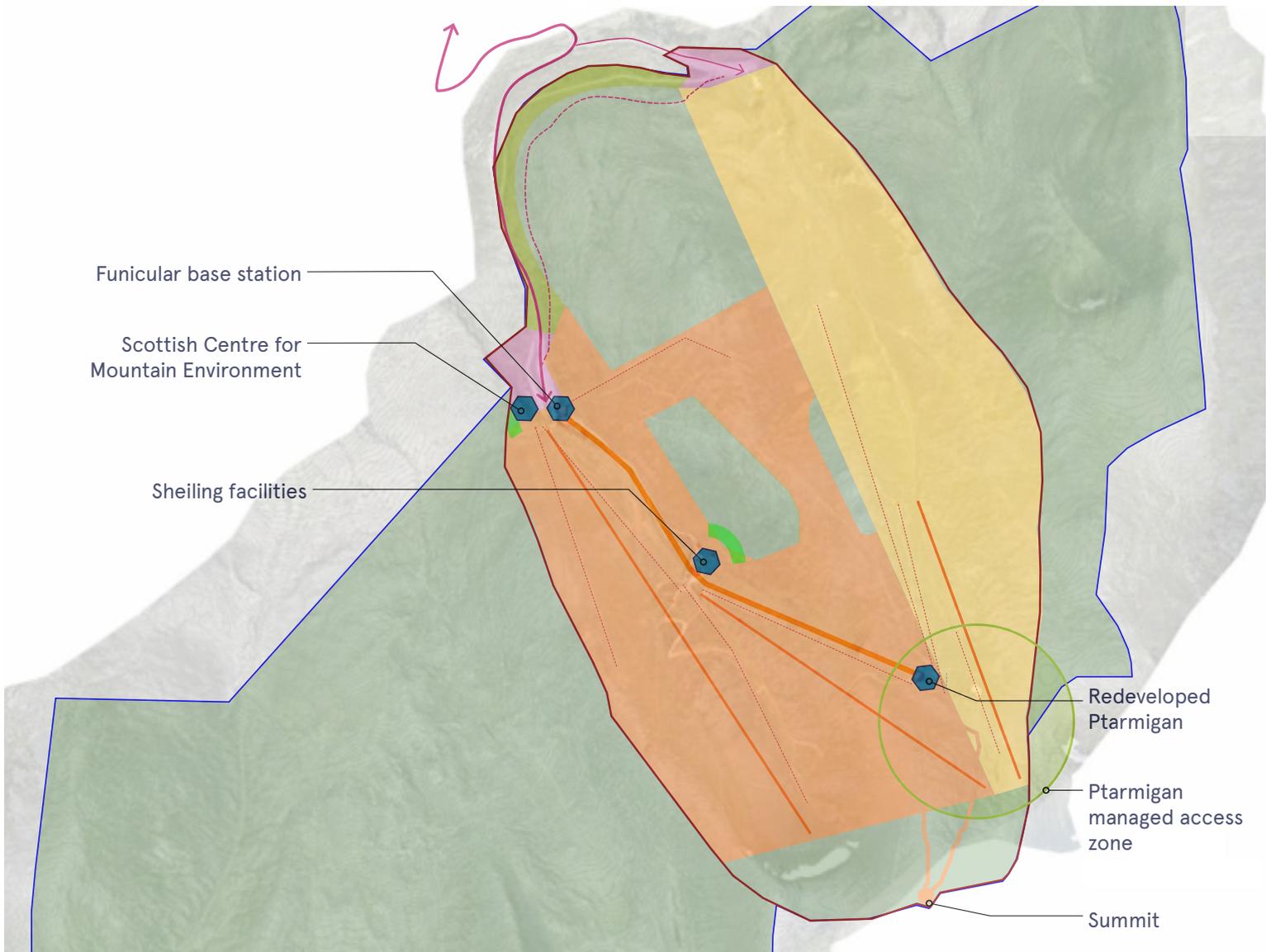


Cairngorm Mountain can be accessed via two main gateways, the primary one being the Cairngorm gateway with access to uplift. The secondary gateway, the Coire na Ciste gateway, has fewer facilities and no direct access to uplift.

-  Activity zone
-  Property boundary
-  Active transport
-  Funicular
-  Footpaths
-  Primary gateway
-  Secondary gateway
-  Enhanced wilderness edge

N
 Masterplan zone definitions in section 6.0 p.42
 0 500 1000 2000

5.4 MOUNTAIN ZONES WITH UPLIFT

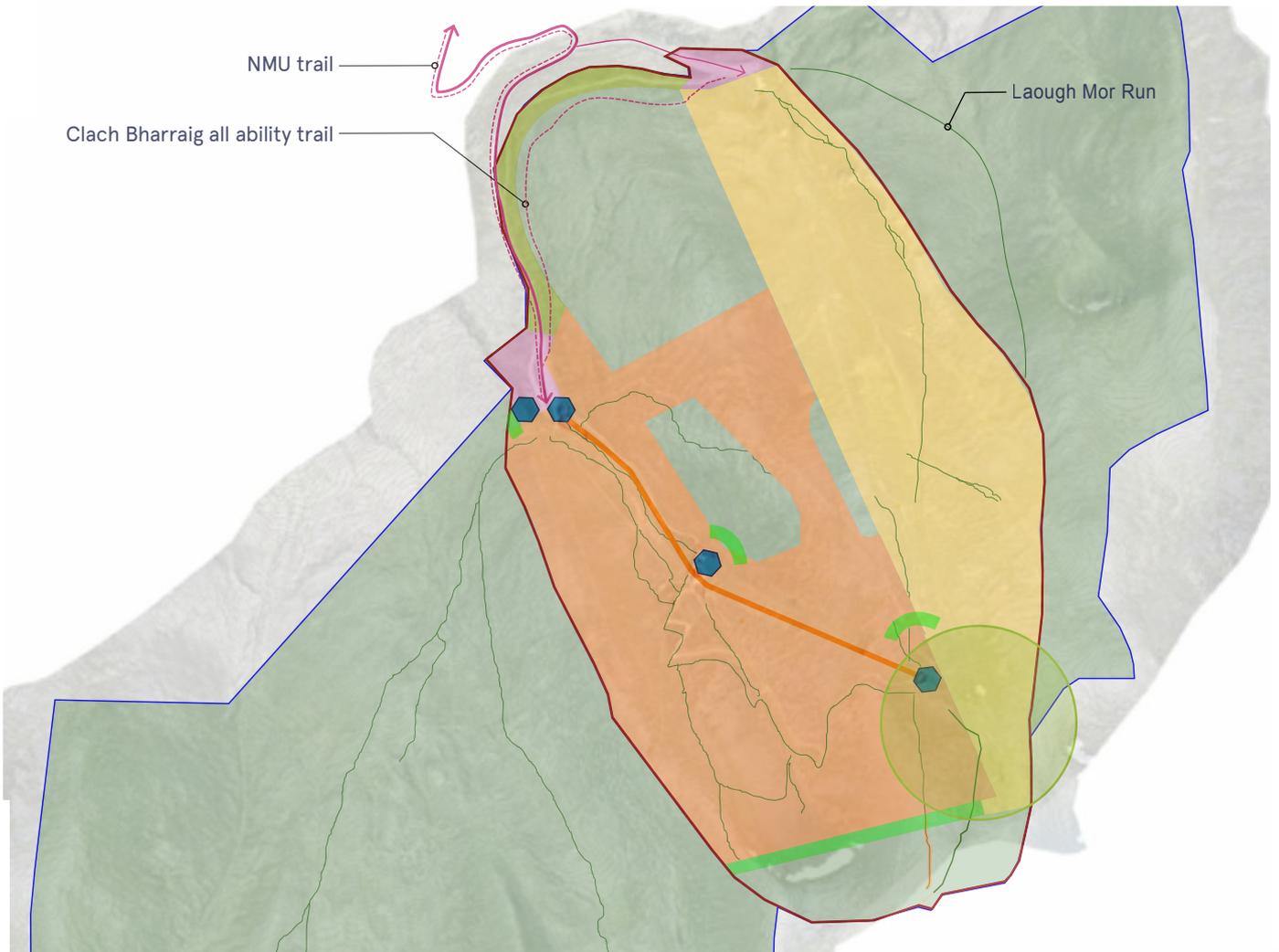


Following on from Key strategy D, uplift has been rationalised and optimised. Primary and secondary activity zones highlight areas accessible from the uplift.

-  Activity zone
-  Property boundary
-  Funicular
-  Proposed new chairlifts
-  Existing uplift
-  Arrival orientation
-  Primary activity zone
-  Secondary activity zone
-  Ecology and habitat restoration
-  Enhanced wilderness edge
-  Landscaped buffer zone



5.5 MOUNTAIN ZONES WITH TRAILS

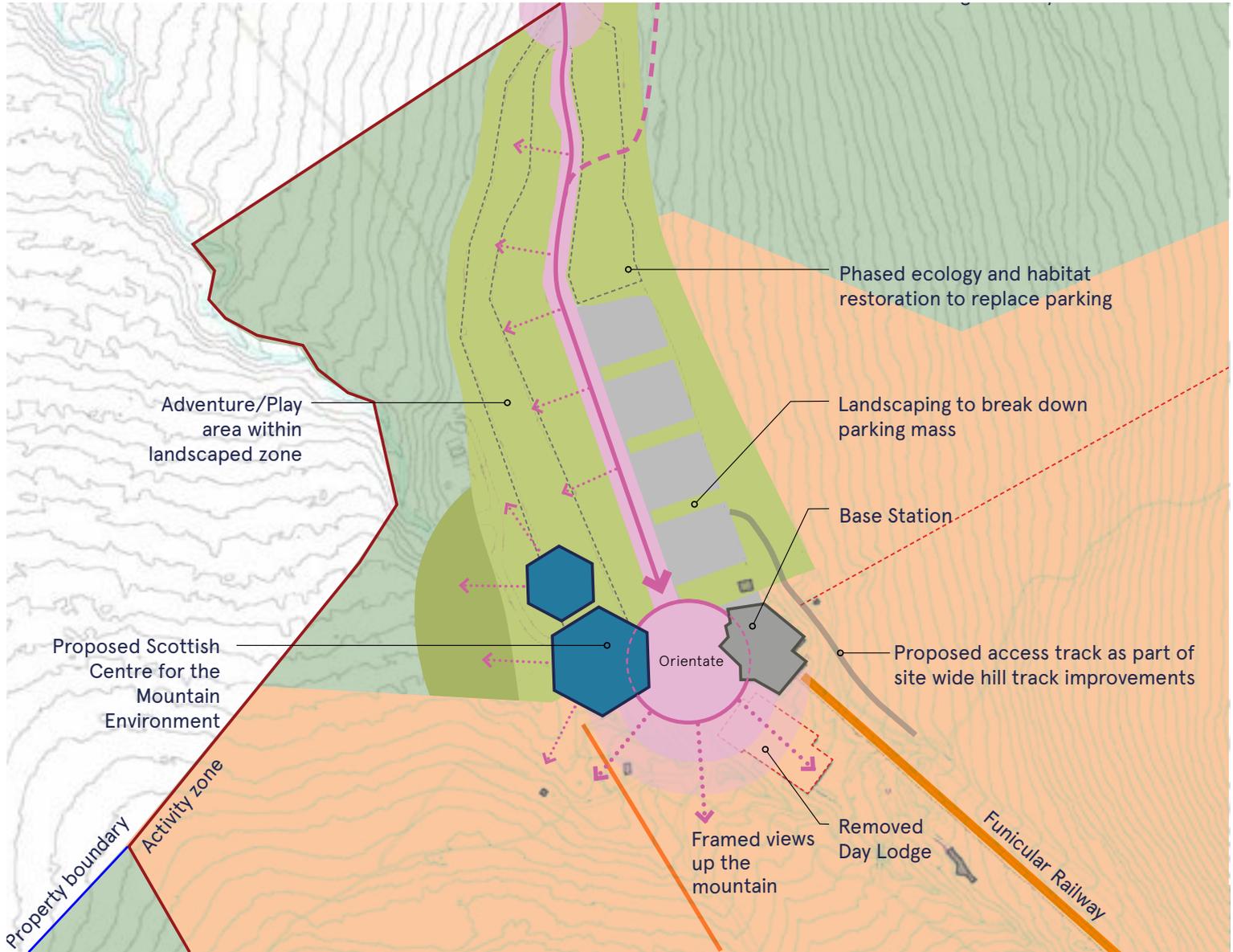


New trails connect the Cairngorm gateway with Coire na Ciste gateway and Aviemore.

-  Active travel
-  Activity zone
-  Property boundary
-  Funicular
-  Existing trail
-  Proposed trail
-  Arrival and orientation
-  Primary activity zone
-  Secondary activity zone
-  Ecology and habitat restoration
-  Enhanced wilderness edge

N Masterplan zone definitions in section 6.0 p.42
 0 500 1000

5.6 CAIRNGORM GATEWAY 25-YEAR VISION

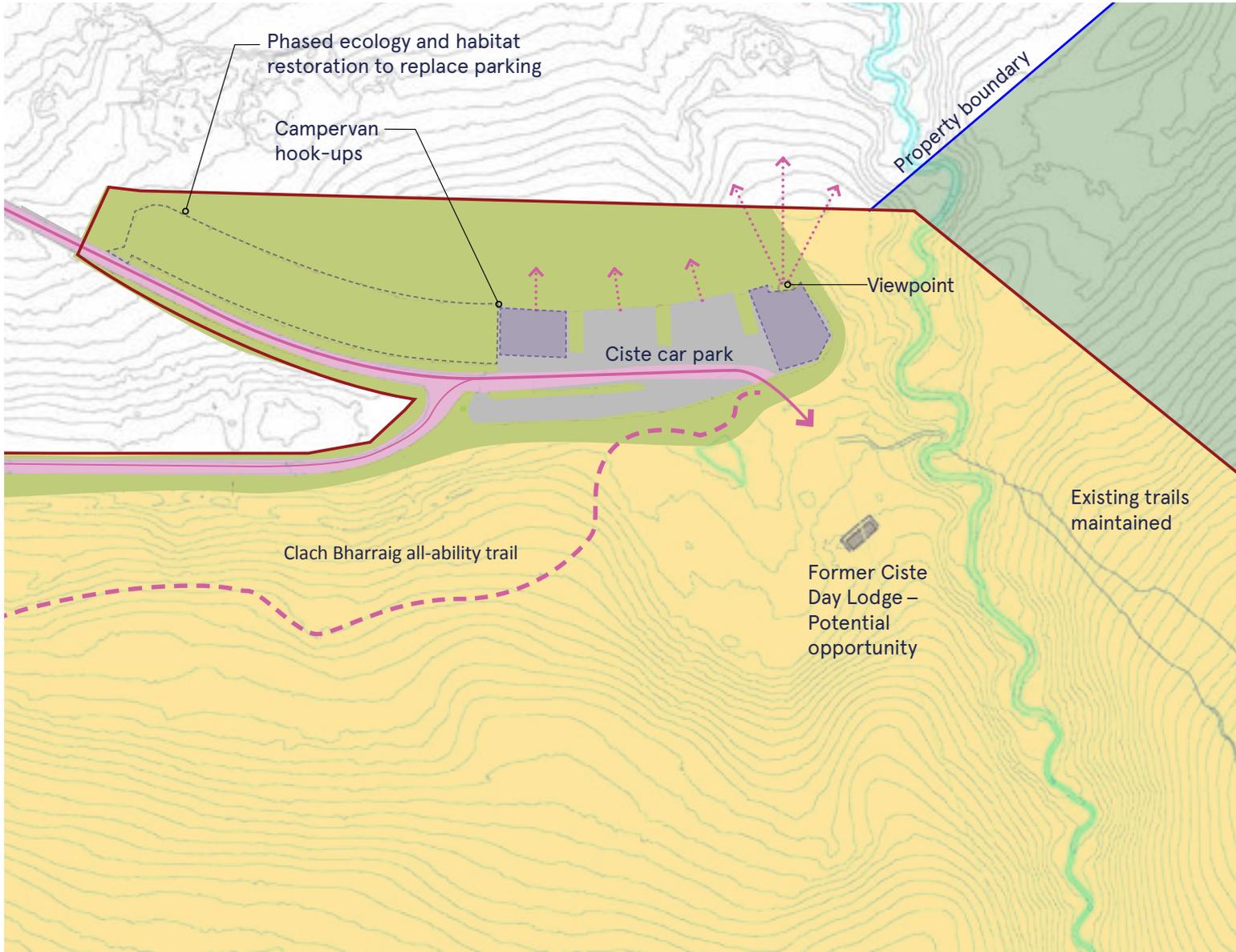


- As the primary entry point for the mountain estate, Cairngorm gateway should create a sense of arrival and drama. Views are framed on the approach by the Base Station and new Scottish Centre for the Mountain Environment. Pausing in this orientation space creates the opportunity for visitors to appreciate all that is available on the mountain.

- Approach (active travel)
- Activity zone
- Property boundary
- Funicular railway
- Proposed new chairlift
- Views
- Proposed trail
- Approach (active travel)
- Arrival and orientation
- Primary activity zone
- Landscaped buffer zone
- Ecology and habitat restoration
- Enhanced wilderness edge



5.7 COIRE NA CISTE GATEWAY 25-YEAR VISION



Coire na Ciste gateway offers access to the mountain to those not relying on uplift.

With improved public and active transport, car use will be actively discouraged on the mountain and provision of parking spaces will be reduced over time.

- Approach (active travel)
- Activity zone
- Property boundary
- Views
- Existing trail
- Proposed trail
- Secondary activity zone
- Landscaped buffer zone
- Ecology and habitat restoration
- Campervan hook-up

N
Masterplan zone definitions in section 6.0 p.42
0 10 20 50m

6.0 DEFINITION OF MASTERPLAN ZONES

6.0 DEFINITION OF MASTERPLAN ZONES

Cairngorm gateway

- Create a sense of arrival at the mountain
- Clarity with wayfinding
- Guide visitors through the Scottish Centre for the Mountain Environment
- Promoted active and sustainable travel and provide facilities
- Introduction activities

Coire na Ciste gateway

- Camper van facilities
- Independent users
- Local business opportunities

Primary activity zone

- Uplift modernised and optimised for all activities and all seasons
- Recreational access
- Increased operational access with additional and improved hill tracks
- Diversification of activities accepted
- All activities (winter and summer) to be focused around the uplift system
- Development focused on existing stations

Secondary activity zone

- Uplift modernised and optimised for all activities and all seasons
- Recreational access
- Diversification of activities accepted
- All activities (winter and summer) to be focused around the uplift system

Ecology and habitat restoration zone

- Identified for ecology and habitat restoration
- Controlled and managed access

Ptarmigan managed access zone

- Controlled and managed access
- Work out proposed management arrangements, then devise monitoring systems that will measure their effectiveness
- Creation of a stepped plan and methodology when and where monitoring is required
- Phone apps and emerging technologies could be the key to accessing the mountain in a managed and controlled fashion that respects and safeguards the natural environment
- Robust measures must be in place from the outset to prevent damage to habitats or significant disturbance to species

Landscaped buffer zone

- Areas of planting to prevent infrastructure intruding in longer views of the mountain

Enhanced wilderness edge

- Areas of planting to clearly define boundary of activity zones.

6.1 CONTRIBUTORS AND CONSULTEES

Highlands and Islands Enterprise is very grateful to the many organisations whose views and knowledge informed the development of this masterplan.

Aviemore and Vicinity Community Council
Aviemore and Glenmore Community Trust
Aviemore Business Association
British Association of Snowsport Instructors
Business Gateway
Cairngorm Cycling Club
Cairngorm Mountain (Scotland) Ltd
Cairngorm Mountain Rescue Team
Cairngorm Mountain Trust
Cairngorm Ski Club
Cairngorms Business Partnership
Cairngorms Campaign
Cairngorms National Park Authority
Campaign for a Better Cairngorm
Developing Mountain Biking in Scotland
Disability Snowsport UK
Forestry and Land Scotland
Friends of the Earth Scotland
Funicular Response Group
GB Snowsport
Glenfeshie Estate
Glenmore Lodge
Grantown Grammar School
Highland Council
Ice Factor
John Muir Trust

Kingussie High School
Landmark Forest Adventure Park
Macdonald Aviemore Resort
Mountain Biking Highlands
Mountaineering Scotland
National Trust for Scotland
NatureScot
North East Mountain Trust
Parkswatchscotland
Ramblers Scotland
Rothiemurchus Estate
RSPB
Scottish Cycling
Scottish Environment Link
Scottish Environmental Protection Agency
Scottish Government
Scottish Land Commission
Scottish Mountaineering Club
Scottish Ski Club
Scottish Wild Land Group
Snowsport Scotland
Sportscotland
Strathspey Steam Railway
Transport Scotland
VisitScotland
WalkHighlands



www.hie.co.uk
info@hient.co.uk



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean