



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.

It is proposed to rebuild Leaning Lodge immediately adjacent to the existing Leaning Lodge, for which the OTMC has a concession. The use of the building will remain as stated in the current concession document i.e. hut and toilet available for public use and Grantor use at all times (Schedule 3, condition 6).

The reason for the application is to fulfil a requirement of the current concession i.e. comply with the Building Code (Schedule 3, condition 12).

The hut is registered in the Otago Conservation Management Strategy.

A need to address structural issues with the existing hut was identified after the hut was built in 2013. This need was acknowledged by the Department in its letter dated 29 April 2020. Engineering investigations have been commissioned and site investigations undertaken. Initially, a rebuild of the existing hut was planned. Drawings and cost estimates were prepared for repairing the substructure and erecting a prefabricated steel-framed superstructure on it. This type of superstructure enables efficient professional construction and reduces the onsite construction period. Last year, during the preparation of the building consent application, further investigations were carried out to provide information for the chartered structural engineer to complete detailed design. As a result of the findings, the option to rebuild the hut immediately adjacent to the existing hut was investigated and adopted after considering the following matters.

- The existing hut requires new piles and pile foundations to meet building code requirements, which would require the deconstruction and rebuild of the hut.
- Whilst some non-code compliant work has been identified, further non-code compliant work could be revealed during deconstruction. This will add time and cost to the project over that budgeted to date. Also, such work may necessitate applying for changes to the building consent, which will add further cost and delay.
- During the deconstruction and rebuild, storage of reusable materials (windows and frames, bunks and more) will be needed. Either these materials are carted down the hills and securely stored or a secure shelter is constructed at the site. Either way, this adds considerably to the work and increases the possibility of material damage.
- Building a new hut adjacent to the existing will ensure accurate set-out, enable construction to proceed without the delay of deconstruction and material storage, and facilitate on-site accommodation in the existing hut during construction.

After the new hut is built, the existing hut will be demolished, and materials will be removed from the site.

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

The structure could not reasonably be relocated outside public conservation land. To do so would compromise the recreational and other activities undertaken from the hut. The original hut at the site was built in 1958 by the Otago Ski Club near to a gully that provided good skiing yet at a location that is relatively sheltered from the weather and away from any snow slides or avalanches down the gully. This gully and areas nearby and beyond continue provide recreational opportunities for snow craft, snow caving, rock climbing and other activities.

Leaning Lodge has also served and continues as a base for botanists and zoologists from the University of Otago and the Otago Museum.

The location of the hut is considered optimal because it: provides for recreation and other activities as noted above, is relatively sheltered in terms of weather, is away from the public vehicle track on the spur to the north, and has low visibility.

C. Larger area

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

Is exclusive possession necessary to protect physical security of the activity? **YES / NO**

Is exclusive possession necessary for the competent operation of 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:D.

Exclusive possession of the land is necessary for the construction of the hut in order to protect public safety and facilitate compliance with the building code. Exclusive possession of the land is necessary for operation and maintenance of the hut in order to protect public safety and enable the OTMC to fulfil its concession obligations. The hut will remain open to the public.

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.

The current concession lease started on 1 May 2018 for a term of 30 years. No change is sought.

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:

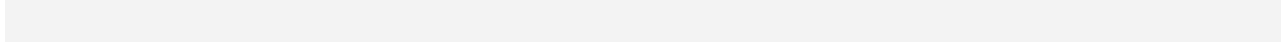
<http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

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

YES / 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
<i>EG: Tararua Forest Park</i>	<i>Northern rata - threatened species</i>	<i>Damage to the plants by construction</i>	<i>Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage</i>
Rock and Pillar Conservation Area	<p>The CMS appendix 4 gives priority ecosystem units as follows.</p> <p>Cool forest and scrub: Hall's tōtara, mountain celery pine, broadleaf forest</p> <p>High alpine: <i>Dracophyllum muscoides</i> cushionfield</p> <p>Low alpine: narrow-leaved (<i>Chionochloa rigida</i> subsp. <i>rigida</i>) and slim (<i>C. macra</i>) snow tussock tussockland /shrubland</p> <p>Regenerating: mountain tauhinu <i>Dracophyllum rosmarinifolium</i> scrub</p> <p>Wetland: herbfield /mossfield/sedgeland</p> <p>In the general area of the hut, the following description is applicable.</p>	<p>Relocating the hut will cause damage to plants within the foot print of the relocated hut, the dimensions of which are 8.6m x 6.2m.</p> <p>The existing hut will be fully demolished and the land reinstated with native plants.</p> <p>A photo of the location for the reconstruction is shown in Section I following.</p>	<p>Disturbance should be limited to the hut's new site which is currently dominated by the common Blue Tussock, <i>Poa colensoi</i>, and the common exotic brown top grass, <i>Agrostis capillaris</i>, with some occasional boxwood <i>Hebe</i>, <i>Hebe (Veronica) odora</i>, all of which are common in the vicinity.</p>

Subalpine scrub: Snow tōtara, bog pine, and mountain celery pine.

High alpine: *Dracophyllum muscoides* cushionfield

Low alpine: narrow-leaved (*Chionochloa rigida* subsp. *rigida*) and slim (*C. macra*) snow tussock tussockland /shrubland

Regenerating: mountain tauhinu
Dracophyllum rosmarinifolium scrub

Wetland: herbfield /mossfield/sedgeland

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.

Five horizontal grey bars intended for providing additional information or attachments.



Proposed location of new hut is immediately adjacent to the existing hut on the south side, which is shown in the photograph above.