

9 Application for an Easement on Public Conservation Land

Is this the right application for me?

Use this application form if you seek an easement concession across public conservation land, either to benefit other land or in gross (e.g. right of way), for the following purpose:

- a right to convey water.
- a right to drain water.
- a right to drain sewage.
- a right of way.
- a right to convey electricity.
- a right to convey telecommunications.
- a right to convey gas.

Use this form for new applications and variations to an existing easement concession across land administered by the Department of Conservation (DOC).

How do I complete this application form?

- Complete all sections of this form.
- DOC encourages electronic applications (e.g. a typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record the document details in section **L Attachments**.
- It is recommended that you read the standard and optional terms and conditions in the [concession \(easement\) template](#)¹ to inform your application.

Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#).

If I need some help, where do I get more information?

- Check DOC's [Access/Easement](#)² webpage.
- Arrange a pre-application meeting (either face to face or over the phone) by contacting the local [DOC office](#)³ closest to where your activity is taking place. You can use [DOC maps](#)⁴ to identify which District Office you should contact. Or arrange a meeting with any of our [offices that process concessions](#)⁵ – choose the one closest to where the activity is proposed.
- It is recommended that you seek legal advice for guidance when completing this form.

¹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

² <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

³ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

⁴ <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

⁵ <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

Have you considered DOC's statutory planning documents?

Your easement concession must not be inconsistent with [DOC's relevant statutory planning documents](#)⁶ as they set out how DOC and our Treaty partners manage public conservation land. Statutory planning documents can have a direct impact on your application.

Book a pre-application meeting with DOC staff if you require assistance navigating DOC's statutory planning documents.

Have you considered the environmental effects of your easement concession?

It is your responsibility, as the applicant for the concession (easement), to **provide a detailed description** of the:

- Activity.
- The potential effects.
- Ways that you can remedy, mitigate or avoid any potential adverse effects.

A list of potential effects is supplied in this application form, under section **K Effects Assessment** for you to consider and attach to this application. The size and scale of your environmental effects assessment should be in proportion with the size and scale of the activity and its potential effects. You will need to describe the existing environment, the potential effects and describe your methods to avoid, remedy or mitigate these effects. For further information check [DOC's Environmental Impact Assessment](#)⁷ and [DOC's guide to preparing your environmental impact assessment](#)⁸. We also recommend that you read the standard conditions in the [concession \(easement\) template](#)⁹ about protecting the environment to inform your application. In many cases an Assessment of Environmental Effect (AEE) prepared for a resource consent under the Resource Management Act 1991 may be sufficient.

Book a pre-application meeting with DOC staff if you require assistance in scoping the environmental effects you will need to consider in your application.

How do I submit my application?

Email your completed application, recommended location forms, and any other attachments to:

permissions@doc.govt.nz

What happens next?

Once received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

Why does DOC ask for this information?

The questions in this application form are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- The effects of your activity and your proposed methods to avoid, remedy or mitigate any adverse effects of the activity.
- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land.
- Your creditworthiness is a factor in determining whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

⁶ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

⁹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

Note: Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

Treaty Partner consultation

DOC has a statutory responsibility to give effect to the principles of the Treaty of Waitangi. One component of this may be DOC consulting with Treaty Partners about your application. This consultation will feed into DOC's decision-making process. More information can be found on the DOC website on our [iwi/hapū/whānau consultation](#)¹⁰ page.

Contact your local [DOC office](#)¹¹ if you require further information about consultation.

What fees will I pay?

You may be required to pay a **processing fee** for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition, if you are granted an easement concession over public conservation land you may also be required to pay a **bond, insurance, monitoring fees and ongoing concession easement activity**¹² and **management fees**. Minor easement concession fees are listed on the [Access/Easement](#)¹³ page on the DOC website.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

Will my application be publicly notified?

- Your application for an easement concession may be publicly notified if having regard to the effects of the activity it is considered appropriate to do so.¹⁴

What does DOC require if my application is approved?

If your application is approved DOC may require:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- A **bond** may be required to be in place before undertaking your activity.¹⁵

Note: The Minister can vary the easement concession if the information on which the easement concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

¹⁰ <https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/>

¹¹ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

¹² <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/ongoing-concession-fees/>

¹³ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

¹⁴ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM7475509.html>

¹⁵ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM104654.html>

Registration

If you wish to register the easement concession on the Record of Title (formerly known as a Certificate of Title) you need to:

- Discuss with DOC your intention to register your application.
- Record your intent to register in section **M Registration on a Record of Title**.
- Gain DOC's permission to register your application.
- Engage your own legal advice to complete your registration.
- Check the conditions in the [concession \(easement\) template](#).
- Provide detailed plans to DOC (GIS shapefiles (.shp) are recommended).

Note: The applicant will be responsible for registering the easement concession and all the costs of registration.

A. Applicant details

Legal status of applicant (tick)	<input type="checkbox"/> Individual (Go to 1)	
	<input checked="" type="checkbox"/> Registered company (Go to 2)	<input type="checkbox"/> Trust (Go to 2)
	<input type="checkbox"/> Incorporated society (Go to 2)	<input type="checkbox"/> Other (Go to 2)

1	Applicant name (individual)			
	Phone		Mobile phone	
	Email			
	Physical address		Postcode	
	Postal address (if different from above)		Postcode	

2	Applicant name (full name of registered company, trust, incorporated society or other)	Go Orange Limited		
	Trading name (if different from applicant name)	Go Orange Rafting		
	NZBN if applicable (to apply go to: https://www.nzbn.govt.nz)	9429030583214	Company, trust or incorporated society registration number	7068963
	Registered office of company or incorporated society (if applicable)	Wayfare Group Limited, Level 1, 70 Town Centre, Te Anau 9600		
	Company phone	(03) 442-7340	Company website	www.goorange.co.nz

Contact person and role	Fiona Black (Real Journeys Manager Concessions & Consents)		
Phone	(03) 249-9033	Mobile phone	027 491-2097
Email	fblack@realjourneys.co.nz		
Postal address	C/o PO Box 1, Te Anau	Postcode	9640
Street address (if different from postal address)	14 Captain Roberts Road, Te Anau	Postcode	9600

B. Variation of an existing easement concession.

Is this application *varying* an existing easement concession?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>
Easement concession number you wish to vary	

C. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC in relation to this application?

No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

If yes, state when and who you met/spoke with.

On 23 September & 14 October 2019 Tracy Excell and I met with Susie Geh & Anna Morley (Via Skype) in Queenstown.

D. Location and nature of the proposed easement concession

Name (physical description/common name) and land status of public conservation land on which the concession (easement) will cover.

Access to this Morning Star Beach Recreation Reserve, Arthurs Point, Queenstown or section 1 Survey Office Plan 23662 and section 3-4 Survey Plan 23901 contained in the Freehold Register 466156 and OT15B/790 and is approximately 5420m².

Will your easement concession benefit other land?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

If yes, provide the Lot, Deposited Plan (DP) and record of title of the other land that the easement

concession will benefit.

Provide the following documents (as attachments) and record the document details in the section L Attachments of this form:

- **Detailed site plan** - with proposed easement, for example:
 - For a road: the length, width, area and position where the easement will be situated.
 - For a pipe: length, width, diameter of the pipe, area and position where the easement is situated.
- **Map** of the site
- **Aerial photo** of the site
- **Drawings of the proposal** (DOC's recommendation is for a GIS shapefiles (.shp) especially if you are going to register the easement on the title of the land)
- **GPS coordinates** (if available) and **provisional survey plan** (if available).

Record the document details in the section L Attachments of this form.

E. Description of activity

Select (by ticking the box) all the easement concession types you are applying for:

A right to convey water:	<input checked="" type="checkbox"/>
A right to drain water:	<input checked="" type="checkbox"/>
A right to drain sewage:	<input checked="" type="checkbox"/>
A right of way:	<input checked="" type="checkbox"/>
A right to convey electricity:	<input checked="" type="checkbox"/>
A right to convey telecommunications:	<input checked="" type="checkbox"/>
A right to convey gas:	<input checked="" type="checkbox"/>

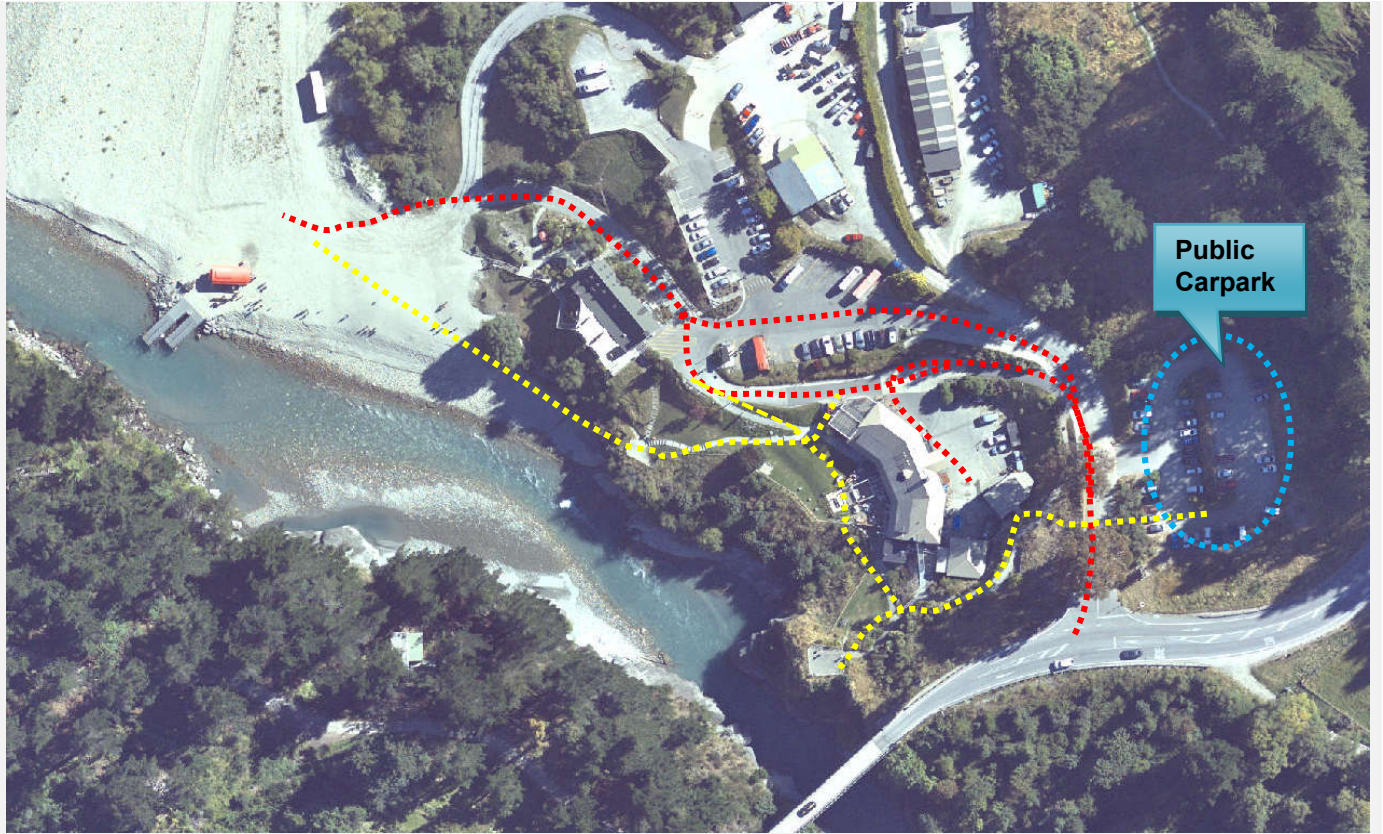
Describe in detail the reasons for your proposed easement concession, including why an easement is required (as opposed to a lease, license or permit). Location details can be completed in section D.

Go Orange Limited is making application for a new lease for its Queenstown Rafting Base premises and access to the Morning Star Beach Recreation Reserve site, including access down to the Shotover River, which includes access to the adjacent marginal strip. Hence we also require an easement for pedestrian and vehicle access (passenger transport vehicles, company cars / utes, raft trailers [carrying rafts + kayaks], and delivery vehicles) to the building and to and from the Shotover River. That is Go Orange require a vehicle and pedestrian easements for the reserve and adjacent marginal strip. Plus the delivery of services such as telecom infrastructure, power, water, gas, drainage including sewerage to and from the Go Orange Rafting Base.

The site of this application is Morning Star Beach Recreation Reserve specifically 1 Arthurs Point Road, Queenstown or section 1 Survey Office Plan 23662 and section 3-4 Survey Plan 23901 contained in the Freehold Register 466156 and OT15B/790 and is approximately 5420m² – refer images below.



Vehicle and pedestrian access to the site is via existing pathways (tracks) and an existing internal road / driveways that extend off the main entrance way – refer aerial image below.



Key

Main vehicle routes used at the site

Main approx. pedestrian routes used at the site



Where above red lines are sewer; blue lines are water mains, and green are drainage mains.
NB this is the only information we have regarding the routes of the water, power, sewer, drainage and telecommunications lines through the site.



Regarding services to the exterior rafting buildings:

Building A has both power and water connections and building B only power. There is a storm water sump in the concrete pad in front of building B at the bottom of the picture and next to the raft you can see in the photo. Plus there is another storm water sump in the middle of the car park.

The gas line is buried and runs to the main building and has two meters – one for Canyon Brew and a second for Go Rafting. Gas is used in the main building to provide hot water for both businesses and for driers for Go Rafting.

Go Orange require on going access to all these services in the event of any upgrades or maintenance requirements (for instance unblocking drains).

In summary Go Orange wishes to apply for easements for:

- a) a right to convey water;
- b) a right to drain water;
- c) a right to drain sewage;
- d) a right to convey electricity – to rafting “outbuildings”;
- e) a right to convey telecommunications and computer media;
- f) a right to convey gas (LPG);
- g) a right of way (access) pedestrian from the car park throughout the site to and from the Shotover River; and
- h) a right of way (access) vehicle from Arthurs Point Road; into the car park; to the service areas behind the Cavell’s Building and to and from the Shotover River.

A. Permanent or temporary structures or facilities

As part of your easement, do you wish to build, extend or add to any permanent or temporary structures or facilities on public conservation land (e.g. pipes, pumps, pump sheds, storage tanks, towers, poles, fences, storage facilities)?

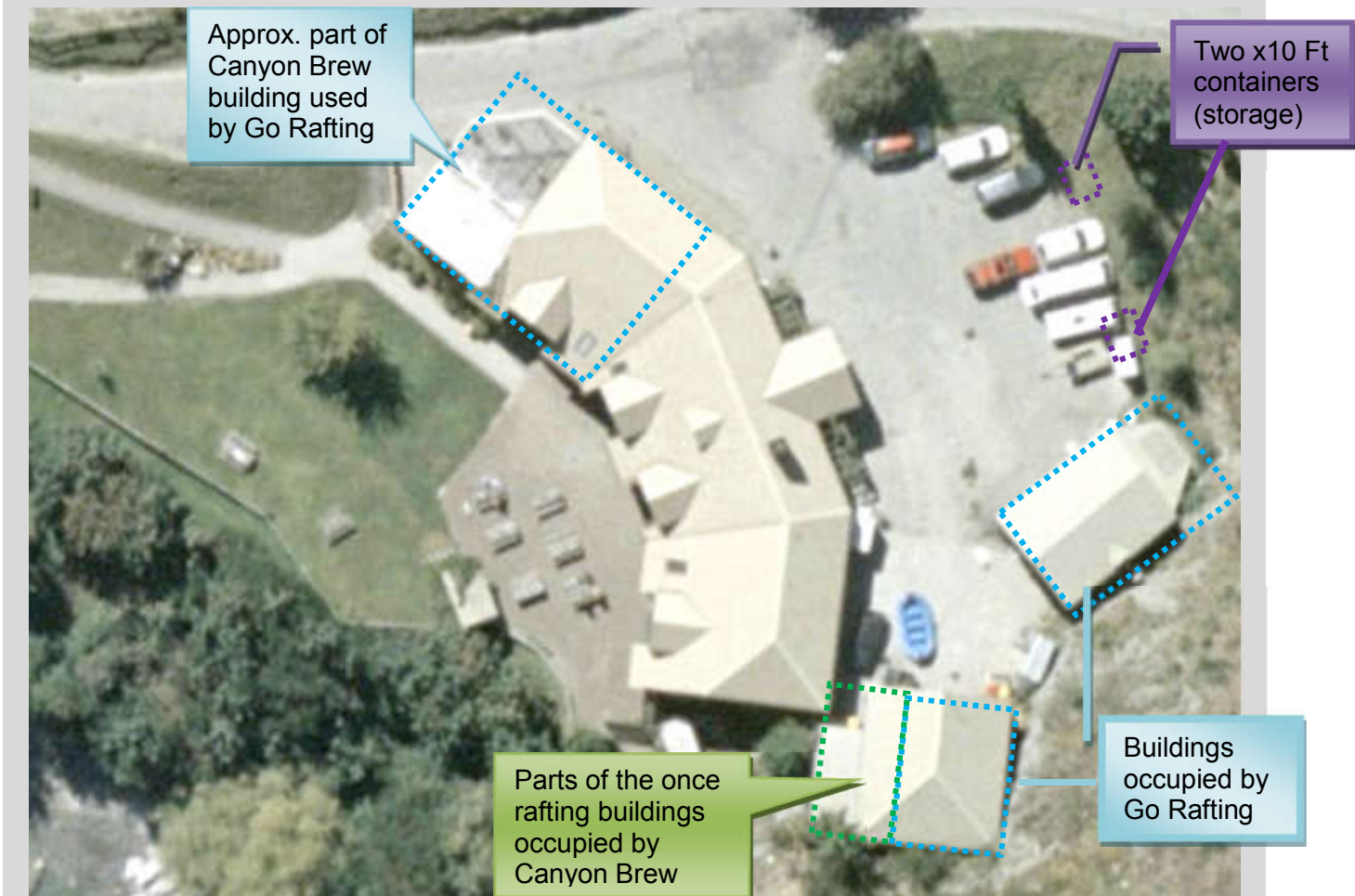
No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

If yes, answer the following four questions.

- 1 Provide full details about the structure or facility (e.g. dimensions, materials, location, purpose) and methods of construction (e.g. number of people and vehicles involved).

Go Orange wish to add to the structures located on PCL by installing 2x 10Ft containers as a substitute for the part of the Go Orange rafting building which will be used by Canyon Brew for their micro-brewery canning plant. (2x container dimensions 2.99 length x 2.59 height x 2.44m width = 2x 15.95m³) Refer image below.

The area where the Rafting Base and Canyon Brew are located within the Morning Star Beach Recreation Reserve does not have high conservation values. The land which is the site of this application is significantly modified, being either built on, hardened, or grassed. Consequently we do not believe any potential adverse effects would be significantly less in another conservation area or another part of the conservation area to which the application relates.



Approximate areas of buildings occupied by Go Orange Rafting (excluding toilets)

- 2** Could your structure or facility, or addition/extension to an existing structure or facility, be reasonably located outside public conservation land?
- If yes, provide details of other sites/areas that have been considered.
 - If no, provide reasons why existing structures or facilities outside of public conservation land are not suitable.

The Go Orange Rafting base is already sited within the Morning Star Beach Recreation Reserve, accordingly it is not practical for the occupancy which is the subject of this application to occur outside public conservation land. That is if additional storage was outside the PCL this would result in additional vehicle movements bringing equipment in and out of the site to enable the rafting operation to occur. Go Orange does not believe this would be desirable given pedestrians' use of the site.

- 3** Could any potential adverse effects of your structure or facility (or addition/extension to an existing structure or facility) be significantly less (and/or different) in another conservation area or another part of the conservation area you are applying for? Give details/reasons.

As stated above if the additional storage containers were located further away from the Cavell's building / Rafting base, it would result in additional vehicle movements – which is not desirable with all the pedestrian traffic through the reserve.

- 4** Could you use an existing structure or facility? Could you use the existing structure or facility without any additions?
- If yes, provide details of any existing structures or facilities that you have considered using, or how your activity might be undertaken without making an addition to the existing structure or facility.
 - If no, provide reasons why any existing structure or facility could not be used without any additions.

Part of the existing storage building will be occupied by Canyon Brew for their canning plant – hence the requirement for more storage in the form of 10ft containers. That is the current storage buildings on site do not provide sufficient additional storage space.

F. Are you applying for any other DOC permissions?

Are you applying for other DOC permissions in addition to this easement?

No	<input type="checkbox"/>
Yes e.g. Permanent and temporary structures (that are not part of your easement)	<input checked="" type="checkbox"/>

If yes, state the other permits you are applying for?

3a Tenanting, and Land Based Guiding Activities

G. Duration (term of easement)

In accordance with section 17Z(3)(a)(c) of the Conservation Act 1987, an easement may be granted for a term not exceeding 30 years, except:

- (a) In exceptional circumstances, the Minister may grant a term not exceeding 60 years
- (b) Where the easement provides a right of way access to a property to which there is no other practical access, the term may be for such longer period as the Minister considers appropriate
- (c) Where the easement is for a public work (as defined in the Public Works Act 1981), the term may be for the reasonably foreseeable duration of that public work.

Detail the length of the term sought (i.e. **must be** number of years or months) and why (*Note: in perpetuity/forever or similar meaning is not a term under the Act and not able to be granted*):

16 years – to expire on 31 December 2036 to align with 59942-SER

If you are seeking over 30 years, explain why:

Go Orange requires a long term because this facility represents a substantial investment and will support Go Orange rafting operations into the future, hence we require surety of tenure. Real Journeys as Go Orange's allied company has a long history with the Department and has other Concessions in the Fiordland National Park with similarly long terms, hence a 16 year term is consistent with other DOC Concessions Real Journeys and Go Orange currently hold.

H. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This often requires consultation with our Treaty Partner (iwi/hapū/whānau of local Maori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders, DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

If yes, supply details of each Treaty Partner or interested stakeholders consulted with.

Copy and paste the table below and complete for each Treaty Partner or interested stakeholders. If you received a written response to consultation attach a copy and record all attachments in section 'L Attachments', including:

- Additional pages with the required information
- Written responses to your consultation with Treaty Partners or interested stakeholders.

Whānau/hapū/iwi or other interested party consulted with:	
Name of individual you consulted with:	

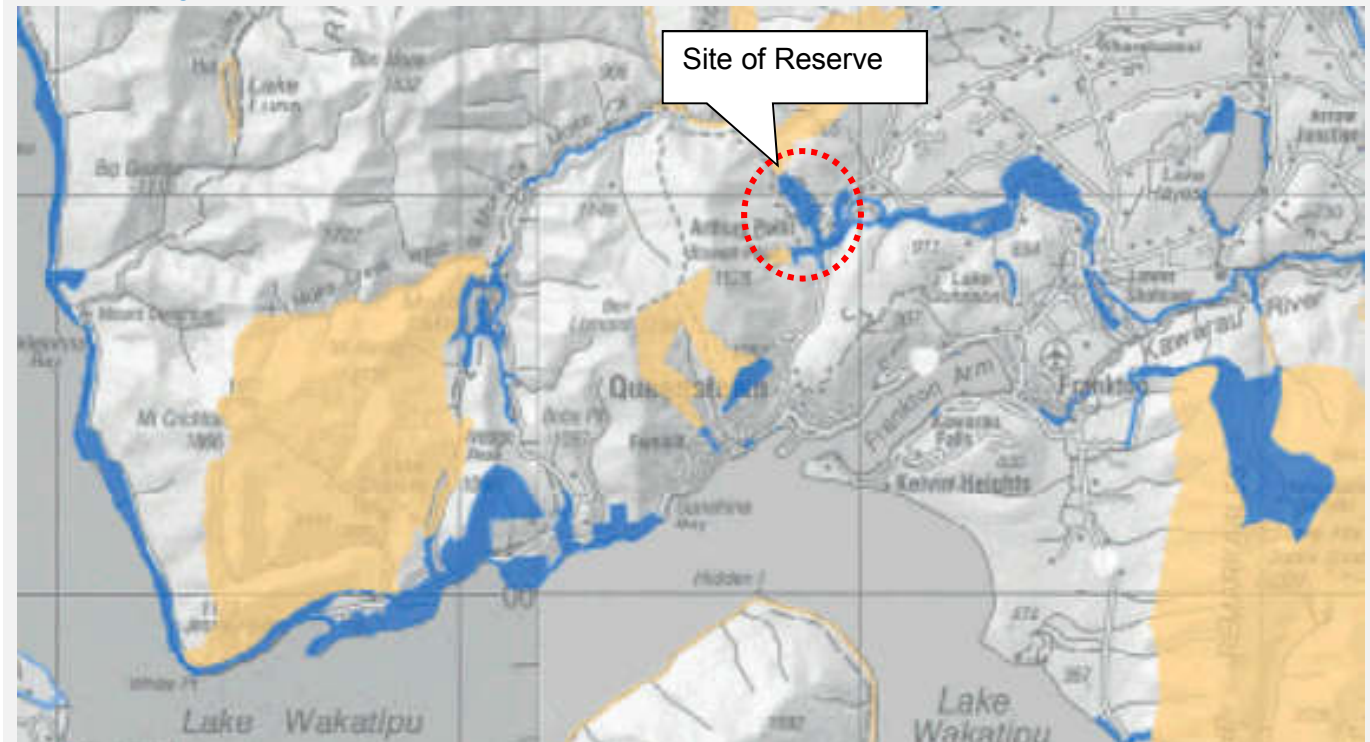
Date of consultation:	
Form of consultation (e.g. email, meeting):	
Outcome of consultation:	
Other interested stakeholders consulted with e.g. Conservation Boards or community groups:	
Name of individual you consulted with:	
Date of consultation:	
Form of consultation (e.g. email, meeting):	
Outcome of consultation:	

I. Consistency with DOC statutory plans

List the [DOC's statutory planning documents](#)¹⁶ relevant to your application.

The Morning Star Beach Recreation Reserve is managed by the Department of Conservation on behalf of the Crown. The land was formalised as a Recreation Reserve in 1991, as Gazette Notice 1991, P.2665. The Morning Star Beach Recreation Reserve is considered a Special Place (30) within the Queenstown area, under the Otago Conservation Management Strategy, Chapter 10 (1998:359). The Conservation unit number is E41 122.

The Morning Star Beach Recreation Reserve is also designated “frontcountry” under Otago Conservation Management Strategy in the Western Lakes and Mountains /Ngā Puna Wai Karikari a Rākaihautū Place, accordingly Go Orange’s proposed activity is consistent with the outcomes for this visitor management zone. Refer CMS map below.



¹⁶ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

Are you aware of any potential inconsistency of your easement concession with DOC's statutory planning documents?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

If you have answered yes, explain why it is inconsistent with the statutory planning documents

J. Effects assessment

Identify actual or possible effects of the easement concession applied for. Describe the actions you propose to take to avoid, remedy or mitigate any adverse effects. For further information check [DOC's Environmental Impact Assessment](#)¹⁷ and [DOC's guide to preparing your environmental impact assessment](#)¹⁸.

If you have identified effects or mitigation measures for adverse effects not included in the table below or you have a full Environmental Impact Assessment attach this information to your application. Record this additional information in the table below and in section K as an attachment.

Have you attached a full Environmental Impact Assessment?

Yes	<input checked="" type="checkbox"/> Refer below
No	<input type="checkbox"/>

If you have answered **no** provide a **description of environmental effects** of your easement concession in the table below including details of the:

- Existing environment
- Potential effects
- Proposed methods to avoid, remedy or mitigate the adverse effect/s.

Description of environmental effects

No effects as the easement uses an existing structure or facility (including a road or track) and there will be no modification or disturbance due to increased use.



¹⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

¹⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

PROPOSED ACTIVITY

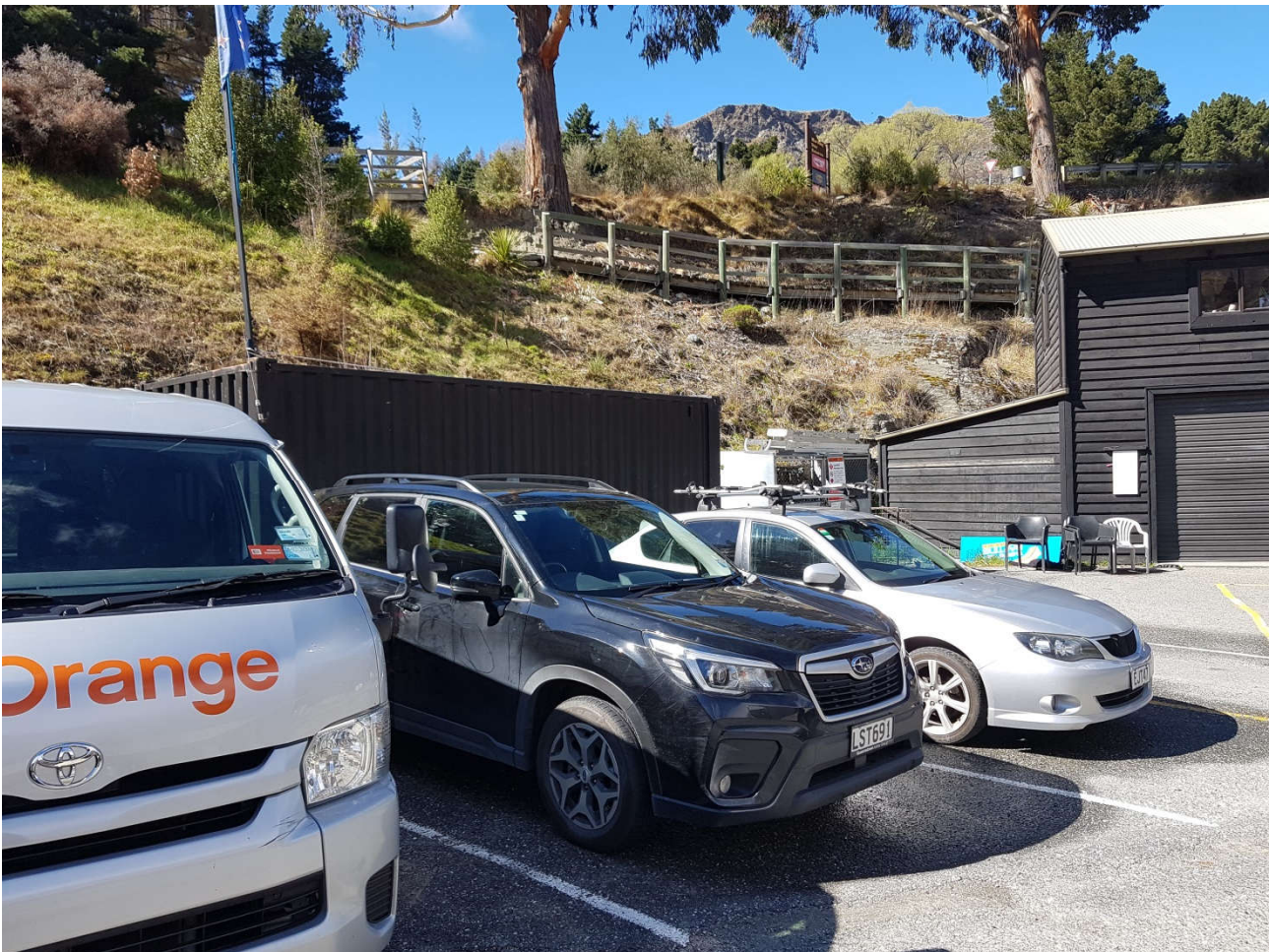
Given that this is an application for an easement for the following services which are already in place:

- a) a right to convey water;
- b) a right to drain water;
- c) a right to drain sewage;
- d) a right to convey electricity – to rafting “outbuildings”;
- e) a right to convey telecommunications and computer media;
- f) a right to convey gas (LPG);
- g) a right of way (access) pedestrian from the car park throughout the site to and from Shotover River; and
- h) a right of way (access) vehicle from Arthurs Point Road; into the car park; to the service areas behind the Cavell’s Building and to and from the Shotover River.

The water, drainage, electricity, telecommunications; gas infrastructure are all buried (refer photos below) in a significantly modified environment with low conservation values, hence we believe it is appropriate to predominately consider the effects of vehicle and pedestrian access through the site in this assessment.



Photos of Cavell’s site which along with the rafting base includes Canyon Brew & DOC Wakatipu District Office





LOCATION ON PUBLIC CONSERVATION LAND

Morning Star Beach Recreation Reserve specifically 1 Arthurs Point Road, Queenstown.

SPECIAL FEATURE OR VALUE

Go Orange Rafting Base (and Canyon Brew) are located within the Morning Star Beach Recreation Reserve which does not have high conservation values. The land which is the site of this application is significantly modified, being either built on, hardened, or grassed. When viewed from Arthurs Point Road the site and surrounds appear as a cluster of development and contain very little signs of naturalness. The landscape in the immediate and wider area is constrained by the Shotover River, Arthurs Point Road, Edith Cavell Bridge and the topographic character of the river canyon. The main river gorge carves through outcrops of schist, while fine mica gives the river its silty colour. The wider canyon however displays exceptional views up the Shotover River. Accordingly we contend that the only special feature of the site is the adjacent Shotover River and its gorge.

The vegetation on the reserve is dominated by introduced woody weed species, notably sycamore, broom, blackberry, hawthorn and larch. The site also contains mature introduced pine trees. Some indigenous plant species are present naturally such as prickly shield fern and *Muehlenbeckia australis*, along with and scattered matagouri. However, there are no significant stands of indigenous species in the reserve. Given the lack of natural indigenous communities, the ecological values of the site are low.

POTENTIAL EFFECTS OF YOUR ACTIVITY ON THE FEATURE OR VALUE

As stated above this is an application for easements through an area already occupied by Go Orange (for their rafting base and Canyon Brew) therefore the effects of this proposal are all known to a large extent because the rafting base and café have been operating at this site for in excess of 25 years.

Cumulative effects of development on the landscape

The proposed continued use of the site by Go Orange Rafting will not introduce elements inconsistent with the natural character of the site and surrounding landscape. Neither the outdoor decking, storage buildings, pedestrian paths, vehicle access ways or the Cavell's building will compromise the remaining natural character of the site, with the Morning Star Beach Recreation Reserve being characterised by similar structures utilised by Shotover Jet and the Department of Conservation.

In consideration of the site and wider Morning Star Beach Recreation Reserve, it is not considered that the proposal will result in any effects which will breach any threshold relating to the site's ability to absorb development. Furthermore, it is not considered that the proposal will result in degradation of natural values or inappropriate domestication of the landscape because of the significantly modified nature of the site.

Potentially adverse visual effects

Vehicle and pedestrian movements are transitory in nature, accordingly any visual effects are short in duration. Nevertheless the Morning Star Beach Recreation Reserve is accessible to the public so a range of views of the site can be obtained. Due to the location of Arthurs Point Road above the site and the nature of the access or egress onto Edith Cavell Bridge, the visibility of the site is limited. Also neighbouring residential properties are interspersed above the site and are well shielded from views. No residential neighbour will be affected by the proposal.

Use of the outdoor areas including the tracks down to the river, will be visible from Arthurs Point Road, however this will not represent any change compared to the status quo. Moreover the storage buildings are behind the Cavell's building which will shield views of the storage buildings mostly from public view. The site is visible from the opposite side of the Shotover River but the far side of the river is not readily accessible, yet views from the far bank of the river will not be any different from what are gained from the present development on site. The nature of the pedestrian and vehicle movements around the cluster of

buildings in this location are such that pedestrian and vehicle movements will appear consistent with the environment.

Further given the sloped nature of the area between the Cavell's building and the Shotover River, most of the vehicle and pedestrian activity will not be visible from the Shotover River itself, consequently we do not believe this proposal will have any adverse effects on the adjacent Shotover River.

Creation of noise

Noise, vibration and lighting from vehicles will remain relatively consistent with the status quo. It is expected that such noise effects will not be prominent outside of the site. In addition the vehicle movements associated with rafting are confined to the daylight hours, accordingly the adjacent residential areas will not be adversely affected. Moreover it is likely in the future that many of the vehicles accessing the site will be electric and such vehicles are much quieter than Go Orange's current vehicle fleet.

Effects on Intrinsic and Conservation Values

No significant intrinsic and nature conservation values will be adversely affected by the proposal. In particular, it is noted that there are no indigenous ecosystems within the immediate vicinity of Cavell's building or the pathways or vehicle tracks that will be damaged, and the proposal will not establish any introduced vegetation that has a high potential to spread and naturalise. However vegetation will need to be trimmed back to prevent encroachment on the pathways and tracks and especially to maintain visibility for vehicles using the site.

Risk of Fire

The area the building is located on and the tracks are hardened, and mostly cleared of vegetation and in the unlikely event of a fire it would be confined to Go Orange plant and it is not likely a fire would spread to adjacent vegetation or equipment.

Potential chemical contamination

Vehicles servicing the site could leak oil when on site, however most of the vehicles servicing these facilities spend time parked up on tar seal or concrete on site or in Queenstown, hence such a leak would not contaminate the ground. Also such a leak would be readily detected because most of the vehicles servicing the property only park on hardened surfaces. There will be no other chemicals stored on site that could cause contamination.

Weed introductions from seeds / plant materials carried into area

The proposed lease area has been hardened accordingly we do not believe weed / plant introductions are an issue in this location. Also the vehicles accessing the reserve are road vehicles and it is unlikely they would have been in locations to pick up any plant materials.

Disturbance of soils, vegetation, invertebrates, lizards, frogs or nesting birds

The proposed easement areas have been hardened and gravelled, consequently it is unlikely there will be significant disturbance of invertebrates, lizards, frogs or nesting birds. The ongoing occupation of the facility will not result in significant disturbance of soils, vegetation, invertebrates, lizards, frogs or nesting birds. However some vegetation (mainly landscaping plants) may need to be kept cut back over time to retain access to these facilities; but this vegetation trimming will be minor.

Degradation of Historic or Archaeological sites

There are no known historic or archaeological sites in the immediate area adjacent to the proposed area.

Natural waterways or bodies of water adversely affected by activity

The Shotover River is adjacent to the proposed lease area; nevertheless there will be no contaminants or hazardous chemicals kept on site or used as part of the Go Orange Rafting operation which could result in discharges which could impact on the water quality of this river.

Spreading *Didymosphenia germinata*

We do not believe the use of the proposed easement areas could contribute to spreading Didymo. Didymo is already present in the Kawarau and Shotover Rivers¹⁹, the main rivers utilised by Go Orange Rafting.

Displacement of other users or negative impacts on other users

As previously stated this site is already in use by Go Orange and Canyon Brew (owned by Go Orange) including the outdoor areas at this site. This use of the site will not change significantly with this proposal and therefore the displacement of other users of the reserve will likewise remain unchanged. Also the existing and ongoing use of the driveways and pathways through the site does not exclude the public thus the public are not displaced by these Go Orange outdoor activities.

Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Form 3c:D

Go Orange Rafting operations include the use of inflatable rafts and kayaks. The kayaks are paddled by guides and used for safety support. Because both the kayaks and rafts are relatively light weight they can be physically carried from the river back to the rafting base. However the majority of the time the rafts and kayaks are transported back to the rafting base by vehicle and trailer.

Go Orange and Real Journeys are now both 100% owned subsidiaries of the Wayfare Group. In late 2017 Real Journeys was one of the first businesses (when Real Journeys owned Go Orange) to sign up to the Tourism Industry Aotearoa's (TIA) New Zealand Tourism Sustainability Commitment. <http://sustainabletourism.nz/> As part of the Wayfare Group's sustainability initiatives, Real Journeys recently purchased two electric cars and installed charging stations in Manapouri, Queenstown and Te Anau.

We are currently investigating the purchase of electric buses and the first bus is likely to be introduced for the Real Journeys Te Anau to Manapouri transfers. If this trial is successful, we envisage in the future introducing electric (or hydrogen) coaches across the majority of the Wayfare coach fleet. Accordingly it is likely Go Orange will be operating electric vehicles at the Morning Star Beach Reserve site in the years to come.

K. Attachments

Attachments should *only* be used if there is:

- A specific question requiring a map or further information

¹⁹ <http://www.didymo.net/files/Didymo%20literature%20review.pdf>

- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

L. Registration on a Record of Title

Are you going to register your easement concession (if granted) on the Record of Title (formerly known as the Certificate of Title)?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

If yes, you will be responsible for registering the easement concession, including all costs.

M. Checklist

Application checklist	Tick
I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete.	<input checked="" type="checkbox"/>
I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge, true and correct.	<input checked="" type="checkbox"/>
I have supplied maps to accompany my shapefiles (.shp) and/or NZTM GPS locations listed in section E Locations.	<input type="checkbox"/>
I have detailed, in Section 'K Effects assessment', the easements environmental effects or I have supplied a full Environmental Impact Assessment and attached to section 'L Attachments'.	<input checked="" type="checkbox"/>
I have indicated in section 'M Do you intend to register the easement concession' that I do or do not want the easement registered.	<input checked="" type="checkbox"/>
I understand if I want the easement registered on the Record of Title I will be paying all the costs of the registration including surveying and independent legal advice.	<input checked="" type="checkbox"/>
I have appropriately labelled all attachments and completed section 'L. Attachments' to match.	<input type="checkbox"/>

N. Terms and conditions for a credit account with the Department of Conservation

Have you held an account with the Department of Conservation before?	Tick
No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>
If "yes", under what name:	Go Orange Limited

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	<input checked="" type="checkbox"/>
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	<input checked="" type="checkbox"/>
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	<input checked="" type="checkbox"/>
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	<input checked="" type="checkbox"/>
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.	<input checked="" type="checkbox"/>
I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.	<input checked="" type="checkbox"/>
I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.	<input checked="" type="checkbox"/>

Applicant Name/s (of authorised person/s)	Fiona Black on behalf of Go Orange	Date	22 January 2020
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For Departmental use			
Credit check completed			
Comments:			
Signed		Name	
Approved (Tier 4 manager or above)		Name	