



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 at 81 Bowen Drive, Aoraki Mount Cook Village, within the Aoraki Mount Cook National Park (CONS UNIT H36 001; NaPALIS ID 2805070) amenities area (the Village).

The legal description of the land is: MC PLAN 216 SITE 57 MT COOK VILLAGE BLK XIV MUELLER SD.

The land is zoned commercial by the Aoraki Mount Cook National Park Management Plan 2004.

The land is occupied by a two storey building (map, floor plan and photos attached and labelled as Attachment 3b:A, B and C); approximately 155m² footprint.

The building has been in situ for over 20 years and was built for the company Alpine Guides Limited as purpose built facilities for the alpine guiding operation.

The building is used for the following purposes:

- Operational services and retail outlet for concession activities within the wider national park (currently associated with a third party).
- Administration services and storage of operational equipment to support concession activities (second storey); and

The building is of wooden interlocking construction (Lockwood type), it has wooden window joinery and corrugated iron roof. The ground floor has a reception area and office, two storage areas, second office, kitchenette and unisex toilet. The first floor has two office admin areas, both with verandah balconies, and has three large storage areas.

The area around the building has extensive landscaping and a parking area at the front of the building.

There is no intention of making any changes to the infrastructure of the building. Maintenance work occurs as required to the buildings.

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

Consideration of an alternative site is not considered necessary as the building has been in-situ for over 20 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).

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 access to the land to the general public is reasonable due to the nature and extent of the building on the land. The public have access to the services and facilities within the retail/operational/administration building during normal operation hours of the services provided from that building.

AMCAVL require exclusive occupation to ensure competent operation of the activities, as well as to protect and provide physical security of the equipment and retail provisions within the buildings. Public safety is paramount and outside of normal operation hours, the general public do not require access to the building. This is to protect their safety, and security of the building and its contents.

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 term applied for is 30 years due to the established nature of the building and services and in keeping with other terms for similar activities within the Village. It is considered that this term is appropriate and provides surety and security for the applicant and its tenants, who are long time operators within the national park. AMCAVL wish to continue to utilise the Land for the facility to service visitors to the national park.

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	World Heritage Area – Te Wāhipounamu. National and international significance because of this protected land status	Increase knowledge and appreciation for the status of the land and why (positive)	Where appropriate interpretation and information can be provided to clients and customers about the significance of the national park, the world heritage area status and its values. This information will be developed in consultation with the Department of Conservation.
Aoraki Mount Cook National Park – Amenities Area (the Village)	Amenities Area, set aside under Section 15 of the National Parks Act 1980.	Design and landscape modifications, colour scheme	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	Access and transport/ thoroughfare	Access is not impeded around the building. Thoroughfare is still available by pedestrian access and connects with other walkways around the Village and the Village short walks. Limited parking is available for customers and staff.
	As above	Drainage and stormwater	All drainage and stormwater has been designed and is 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	As a general rule no hazardous substances will be stored or contained on site. In the instance that this may occur as a necessity to support the authorised activities of the applicant or the third party occupying the building, the applicant will ensure that all substances or materials are stored in a secure enclosed facility.
	As above	Introduction of domestic animals	All staff are made aware that domestic animals are not permitted 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. All staff will adhere to any fire restrictions in place.
	Views of the surrounding national park vista	Design modifications/alternations	No modifications to the building will be undertaken without the prior consideration and approval from the Department of Conservation and compliance with any national park management plan.
	Visitors to the Village and national park.	Access to interpretation and information about the national park (positive)	Where appropriate information on the opportunities for visitors to the surrounding national park will be provided and interpretation on the national park values. This information and interpretation will be developed in consultation with the Department of Conservation.
	Indigenous vegetation (adjacent to structures)	Introduction of invasive weeds.	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

		Invasive weed control (Positive)	concession.
	Flood vulnerability	Flooding in and around the land where the buildings are located affecting visitors and staff using the facilities and services	Monitoring of flood levels and potential flooding in heavy rain events and at any other appropriate time.
		Litter, rubbish and recycling.	Staff and customers will be advised to use waste receptacles, recycling depots and to operate with a leave no trace policy.
	Cultural values	Increase knowledge and appreciation of the cultural significance of the Aoraki/Mount Cook National Park (Positive)	Achieved through appropriate interpretative material produced in consultation with Ngai Tāhu and the Department of Conservation
	Historic values	Increase knowledge and appreciation of the historical significance of the Aoraki/Mount Cook National Park (Positive)	Achieved through appropriate interpretative material produced in consultation with Ngai Tāhu and the Department of Conservation.

Monitoring of the activity:

Where indicated above in the EIA, monitoring of certain potential adverse effects will occur routinely and feedback on these matters will be directed to the local management of the Department of Conservation in the first instance and at the first opportune time. 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

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 has its own management plan. The following sections of the GPNP are relevant to this application: Section 10 Activities Requiring Specific Authorisation (not covered elsewhere, including tourism activities), specifically 10.1 All Activities.

As stated within the GPNP some uses of the national park require specific authorisations and most frequently authorisations are considered under Section 49 of the National Parks Act 1980. This gives effect to Part 3B of the Conservation Act 1987. This is relevant to this application.

The policies within Section 10.1 relate to; consistency with conservation management strategies and national park management plans; minimising adverse effects of an activity; responsibility of concessionaires for the safe conduct of their operation; preservation of the national park as far as possible in its natural state; responsibility of monitoring effects of an activity on national park values and other users of the national park; and activities should have no adverse effects on existing recreational opportunities and be restricted to the use of the existing access.

Comment:

The applicant considers that the activity to occupy land for an existing building and its services is not contrary to the provisions of the GPNP. Further discussion on consistency with statutory management documents can be found below. The Environmental Impact Assessment (EIA) included as part of this application addresses positive and potential adverse effects, methods to avoid, remedy or mitigate those adverse effects, and monitoring of those impacts.

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. Of the current active AMCNPMP, the following sections are considered most relevant to the activity under this application:

Section 5, The Aoraki/Mount Cook Village Management and Section 6, The Aoraki/Mount Cook Village Policies. Section 4 also outlines the heritage protection, how visitors shall be managed, general provisions for concessions and other uses and policies for working with others. It is considered by the applicant that Section 5 and 6 are most relevant for further discussion.

Section 5: The primary objectives of section 5.2.1 are:

1. *To maintain and enhance Aoraki/Mount Cook Village as a location of national and international standing, while providing recreational and public amenities and their related services, including different accommodation types that reflect a range of affordability; and*
2. *To preserve the landscapes, indigenous ecosystems and natural features of Aoraki/Mount Cook Village, to the extent that this is compatible with Objective 1; and*
3. *To give effect to the principles of Te Tiriti o Waitangi/the Treaty of Waitangi, to the extent that the provisions of the National Parks Act 1980 are clearly not inconsistent with them.*

Additional objectives of this section relate to pest animal and plant management, historic value preservation, valuing the World Heritage Area status in managing the Village, the Village to be seen as a gateway experience and not as a destination to visitors, a range of visitor accommodation within the Village is to be provided; and finally, ensure commercial use within the Village is compatible with the primary objectives.

Comment:

The applicant considers that occupation of the land within the Village utilising the existing building, to provide retail and support services for concession activities undertaken within the wider national park setting is consistent with the objectives set out above. The building facilitates public amenity services predominately for visitors to the national park. Customer service and retail facilities enhance visitors experience of the activities they have an opportunity to engage with in the wider national park.

Section 6: policies, explanations and methods (for implementation) which are most relevant to this application are;

6.1 Village Development and Preservation

6.1.1 (b) *commercial activities to meet the appropriate needs of Park visitors and residents, that do not detract from the Park's unique natural and cultural environment;*

The Village layout and site allocation is determined through subdividing parts of the Village into zones, while interspersing open space areas, and community and park administration facilities. The zones management are determined by the methods set out for them.

Commercial Zone: A zone to provide for commercial activities, including visitor accommodation. The zone encompasses the area and functions contained by the Visitor Centre, The Hermitage (visitor accommodation, restaurants, café, shop and guiding concessionaires' base), the Chalets, Alpine Guides base and petrol station and the Aoraki/Mount Cook National Park Management Plan 2004 154 café by the Visitor Centre. This is the heart and focal point of the Village; the 'Village centre'. Any future Ngāi Tahu presence would be within this zone.

6.1.2 (a) *To preserve indigenous vegetation, flora and fauna, unless it is in the wider interests of the Park as a whole, that a site is developed for the provision of facilities.*

Protection of the remnant or regenerating indigenous vegetation areas, especially those of high value is fundamental when planning Village development. Figure 6 of the AMCNPMP identifies indigenous shrub-lands adjacent to the land under this application.

6.2 Village Design and Use

6.2.1 Building and Architectural Standards

6.2.1 *To require buildings and all other structures to be designed and maintained to a high architectural standard appropriate to the location of the Village within the Aoraki/Mount Cook National Park and in the foreground of Aoraki/Mount Cook.*

The policies and explanations set out in this section of the plan relative to the activities under this application pertain to ensuring structures do not interrupt significant view shafts of Aoraki/Mount Cook, including any ancillary structures to the main building; that the building is to be maintained to a high standard; and that advertising material located on the outside of the building will be only for identification purposes and be consistent with the current colour palette and building design.

6.2.4 (a) *To provide for commercial activities, including visitor accommodation, in a single area of the Village, to meet the needs of Park visitors and residents.*

The land and building under this application are identified as a present concessionaire service within the commercial zone, and this section of the AMCNPMP. It is also identified that the services are separated from the main zone (commercial) area.

The commercial zone will be retained and developed in the area shown in Figure 6A.

The commercial zone will be designed to provide for visitor information services, interpretation, bookings, souvenir retailing, mountain recreation equipment, household and personal item retailing for goods that people may reasonably need to be able to buy at any time, and food and beverage facilities, ensuring that individual developments are compatible and closely linked with one another;¹

6.2.10 (b) *To require 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 considers the occupation of the land for a building servicing visitors to the national park is consistent with the provisions set out in this section of the management plan. The amenities are consistent with those listed in 6.2.4 and those services do not detract from the park's natural and cultural values.

Draft Aoraki Mount Cook National Park Management Plan (2018) (draft AMCNPMP)

The inclusion of the draft planning document is considered appropriate as it is currently out for public notification. This gives an indication of current management considerations, and outcomes, policies and milestones. The term of this application would fall within the term of a new AMCNPMP.

¹ Page 172, Methods 6.24 (a) & (b) of the Aoraki Mount Cook National Park Management Plan (2004)

The following sections of the draft AMCNPMP are most relevant to this application;

PART ONE: Kei Te Pūtake o Aoraki te Mana e Huna Ana

1.3.1 General Management – Authorisations, Policy 26

Should include a condition in all concessions to provide information and interpretive material on the natural, cultural and historic values of the Park, and highlight the status of the Park as part of the Te Wāhipounamu South West New Zealand World Heritage Area, and ensuring that:

- a) where the inclusion of Kāi Tahu cultural interpretation is deemed appropriate by kaitiaki rūnaka, all cultural material is designed with, and approved by kaitiaki rūnaka to ensure that it accurately and sensitively portrays and respects the mana of Aoraki;*
- b) any potential impacts of activities on the natural values of the Park are identified and avoided; and*
- c) all people are made aware of potential natural hazards in the area in which they are recreating.*

1.3.14 Structures, Utilities and Facilities, Policies 1 and 2.

1. Should grant concessions for structures, utilities, facilities and easements in Aoraki/Mount Cook National Park only where the activity:

- a) is of a scale, design and colour that harmonises with the landscape and does not have an adverse effect on the natural state of the Park;*
- b) avoids adverse effects on Kāi Tahu values, particularly the Aoraki/Mount Cook tōpuni and areas of wāhi tapu or wāhi taonga;*
- c) does not require exclusive possession unless necessary for:
 - i) the protection of public safety;*
 - ii) the physical security of the activity; or*
 - iii) its competent operation;**
- iv) The protection of Kāi Tahu values associated with the specific facility.*
- d) will not adversely affect any waterways; and*
- e) is consistent with any relevant Iwi Management Plan.*

2. Should consider the following criteria when assessing applications to build, create or retain structures, utilities, facilities and easements in Aoraki/Mount Cook National Park:

- a) taking a precautionary approach if the structure, utility, facility or easement is potentially vulnerable to the effects of natural hazards and climate change;*
- b) whether the activity promotes or enhances the retention of a historic structure, utility, facility or easement;*
- c) whether the activity is an adaptive reuse of an existing structure, utility, facility or easement;*
- d) the structure represents or communicates Kāi Tahu history or values, following consultation and agreement with kaitiaki rūnaka; and*
- e) The activity supports the health and safety of the public and communities.*

Comment

The activity under application does require exclusive possession and this is discussed in Section D of this application. The applicant, in consultation with the Department of Conservation, will maintain the building to the necessary colour and design guidelines as and when appropriate, determined by way of a longer term maintenance work plan. The proposed landscape and design guidelines may have an impact on the building in the future and the applicant is amendable to working co-operatively on this aspect.

The applicant does not consider the facility or its services adversely effects Kāi Tahu values.

Overnight accommodation is not permitted as prescribed within the draft AMCNPMP² due to the risk of flooding, however it does not proscribe any building facility at this location due to this or any other natural hazards.

The applicant considers that the occupation of the land for a building providing services to visitors to the national park is not contrary to the provisions of this Part of the draft AMCNPMP.

PART TWO: Whāia Kā Paeroa Ka Tae Ki Aoraki

2.1 Nohoaka Place

The Aoraki/Mount Cook Village (the Village), gazetted amenities area over it in 1999, is located within this Place. The amenities area has an emphasis on recreational and public amenities and related services in contrast to the preservation emphasis for the wider national park. The values of this Place include key areas of indigenous vegetation, historic routes and buildings associated with the early European recreation activities, and numerous recreational opportunities both within the Village and as a gateway to the wider national park environs.

Management considerations for the Village as part of the draft AMCNPMP focus on the provision of services and facilities that support public use and enjoyment of the national park, and that they provide information, activities, refreshments and accommodation for visitors. A high quality built environment is a priority due to the

² Aoraki Mount Cook National Park Management Plan (draft) 2.1.3 Nohoaka Place - Aoraki/Mount Cook Village Policy 18 (v).

international status of the national park. A zoning plan is proposed and identifies where new development and redevelopment can occur. It is also proposed to address traffic management. Design standards and guidelines and a village landscape plan are also proposed.

Outcomes for the Village relevant to this application include; a quality built environment that responds to the particular and unique cultural, natural and historic values of the park; visitors to the park can access services and facilities that enable them to enjoy the wider values of the park; the Village provides an appreciation and understanding of the Kāi Tahu cultural values; and residents and visitors can fully experience the night skies of the Aoraki Mackenzie International Dark Sky Reserve without interference from lighting in the Village.

Policies – Aoraki/Mount Cook Village

3. Manage the use and development of facilities within the Village and the surrounding front country area to provide a diverse suite of opportunities for people to enjoy that complement the quality of the natural landscape.

17. Manage the Village within the current amenities area:

a) to provide services and facilities that enable visitors to enjoy the wider natural, historical and cultural values of the Aoraki/Mount Cook National Park environs;

b) by ensuring development and activities are within the capacity of the current infrastructure;

c) by applying Policy 1.3.14 Structures, utilities and facilities to activities within the Village;

d) to preserve and protect the natural, historic or cultural values of the Park, by not increasing the size of the amenities area.

18. To establish the following zones in the Village, in accordance with the Map 12 Village Zoning Plan:

a) Commercial zone – the single area in the Village where a range of services and facilities for visitors and residents of the Village is located.

In the zone:

i) may authorise the existing activities on current sites within the commercial zone and their redevelopment;

ii) may authorise only the new commercial activities that are set out in 2.1.3 Policy 23;

iii) new development should have a focus on mixed use developments and maintaining a range of visitor accommodation types;

iv) may authorise accommodation for an on-site manager where it is necessary for the operation of the activity;

v) should not authorise overnight accommodation facilities in the commercial “Overnight accommodation excluded” overlay as shown on the Village Zoning Plan Map 11, because of the risk from flooding; and

vi) should not authorise facilities for camping or campervans/caravans.

19. Should manage the location of development (including redevelopment) and activities within the Village in accordance with Map 12 Village Zoning Plan and zone policies.14

33. Should require all those holding authorisation for activities in the Village to provide the Department with a survey plan of the boundaries of the site.

Comment:

The building has occupied the site for over 20 years and does not impose on viewpoints to Aoraki/Mount Cook, or negatively impact on others who visit the Village environment. The current lighting provision of the building will not adversely impact on the Dark Sky Reserve or the building’s occupation of the land will not adversely impact on the natural, cultural and historic values of the wider national park. Conditions of an authorisation approval will ensure no negative impact will occur on those values of the Village. The proposed activity is not to increase any aspect of the activities and therefore it is not anticipated that it will adversely impact the current infrastructure. The building provides for services that enable visitors to the national park to enjoy the wider environs, including information and interpretation about the natural values of the national park (through the activities provided by the tenant).

No overnight accommodation is proposed at this site.

The building is adjacent to the pathways for residents and visitors to the Village to utilise to safely move around the Village. Pedestrian access and access to the Aoraki/Mount Cook Village walks in not encumbered.

The applicant considers the activities under this application are consistent with the relevant policies of the draft AMCNMP.

Canterbury (Waitaha) Conservation Management Strategy (CMS)

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.

Comment:

The activities under application have been discussed against the provisions of both the current, active national park management plan and the draft national park management plan. This discussion is found directly above.

The applicant considers that the activities under application are in accordance with both.

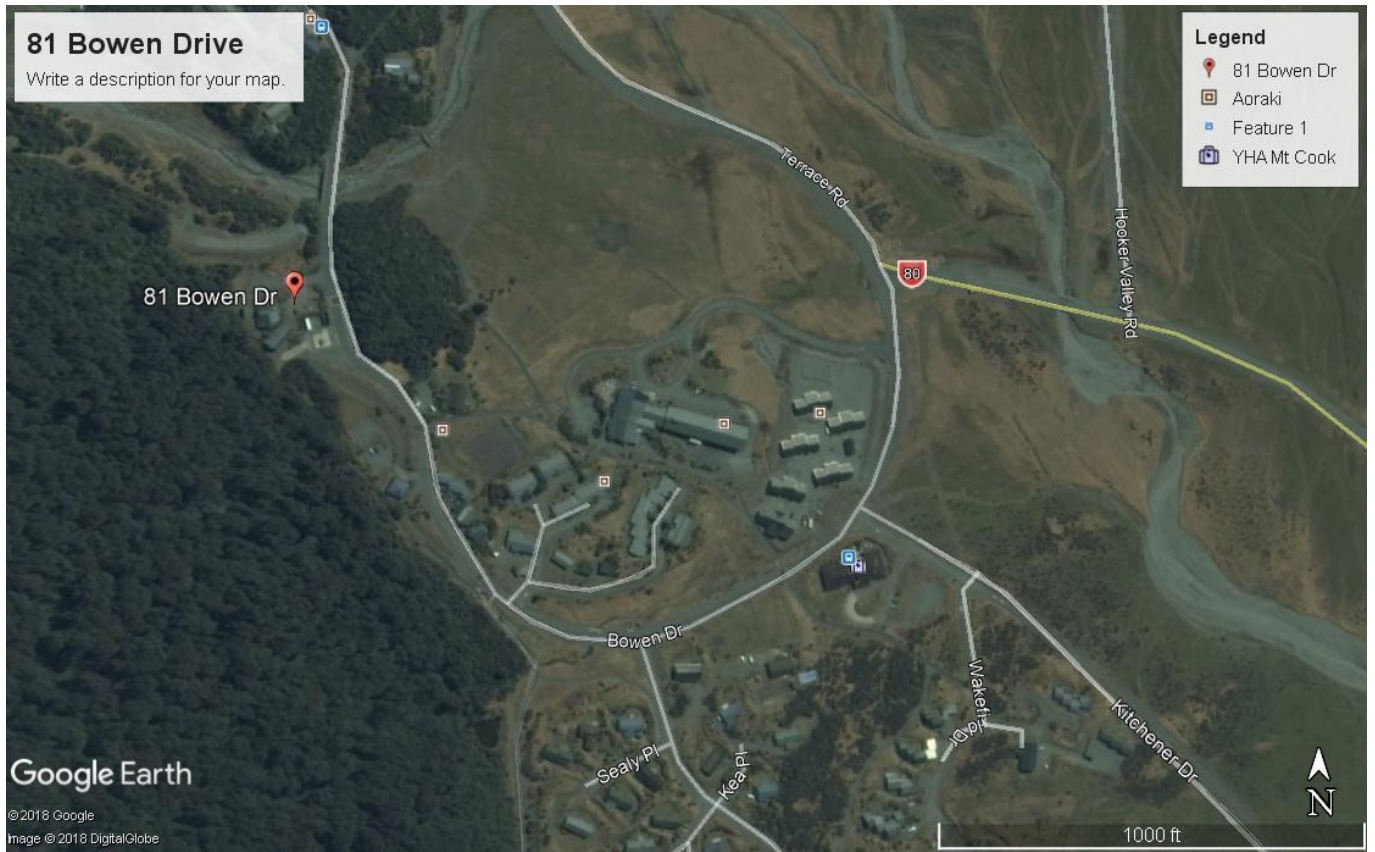




Photo 1 – Building under application is the retail/office/equipment store building on the right (AGL building). Landscaping around the building is evident.



Photo 2 – back view of AGL building



Photo 3 – parking space in front of buildings, off Bowen Drive.



Photo 4 – AGL building

ATTACHMENT 3B: D Original Floor Plan - building for Alpine Guides Ltd (separate document)