



The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity is the building or use of any private or commercial facility or structure on public conservation land managed by the Department of Conservation. Examples may include lease of land to erect an information centre; authorisation to erect a weather station; or construct or lease a private/commercial campground or lodge. This form is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to permissions@doc.govt.nz. The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

If you require extra space for answering please attach and label according to the relevant section.

A. Description of Activity

Please describe the proposed activity in detail – where the site is located, please use NZTM GPS coordinates where possible, what you intend to use the building for, whether you intend to make any changes to the infrastructure.

Please include the name and status of the public conservation land, the size of the area for which you are applying and why this area has been chosen.

If necessary, attach further information including a map, a detailed site plan and drawings of proposal and label Attachment 3b:A.

Aoraki Mount Cook Alpine Village Limited (AMCAVL) is applying to lease land for staff accommodation facilities at 6 Sealy Place (also known as site 8), Aoraki/Mount Cook Village, within the Aoraki/Mount Cook National Park (CONS UNIT H36 001; NaPALIS ID 2805070).

The legal description of the land is: SEC 8 BEING PT RES 2652 MT COOK VILLAGE BLK XIV MUELLER SD. The land is zoned residential by the Aoraki/Mount Cook National Park Management Plan 2004 (AMCNPMP).

The dwelling is a rectangular shaped three-bedroom wooden bungalow on a concrete foundation, weatherboard cladding with a galvanised iron roof. Wooden windows and wooden decked area, with steps, to the front of the property. The dwelling is heated by a wood fire in the lounge.

The dwelling has occupied the land circa early 1980s and is approximately 105 m² in size. The dwelling has an attached carport (approx. 20m²) and cobbled drive access from the street. There are no further out buildings.

Essential staff reside within the dwelling who are associated with authorised activities that the applicant undertakes within the national park.

There is no intention to make any changes to the current building, other than general maintenance. Landscaping of the land surrounding the buildings may need attention, in accordance with the Department of Conservation's landscape guidelines.

A map, photo and floor plan are included in this application; Attachment 3b:A.

B. Alternative sites considered

If your application is to **build, extend or add** to any permanent or temporary structures or facilities on public conservation land, please provide the following details:

- Could this structure or facility be reasonably located outside public conservation land? Provide details of other sites/areas considered.
- Could any potential adverse effects be significantly less (and/or different) in another conservation area or another part of the conservation area to which the application relates? Give details/reasons

This application is to continue the occupation of land for an existing dwelling within the Aoraki/Mount Cook Village. Consideration of an alternative site is not considered necessary as the building has been in-situ for over 30 years and no construction or alterations are proposed as part of this application. The facilities and services are managed and maintained in accordance with the national park management plan. The effects of the activity are considered within the accompanying Environmental Impact Assessment (section H of this form) but are well known.

C. Larger area

Is the size of the area you are applying for **larger** than the structure/facility **NO**

If **yes**, please detail the size difference in the box below, and answer the following 3 questions, if **no** please go on to the next section:

Is this necessary for safety or security purposes? **YES / NO**

Is this necessary as an integral part of the activity? **YES / NO**

Is this essential to carrying on the activity? **YES / NO**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:C.

D. Exclusive possession

Do you believe you need **exclusive possession** of the public conservation land on which your structure/building is located, ie no one else can use the land during your use of it? **YES**
(Exclusive occupation requires a lease which requires public notification of the application)

If **yes**, please answer the following 3 questions, if no please go to the next section:

Is exclusive possession necessary to protect public safety? **YES**

Is exclusive possession necessary to protect physical security of the activity? **YES**

Is exclusive possession necessary for the competent operation of the activity? **YES**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:D.

Exclusive occupation is necessary. No public access is reasonable due to the nature and extent of the buildings on the land. The staff who reside within the premises are the only persons (and any visitors of theirs) required to enter onto the land and the dwellings.

AMCAL require exclusive occupation to ensure competent operation of the activities, as well as to protect and provide physical security for the tenant's personal possessions. Public safety is paramount, and the general public do not require access to the buildings, unless it is by invite of the tenants.

E. ~~Technical Specifications~~ (for telecommunications sites only)

~~Frequencies on which the equipment is to operate~~

~~Power to be used (transmitter output)~~

~~Polarisation of the signal~~

Type of antennae

The likely portion of a 24 hour period that transmitting will occur

Heaviest period of use

F. Term

Please detail the length of the term sought (i.e. number of years or months) and why.

Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.

30 years

The Applicant is applying for a term of 30 years. The term is considered appropriate due to the established nature of the dwelling, and the applicants concession activities. It is also in keeping with other terms for the same activities within the Village. The length of term provides surety and security for the applicant, and this is reflective of the enduring relationship the applicant has with the village. The applicant has permissions to own and operate the airport and facilities based at Aoraki/Mount Cook National Park, and other permissions for various recreation and public accommodation facilities within the national park. The Applicant wishes to continue to utilise the land for the buildings to ensure essential operational staff have somewhere to reside within the Village, as permitted by the AMCNPMP.

G. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to:

<http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

NO

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 3b:G. If your concession application is approved you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

H. Environmental Impact Assessment

This section is one of the most important factors that will determine the Department’s decision on the application. Please answer in detail.

In column 1 please list all the locations of your proposal, please use NZTM GPS coordinates where possible. In column 2 list any special features of the environment or the recreation values of that area. Then in column 3 list any effects (positive or adverse) that your activity may have on the values or features in column 2. In column 4 list the ways you intend to mitigate, remedy or avoid any adverse effects noted in column 3. Please add extra information or supporting evidence as necessary and label Attachment 3b:H.

Refer to Steps 1 and 2 in your Guide to Environmental Impact Assessment to help you fill in this section.

Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
Aoraki/Mount Cook National Park, including the Village	Amenities Area, set aside under Section 15 of the National Parks Act 1980. World Heritage Area – Te Wāhipounamu. National and international significance because of this protected land status	Maintenance of the buildings; design and landscape modifications, colour palate, external storage etc	Develop and implement an annual property plan for maintenance on the building, approved by the Department of Conservation. Any plan will need to consider compliance with national park management plans and the Department of Conservation’s guidelines.
	As above	Drainage and stormwater	All drainage and stormwater are maintained to a standard previously approved. Monitoring of any issues associated with these services will be managed in a way to address any adverse impact as soon as practically possible. This will be done in consultation with the Department of Conservation.
	As above	Hazardous substances	Generally, no hazardous substances will be stored or contained on site. However, where in the instance it may be onsite, the applicant will ensure that all substances or materials are stored in a secure enclosed facility. Monitoring of this will occur to ensure compliance.

	As above	Introduction of domestic animals	The applicant will ensure no domestic animals are not permitted onsite, or anywhere within the Village or wider National Park.
	As above	Fire risk; to building and surrounding environment	All appropriate fire safety equipment (extinguishers) is available to be operated by staff. Staff are educated on how to operate and what the procedures are in case of an emergency. The applicant and all occupants of the dwelling will adhere to fire restrictions in place.
	Views of the surrounding national park vista	Design modifications/alternations	No modifications to the buildings will be undertaken without the prior consideration and approval from the Department of Conservation. Any will need to be in accordance with the national park management plan.
	Indigenous vegetation (adjacent to structures)	Introduction of invasive weeds. Invasive weed control (Positive)	Monitoring of weed and pest plant in and around the land. Any plant pest will be removed and weed control will continue throughout the proposed term of the concession. Occupants will not be permitted to bring in any non-native plants (both inside and outside) onto the land.
	National Park and world heritage area status	Litter, rubbish and recycling.	Occupants will be advised to use waste receptacles, recycling depots and ensure all waste is stored in an appropriate way until it is removed off site, and out of the national park.
	As above	Noise	This can be a potential effect on all those residing in the residential area of the Village. All practical steps will be undertaken to ensure all occupants, and any of their personal visitors, abide by reasonable noise levels for the environment. Monitoring of the noise levels will occur periodically.

Monitoring

Where indicated monitoring of the activity will occur routinely and at times in collaboration with the Department of Conservation. As a result of monitoring feedback will be directed to the local management of the Department in the first instance and at the first opportunity. Management of impacts will be undertaken in consultation with Department of Conservation staff.

I. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Attachment 3a:I.

Status and purpose of the Land

The application area is within the amenities area of the Aoraki/Mount Cook National Park. The land is set apart under Section 15 of the National Parks Act 1980 and provides for the development and operation of recreational and public amenities and related services appropriate for the public use and enjoyment of the park. The amenities area status acknowledges that for the Village there will be an amenities and services emphasis, unlike the preservation emphasis for the balance of the national park. The Te Wāhipounamu – South-West New Zealand World Heritage Area still applies.

Consistency with statutory planning documents

1. *General Policy National Parks (2005) (GPNP)*

General Policy for National Parks provides guidance for managing national parks. They are places that have been set aside for their intrinsic worth and for the benefit, use and enjoyment of the public. Each national park requires its own management plan. The GPNP policy provisions address the purpose of preserving in perpetuity national parks, for their intrinsic worth and for the benefit, use and enjoyment of the public.

Policies under section 9 of the GPNP are relevant to this application, specifically 9(b), 9(d), 9(e) and 9(f).

The applicant considers that the activity to occupy land for an existing building as staff accommodation is not contrary to the provisions of the GPNP, subject to compliance with relevant standard and special conditions of the concession and monitoring of the activity's effects.

2. *Aoraki/Mount Cook National Park Management Plan (2004) (AMCNPMP)*

The AMCNPMP sets out the management of the national park. It addresses management considerations, provides objectives and policies for management issues. The applicant considers Section 6 of the AMCNPMP as the most relevant to this application.

6.1 Village Development and Preservation

Policies under 6.1.1 set out and go on to explain how the Village is to be laid out and site allocations. The policies and methodologies provide for accommodation for essential staff, subdividing the Village into zones and sets out that there will be policies for how each zone is managed.

The Residential Zone: This zone is exclusively for residential accommodation for staff living in the Village. The zone covers the current main housing area. A limited number of unused sites are still available in this zone, but the exact number will be determined only after detailed subdivisional and architectural planning. Some housing density increase is possible.

Policies under 6.1.2 address landscape management within the Village.

6.2 Village Design and Use

Policies and methodologies under 6.2.1 pertain to the requirement that building maintenance is to be of a high standard.

Policies and methodologies under 6.2.6 relate to the Residential Zone of the Village (the zone is set out under Figure 6B). The policies provide for a range of accommodation to meet the needs of staff who must of necessity live in the Village. Residential sites may be redeveloped where this will make optimum use of the sites available. Intrusion of non-residential activities within the residential zone is to be minimised. All buildings, especially those close to areas of indigenous scrub or forest, to be subject to appropriate fire control and protection measures.

Comment

The applicant requires staff essential to carrying out the concession activities (within the national park) to reside within the Village. This facilitates operations functioning at a quality expected by visitors to the national park. Punctuality, being on call and providing operational support to the business are just some of the elemental reasons for having staff reside in the Village.

The building is kept in good repair and maintenance is carried out, when necessary, in consultation with the Department of Conservation. Landscaping around the building is evident, and although the building has been in-situ for over 30 years, improvement and compliance with current standards is considered appropriate by the

applicant when necessary. Appropriate fire protection and control methods are implemented by way of extinguishers and education of tenants to ensure they know and abide by any fire restrictions and fire protection protocols.

The application considers the occupation of the land for a building accommodating staff essential to their business operations is consistent with the provisions set in the management plan. The accommodation is consistent with those policies listed in 6.2.6 (Residential Zone) and the service does not detract from the park's natural and cultural values.

3. *Canterbury (Waitaha) Conservation Management Strategy 2016 (CMS)*

The following is considered most relevant to the activities under application.

- 2.1 National Parks Place

The Aoraki/Mount Cook Village outcomes, policies and milestones are found within this section of the CMS. The following policy is most relevant to this application:

2.1.1 Manage Aoraki/Mount Cook and Arthur's Pass national parks in accordance with their national park management plans, including their visitor management, aircraft and vehicle provisions.

The activities under application have been discussed against the provisions of the AMCNPMP. The applicant considers that the activities under application are in accordance with both.

Attachment 3b: A - map, plan, and photos.



6 Sealy Place, Aoraki/Mount Cook Village.





