

Notified Concession Officer's Report to Decision Maker

Officer's Report to Decision Maker: Greg Lind, Operations Manager Te Anau

Notified Application for a Notified Lease

Applicant: Airways Corporation of New Zealand Limited

Permission Record Number: 54075-ACC

File: PAC-00-12-12

The purpose of this report is to provide a thorough analysis of the application within the context of the legislation, the statutory planning framework and actual and potential effects, so the Decision Maker can consider the application; and confirm that it should be notified; and make a decision in principle whether it should be granted or declined.

1.0 Summary of proposal

Background:

Airways Corporation of New Zealand Ltd have applied for a lease to allow them to construct a new staff accommodation block, in the Cleddau Village. This replaces existing staff accommodation they have elsewhere in Milford Sound.

Staff accommodation for Airways Corp NZ was initially provided by NZ Tourist Hotel Corporation, and subsequently private accommodation was constructed in 1973. Airways Corp NZ eventually obtained a lease for staff accommodation at the rear of the old hotel complex in Milford Sound. This concession expires in 2020.

The District Office has verbally notified the Applicant that when the existing concession expires, it will not be renewed – hence this new application. At the term end of that concession the District Office has indicated that it expects the Applicant will remove all improvements at the existing accommodation site and remedy it to the satisfaction of the Grantor, in line with clauses in their concession.

This is a condition of the existing concession, and is not relevant to the application under consideration here. It will be a matter for the District Office to follow up to ensure the Applicant complies with the conditions of the existing concession on expiry to the satisfaction of the Te Anau Operations Manager.

Information about the applicant:

Airways Corp NZ is the sole provider of air traffic services (ATS) in New Zealand. They have been operating from Milford Sound since 1956, initially as the Civil Aviation Division of Ministry of Transport, and then as Airways Corporation of NZ.

Airways Corp NZ was incorporated on 24th February 1987. It has 7 directors and 2 shareholders; the shareholders being the Minister for State Owned Enterprises and the Minister of Finance.

Type of concession sought: Notified Lease

Term sought: 30 years

Description of the proposed activity: Construction and occupation of staff accommodation at Milford Sound

2.0 Information available for consideration

Information received:

From applicant

The application is recorded at [DOC-2981622](#)

Plans of the exterior building, interior layout and building details are included in the application.

From whanau/hapu/iwi

The Te Anau District Office (DO) consulted with Kaitiaki Roopu regarding this application. The DO confirmed on 10th April that no comment had been received on this application.

From Conservation Board

The Te Anau Office consulted with the Southland Conservation Board. The DO confirmed on 10th April that no comment had been received on this application.

From DOC staff

Comment was sought from the Te Anau District Office Community team. Their comments are recorded at [DOC-2985785](#) and are discussed in some detail below.

Technical advice was not sought. The proposed lease is within an area already heavily modified and set aside for the purpose of staff accommodation. Technical advice was sought as part of the Cleddau Flood Protection Project (CFPP), and it is considered that this application will not have any more effect than is already apparent on the site.

Legal advice was not sought for this application. It is similar to several other leases in the area, and the special conditions are standard for this type of lease in this area.

Requested information not received:

It is considered that all necessary information required to consider this application has been received.

3.0 Acknowledgement of complete application (s17S)

Section 17S of the Conservation Act 1987 lists those details which an application must include to allow consideration by the Department. An application is deemed complete once all information required under Section 17S of the Conservation Act 1987 has been received.

Comment:

This application is deemed to be complete, for the purposes of the Act.

4.0 Analysis of proposal (s17T, 17U, 17V, 17W, 17X, 17Y)

Section 17T(2) requires the Minister to decline an application within 20 working days of it being deemed complete, if "...the application does not comply or is inconsistent with the provisions of this Act or any other relevant conservation management strategy or plan..."

Comment:

It is considered that this application does comply with the provisions of the Act and it is therefore not appropriate to decline the application under S17T(2). Consistency with the relevant management plan is discussed below.

Public notification s17T(4):

The application under consideration is for a lease for a staff accommodation building, requiring sole occupation of the site. The applicant has requested a term of 30 years for this lease. A sole occupation lease and a term of more than 10 years trigger the need for public notification as stated in Section 17T(4) of the Act.

It is expected that this application would be of local or regional interest only, in which case the Act allows for notification to be limited to local or regional papers. For this application, the intention notice will be sent to the Southland Times and placed on the DOC web site, unless otherwise specified by the decision maker.

Analysis of Effects s17U(1) and (2):

The applicant has identified the following effects of the activity:

- Waste material during construction
- Noise during construction
- Excess traffic and disruption during construction
- Contaminants brought onto the site by dirty equipment /machines during construction.

They have stated that to mitigate the effects listed, they will follow DOC guidelines, and will put a traffic management plan in place to prevent disruption to other services and accommodation.

The District Office have also identified these effects, and have suggested special conditions to mitigate them. These are listed in Section 6 below.

In addition, the District Office have identified the following effects:

Environmental

The completion of the Cleddau Flood Protection Project (CFPP) has resulted in the Cleddau Village being constructed for the purposes of providing for staff accommodation for concessionaires in Milford Sound.

Through the CFPP the Department contracted URS to develop an Assessment of Effects on the Environment (AEE) for the Cleddau Village and associated works within the CFPP. There have been no significant changes regarding the ecology of the site since the works were completed. It has therefore been decided by the Te Anau Operations Manager that the requirement for the Applicant to complete an AEE for this site is not required.

The site is highly modified with existing activities of the same nature already occurring. Therefore, it is not anticipated that granting of this activity will have any further effect on flora, freshwater and biodiversity values over and above what is already occurring in the area.

Building materials and style

The Applicant has included draft proposed drawings and details of materials to be used in their application and in discussions with the District Office. The Applicant is proposing that the building is to be 10m x 7m, single story and a Lockwood home. The house will have a joint kitchen/dining area and two bedrooms, be clad in the Lockwood cladding system in a karaka or lighter style green with karaka coloursteel roof.

Section 5.9.3.1 Milford Sound/Piopiota of the Fiordland National Park Management Plan 2007 (the FNPMP) pg 153-170 outlines the specific requirements for building in Milford Sound/Piopiota. The proposal as it stands is in general accordance with the provisions outlined in this section.

Further to this, the proposal is consistent with the Cleddau Village Building Design Guidelines prepared by Blakely Wallace & Associates, the site chosen allows for plenty of space for the car parking required for staff and is bordered by the village landscaping.

Landscaping

The Applicant has not detailed any site plans indicating the exact position of the house on the site or any future landscaping, however as the site is adequate in size this can be agreed with the Te Anau Area

Office prior to works being undertaken. Individual concessionaires are responsible for landscaping their site. It is not anticipated that approval of this new building will create any further adverse visual effects over and above what is already occurring.

As per similar authorisations, the Applicant will be required to submit a landscaping plan within 6 months of occupation of the site, detailing plant species, locations and ways to mitigate any pest plant species.

Connection to Services

All new buildings are to be connected to the reticulated sewage system, water and power. Reticulated gas is also available for cooking and heating.

Construction

Noise

During the construction phase of the development there will be some noise associated with this activity, the District Office would advocate for works to occur at a time of year when visitor number are lower. It is not anticipated that noise will have a significant impact on the public or staff members. The site has associated noise already occurring. Any construction noise will be short and can be mitigated by way of special conditions recommended below.

Dust

Any effects will be short and are considered to be minor.

Management of Contaminants, Hazardous Substances and Waste

The Applicant has a proven history working with and storing hazardous materials, therefore the District Office is comfortable that they will behave in a manner appropriate regarding the use and storage of any contaminants, hazardous substances and waste.

The Applicant is well known to the District Office and has experience operating in the Fiordland National Park. A provision setting out that all unused materials and waste be removed from the national park in a timely fashion will be recommended, as is standard for applications of a similar nature. It is not anticipated that there will be any issues regarding the removal of rubbish/waste from the site.

Ongoing waste created at the site will be the sole responsibility of the Applicant.

Recreational

The amenity values of the wider area should not be compromised by the occupation of the new building. The area is designated for the purposes of providing staff accommodation and the benefits of relocating this activity from the Milford Sound/Piopirotahi foreshore area to the staff accommodation area, far outweigh any potential adverse effects.

Purpose for which the land is held s17U(3):

The proposed activity at this location is not contrary to the purpose for which the land is held.

Consistency with Relevant Management Strategies and Plans s17W:

The proposed lease area falls within the Fiordland National Park, administered under the National Parks Act 1980 and the Conservation Act 1987.

The relevant Conservation Management Strategy (CMS) is the Southland Murikihu CMS 2016.

The Fiordland National Park forms part of the Fiordland Te Rua-o-te-moko Place, section 2.2 of the Southland CMS. Policy 2.2.2 of this section states that the Fiordland National Park will be managed in

accordance with its national park management plan, including the visitor management and aircraft provisions.

Fiordland National Park Management Plan 2007 (FNPMP)

Section 5.3.9.1 (Milford Sound/Piopiotahi) of the FNPMP states that the current infrastructure of Milford Sound is a reflection of its long history of tourism, which began in the late 19th Century. The plan recognises that there is a challenge in ensuring continued growth while ensuring that the area remains a world-class visitor experience within a National Park setting.

This application for a lease within the Accommodation Activity Area.

The relevant objectives for Milford Sound/ Piopiotahi are: *[note only relevant attributes are listed]*

1. *To manage Milford Sound/Piopiotahi as a place where nature dominates, while ensuring a world-class experience for all visitors. The following attributes will be protected and enhances:*
 - g. A place where only essential staff working at Milford may live*
6. *To manage the Accommodation Activity Area so that it provides a comfortable place for essential staff working at Milford Sound/Piopiotahi to live, while ensuring that it remains visually unobtrusive.*

Comment:

Airways Corp NZ provide an essential service in Milford Sound, and require staff to be on site to manage this service. Their existing accommodation has been in place for some years, and the relocation of the accommodation to the Cleddau Village area will ensure that the new blocks are visually unobtrusive.

It is considered that the application is consistent with the above objectives for Milford Sound/Piopiotahi.

The relevant policies from Section 5.3.9.1 are:

- 5. Every applicant who is developing a facility or a structure or extending and upgrading an existing facility or structure should be required to provide an assessment of the natural hazard risks and outline how they intend to address such risks. In particular, applicants will need to demonstrate that they have discussed and satisfactorily resolved any issues on this matter with the Southland District Council and Southland Regional Council which hold information on the natural hazard risks at Milford Sound / Piopiotahi.*

Comment:

Since the FNPMP became operative in 2007 the Department has undertaken major flood protection works on the Cleddau River in Milford Sound, providing protection for the aerodrome, staff accommodation and commercial installations on the river delta. That said, the buildings will require building consent from the local authority which will require it to be built to accepted standards for a building in this situation as the area is at risk of flooding from the Cleddau. Clause 13 of the standard terms and conditions in Schedule 2 of the lease document state that the Department is not liable to damage from natural events, and that the applicant occupies the site at their own risk.

- 6. Reticulated and communal services such as roads, water, power and sewerage are likely to be provided by either the proposed new infrastructure organisation (refer Implementation 1 of this section) or concessionaires. All infrastructural services will meet all applicable New Zealand standards and be subject to easements and/or concessions from the Department of Conservation. Services should be provided to all resident concessionaire facilities, community and visitor*

facilities at Milford Sound / Piopiotahi and be designed to cater for the level of use that the developed area of Milford Sound / Piopiotahi will cater for in the life of this plan; or longer term.

7. Providers of these services will be able to seek reasonable commercial return from the beneficiaries of these services for capital investment where applicable and the ongoing costs of the provision of these services.

8. All concessionaires at Milford Sound / Piopiotahi will be required, at their expense, to connect to and utilise the reticulated services, and will pay reasonable contributions to the capital cost and user charges to the service providers

Comment:

These three policies are covered by special conditions common to all Milford Sound leases. These are listed in section 6 below as conditions 1 to 10.

12. In considering concession applications for Milford Sound / Piopiotahi, in addition to other statutory requirements, consideration should in particular have regard to the following:

- a) Whether the proposal can be carried on outside of Milford Sound / Piopiotahi and Fiordland National Park;*
- b) The potential for adverse affects on other visitor experiences at Milford Sound / Piopiotahi;*
- c) Whether the proposed activity detracts from Milford Sound / Piopiotahi's unique natural and cultural values or distracts visitors from enjoying the place;*
- d) Whether the proposal leads to additional vehicle movements and parking requirements not provided for by this management plan;*
- e) Whether the applicant is well-enough equipped (expertise, finance etc) to carry through and complete the proposal; and*
- f) Whether the applicant is willing to pay their share of infrastructure costs (refer to Implementation 1).*

Comment:

The staff accommodation is essential for the efficient servicing of the Milford Aerodrome. It is not reasonable to expect the applicant to provide staff accommodation outside the park, transport staff into Milford Sound and still provide an effective service.

The proposed activity will be within an area already specifically dedicated to providing staff accommodation for concessionaires in Milford Sound.

It is therefore considered that the application is consistent with the above policy.

13. The noise produced in the following Activity Areas should not exceed the stated rating levels at any place within the boundary of the zone:

a) Deepwater Basin, Milford Lodge, Accommodation, Visitor Services, Parking, Foreshore and Freshwater Basin Activity Areas:

- i) 8.30am to 6.00pm Leq – 50 dB(A)*
- ii) All other times L10 – 40 dB(A)*
Lmax – 70 dB(A)

Comment:

A special condition listing those noise levels acceptable in the Milford Lodge Activity Area will be included in Schedule 3 of the lease, as listed in Section 6 below.

14. *The following criteria should be applied to any new building or structure or the extension or upgrade of buildings or structures located at Milford Sound / Piopiotahi:*

a) General

i) Locate buildings and accessories, such as aerials, satellite dishes, water tanks and other similar developments on already modified sites or disturbed sites rather than sites with high natural/ecological values; and

ii) Location, design, bulk, height, form, materials, colour and reflectivity, should all be chosen to minimise visual impact.

b) Siting and Design

i) Avoid buildings and accessories on ridgelines/ hill tops, especially skylines where the structure is silhouetted against the sky;

ii) Avoid buildings and accessories on steep faces where earthworks become highly visible;

iii) Ensure there is a backdrop of landform and/ or tall vegetation for buildings and accessories when seen from obvious viewing points, rather than these buildings and accessories protruding onto the skyline;

iv) In general, site buildings and accessories where there is a change in the landform, e.g. at the interface of mountain slope and delta and where the building is in harmony with the land contours;

v) Avoid siting buildings and accessories where they visually dominate or detract from the experience of Milford Sound / Piopiotahi e.g. from SH94 the entrance road to Milford Sound / Piopiotahi or from the fiord and harbour areas;

vi) Buildings and accessories should relate to their specific site and environs both in terms of scale, height, bulk and design; and

Explanation: For example, buildings and accessories of greater height and mass could be absorbed more easily on the Freshwater Basin / Hotel site because of the mountain wall directly behind, as opposed to the Cleddau Residential Area or Deepwater Basin.

vii) Buildings and accessories should not dominate their surroundings nor views. In general, break up the form of buildings and accessories to decrease the apparent mass and assist with merging into the landscape.

c) Colour

i) Avoid colours which would lead to a building appearing highly visible;

ii) Avoid colours which do not derive from nor complement the colours of natural elements of the landscape (such elements include soil, rocks, streams, rivers, vegetation and the sea);

iii) Use of light and/or reflective colours for large areas on buildings and accessories should be avoided; and

iv) Use accent colours in dark tones on smaller areas of buildings and accessories such as window trims and doors and smaller walls;

Explanation

In order to soften the impact of buildings and accessories in this setting, colours at the lighter end of the tonal spectrum should be treated with caution. Any colour that is used for large areas should not be too reflective or too light. The rock and bush setting is very absorbent of light and therefore any significant area of colour that is too light tends to stand out and detract.

Predominant colours should complement the natural elements of the land (such as soil, rocks, vegetation).

Note this does not imply that the only colour possible is dark green or brown. Mid to dark greys, greens and browns may be the most recessive in the Milford Sound / Piopiotahi setting but the emotional response to limiting the colour range to these would be that it would be too drab.

By accenting smaller areas on buildings and accessories with a brighter hue but not necessarily tone can help lighten a building with little visual impact from a distance. The use of colour for accents could include red, navy blue, purple, i.e. dark colours which are recessive from a distance but add visual interest when closer.

d) Materials

i) Avoid highly reflective materials;

ii) Use materials that are natural in character and visually complement the Milford Sound / Piopiotahi landscape; and

iii) Natural wood, hard dense stone and metal to be the predominant materials for buildings and accessories.

e) The applicant, in their Assessment of Environmental Effects, will need to demonstrate it meets the above criteria; and

f) All applications for facility and structure development should be submitted to an advisory panel of architects and landscape architects who should provide recommendations to the Department of Conservation. This panel composition should be determined by the Department of Conservation.

15. The use of street and exterior lighting should be designed so as to protect the natural night vista.

Comment:

Building design and landscaping requirements for the accommodation area at Milford Sound are covered in the Cleddau Village Design Guidelines, prepared in 2010 by Blakely Wallace & Associates for the Department. Requiring the design and landscaping of the accommodation block to be compliant with these guidelines will mitigate many of the effects of the build, and will ensure compliance with the relevant sections of the Fiordland National Park Management Plan, as listed above.

A special condition can be included to ensure that any street lighting that is needed complies with policy 15.

Relevant policies for the Accommodation Activity Area:

34. *This site will provide and be designed for a maximum number of 260 beds. The design of this site will be in accordance with the following principles:*
- a) The bush setting will be retained;*
 - b) Significant vegetation such as mature silver beech/kamahi forest will be retained. Secondary regrowth areas will generally be available for accommodation buildings;*
 - c) The residential areas will remain secluded and not obvious from surrounding areas;*
 - d) All buildings, accessories and associated infrastructure will not be visible from the coastal marine area and the Cleddau River as far as possible;*
 - e) The vegetation buffer adjacent the Milford Aerodrome will be preserved and enhanced to a minimum width of four metres where practicable;*
 - f) Housing types will be a mix of low to medium/high density;*
 - g) Buildings and accessories will be located where they can be absorbed into the natural environment;*
 - h) Provision will be made for pedestrian ways within the activity area; and*
 - i) Roading will be minimised.*

Refer also to Implementation 14

35. *No retail facilities, commercial storage or non-residential accommodation will be provided within this Activity Area.*
36. *An authorisation is required to provide staff accommodation in this activity area. Each applicant will be required to demonstrate the necessity for locating staff in this activity area. Necessity will be defined in terms of the following:*
- a) The accommodation is required by those undertaking operations at Milford Sound / Piopiotahi for which their staff can not be reasonably transported to Milford Sound / Piopiotahi each day. Examples of this include (but are not limited to):*
 - i) Those responsible for essential services;*
 - ii) Airways Corporation;*
 - iii) Onsite managers and/or essential staff associated with the operation of Milford Sound / Piopiotahi -based recreation, tourism, and accommodation concessions; and*
 - iv) Regulatory authorities' staff required to be based at Milford Sound / Piopiotahi.*

Comment:

This application is consistent with the objective and policies of the Fiordland National Park Management Plan (FNPMP). The staff accommodation required is specifically catered for in policies 33 to 36 of section 5.3.9.1 of the FNPMP.

It is considered that the application is consistent with the outcomes and policies in the FNPMP, and that special conditions, as listed in section 6.0 below, will ensure the effects of the activity are appropriately managed.

5.0 Relevant information about the applicant

Convictions on any charge related to the activity applied for or on any conservation related issue:

The applicant is a current concessionaire and has no known convictions.

Past compliance with concession conditions:

There are no known compliance issues.

Credit check result:

Not required. The applicant is a current debtor account holder.

6.0 Proposed operating conditions

Concession Activity:

The construction, maintenance and occupation of buildings to be used as residential accommodation for staff of the Airways Corporation of New Zealand Limited.

Term:

The applicant has requested a 30 year term, which is considered appropriate pursuant to s17Z(1) and is consistent with other similar concessions in the vicinity. The District Office has no objection to this term.

The length of the term will require the application to be publicly notified.

Fees:

Section removed for public notification

Summary of special conditions as listed in effects assessment above:

Grantor's Provision of Community Service, Benefit or Facility

1. The amount to be paid by the Concessionaire to the Grantor in respect of the capital cost of providing any service, benefit or facility in terms of section 17ZH of the Conservation Act 1987 shall be apportioned by the Grantor as the Grantor thinks fit among those Concessionaires who benefit from such service benefit or facility. Such contribution shall be paid in one amount or over a period of years as the Grantor may determine.
2. In addition to the contribution in 1 above, an annual contribution may also be required from the Concessionaires for costs of maintaining any such service, benefit or facility such contribution to be apportioned as the Grantor thinks fit among those Concessionaires who benefit from such a service, benefit or facility.
3. The amounts determined in 1 and 2 above shall be due and payable to and recoverable by the Grantor on the expiration of 3 months after the service of the demand made on the Concessionaire by the Grantor. If such amounts are not paid by the due date then interest shall be payable in terms of clause 5 of Schedule 2.
4. If the amounts above are not paid in full by the due date, the Concessionaire shall be deemed to have committed a breach of the Concession.

Concessionaire's provision of structure or facility or carrying out the products of an activity

5. The amount to be paid to the Concessionaire by other Concessionaires in respect of the reasonable cost of the Concessionaire providing any structure, facility or the carrying out or

products of an activity shall be agreed by the Grantor and the Concessionaire and then apportioned by the Grantor as the Grantor thinks fit among those Concessionaires who benefit from the same. Such contribution shall be paid to the Concessionaire in one amount or over a period of years as the Grantor may determine in consultation with the Concessionaire.

6. In addition to the contribution in 5 above, an annual contribution may also be required from the other Concessionaire(s) for costs (if any) of maintaining any such structure or facility. Such contribution is to be agreed by the Grantor and the Concessionaire and then apportioned as the Grantor thinks fit among those other Concessionaires who benefit from such structure or facility.
7. The Grantor shall include in the concession document of the other concessionaires conditions requiring such payment to be made to the Concessionaire. The Grantor does not give any warranty such payment will be made by those other concessionaires. The Grantor shall not be liable to the Concessionaire in respect of any non payment by those other concessionaires.

Other Concessionaire(s) Provision of structure, facility or the carrying out or products of an activity

8. The amount to be paid by the Concessionaire to other concessionaire(s) in respect of the reasonable cost of the other concessionaire(s) providing any structure, facility or the carrying out or products of an activity shall be agreed by the Grantor and the other concessionaire(s) and then apportioned by the Grantor as the Grantor thinks fit among those concessionaires who benefit from the such service benefit or facility. Such contribution shall be paid by the Concessionaire in one amount or over a period of years as the Grantor may determine in consultation with the other concessionaire(s).
9. In addition to the contribution above, an annual contribution shall also be required from the Concessionaire for costs (if any) of maintaining any such structure or facility. Such contribution is to be agreed by the Grantor and the other concessionaire(s) and then apportioned as the Grantor thinks fit among those other concessionaires who benefit from such service benefit or facility.
10. If the amounts above are not paid in full by the due date, the Concessionaire shall be deemed to have committed a breach of the Concession.

Constructions conditions

11. This approval is for the current building(s) as described in the application, any changes and/or extensions to the building(s) the applicant must seek and obtain the further necessary approvals from the Grantor at the Concessionaire's cost.
12. Prior to any works being undertaken the Concessionaire must supply final plans to the Grantor outlining the following;
 - a. Detailed plans indicating the building dimensions and locations of all structures;
 - b. Colour of all structures;
13. This approval is subject to all other approvals from consenting authorities being sought and obtained.
14. The Grantor is to be advised when the works are to commence. The Grantor may carry out fortnightly inspections of the site when necessary to ensure compliance. The Concessionaire is liable for all associated costs.

Suggested Concession Monitoring Fee
\$115 .00 plus GST monitoring fee per hour.
\$0.72c (car) or \$1.06c (4WD) per kilometre/travel costs plus GST
15. Construction site boundaries will be clearly defined to the satisfaction of the Grantor prior to work commencing.
16. All construction works are to be carried out within the legal boundaries of the lease area.

17. Trenches for installation of underground services are to be filled as soon as practical and those areas not to be chip sealed or gravelled are to be reinstated with native vegetation.

Landscaping

18. A Landscaping Plan is to be submitted to the Grantor prior to construction starting. The plan must include details on plant species, numbers of plants, locations of planting's, landscaping maintenance provisions i.e. weed control, trimming / pruning etc. Implementation of the approved plan is to be within 6 months following occupation of the building – or as agreed with the Grantor.
19. Surplus trenching material may be used for landscaping, but must not be left in a manner which is unsightly. No excavated material may be disposed of outside of the lease area without gaining specific approval in advance.

Bio-security

20. All equipment must be cleaned of seeds, weeds and soils before entering Fiordland National Park. The Concessionaire shall not introduce and shall use best endeavours to ensure no employees introduce any exotic flora and fauna into the land.
21. Any potentially contaminated machinery is to be checked to the satisfaction of the Grantor before being brought into Fiordland National Park.
22. No foreign plant or vegetative material, soil or rock is to be brought into Fiordland National Park without prior approval from the Grantor.

Waste Rubbish and Hazardous Materials

23. The lease area must be kept to an acceptable clean and tidy state always. During the works rubbish and debris must be contained wholly within the lease area. At the completion of the works, all plant, equipment, chemicals, fencing, signage, debris, rubbish and any other material brought on-site will be removed from the Fiordland National Park. All rubbish will be dumped in an approved Southland District Council site.
24. On completion of the construction works the site will be cleaned to a level that is to the satisfaction of the Grantor and at the Concessionaire's cost.
25. Oil/fuel spill contingency and emergency procedure plans must be in place and site personnel conversant and trained in the handling of hazardous materials.
26. All vehicles, machinery and hazardous materials on site will be stored in a secure manner. Any hazardous materials will be enclosed in a secure facility. Storage of vehicles, machinery and hazardous materials on site must be approved by the Grantor.

Noise

27. The noise produced (during the construction phase and then once occupied) should not exceed the stated rating levels at any place within the boundary of the zone:
- | | |
|---------------------|-----------------------------------|
| i) 8.30am to 6.00pm | Leq – 50 dB(A) |
| ii) All other times | L10 – 40 dB(A)
Lmax – 70 dB(A) |

Building Materials

28. The Applicant is required to adhere to FNPMP s5.3.9.1 Milford Sound/Piopiotahi Implementation 14 & 15 (pg 162 -164) in regards to construction of buildings.
29. The Applicant is required to adhere to the Cleddau Village Design Guidelines 2010 prepared by Blakely Wallace & Associates.
30. The use of street and exterior lighting should be designed so as to protect the natural night vista.

Health and Safety

31. Appropriate health and safety signage is to be placed around work sites and work sites cordoned off from unauthorised entry.

7.0 Applicant's comments on draft Officer's Report

The report was sent to the Applicant for their comment on 11th April 2017. The Applicant replied on 2nd May 2017, saying that they had no comment to add on the report.

8.0 Summary and Conclusions

The Application is not contrary to legislation and is consistent with the relevant statutory plans. Adverse effects can be avoided, remedied or mitigated by the special conditions listed in this report.

9.0 Recommendations to decision maker

Pursuant to the delegation dated 8th/9th September 2015 it is recommended that the Operations Manager, Te Anau:

- 1. Deem this application to be complete in terms of s17S of the Conservation Act 1987; and**
- 2. Agree that if this application is approved in principle then the intention to grant the concession will be publicly notified; and**
- 3. Approve in principle the granting of a Notified Lease concession to Airways Corporation of New Zealand Limited subject to the standard concession contract; and the special conditions identified in this report.**
- 4. Having regard to s49(1) of the Conservation Act 1987, be satisfied that any intent to grant the concession would be of local or regional interest only, in which case the publication of the public notice on this matter be limited notice in the Southland Times and on the DOC website.**



Anna Morley
Permissions Advisor
Date: 4th May 2017

Recommendation:

- 1 Agree
- 2 Agree
- 3 Approved
4. Agree

A handwritten signature in black ink, consisting of a large, elongated loop with a smaller loop at the top right end.

Signed:
Greg Lind, Operations Manager Te Anau District
Date: 11/5/2017