

H. Environmental Impact Assessment (EIA)

Introduction History

An EIA was completed in 2007 by Simon Beale (MSW) for the application for ACC-20676 Hut Lease and was referred to in the application for deed of variation ACC- 20676 (2018) and also in our Reissued Concession GUI- 27189 (new number now Gui-86178) May 2020.

The 2007 EIA contains several photos of the pre Tenure Review Biv. The photos form a base for comparison to photos taken in 2019 and 2020 and the document still has some relevant information on effects mitigation and avoid methods.

Please see Attachment 3bH: Environmental Impact Assessment Table H
Attachment F Supporting Evidence 2. Environmental Impact Assessment 2007

Application for Re Issue of lease for an Existing structure on Conservation Land

Conservation Act and Conservation General Policy.

For this Application we assess that the activity is consistent with the Conservation Act 1987.

We assess that the Application for Lease is consistent with the Conservation General Policy (revised edition 2019) in particular (but not only) Policies 10.

POLICIES 10 Accommodation and Related Facilities

10 (a) Accommodation and related facilities on public conservation lands and waters may be allowed for public recreation, educational and community services, consistent with the outcomes planned for places.

10(b) Accommodation and related facilities on public conservation lands and waters owned and occupied by people and organizations other than the Department, will require a concession.

10(c) Any application for a concession will comply with, or be consistent with, the objectives of the relevant Act, the statutory purposes for which the place is held, and any relevant conservation management strategy or plan.

10(d) Any application for a concession to provide accommodation or related facilities, or to extend or add to an existing structure or facility, should meet the following criteria:

1. the accommodation or related facility cannot reasonably be located outside public conservation lands and waters;
2. it cannot reasonably be built elsewhere on public conservation lands and waters where the potential adverse effects would be significantly less; and
3. the applicant cannot reasonably use or share an existing structure or facility.

10 (e) All accommodation and related facilities including replacements, additions and extensions on public conservation lands and waters should:

1. be consistent with the outcomes planned for places;
2. avoid or otherwise minimize adverse effects on natural resources and historical and cultural heritage, and on the benefit and enjoyment of the public, including public access;
3. complement and, wherever possible, be located close to existing accommodation and related facilities;
4. be located, designed, constructed and maintained to meet all legal requirements and standards;
5. be of such a scale, design and colour that they harmonize with the landscape and seascape;
6. provide for disabled people in places where this is practicable; and
- vii. be available for use by the public.

10(f) The Department and all concessionaires should monitor the effects of the use of accommodation and related

facilities on natural resources and historical and cultural heritage, and on the benefit and enjoyment of the public, including public access, to inform future management decisions.

10(g) New accommodation and related facilities, including encampments, on public conservation lands and waters, for exclusive private use should not be permitted.

10(h) Existing private accommodation and related facilities, including encampments, on public conservation lands and waters will be phased out, except where specifically provided for or allowed in legislation, in accordance with the conditions and timeframes set out in any relevant concession or conservation management strategy or plan. They should be removed at the end of the phase-out period, unless retained by the Department for public use.

10(i) A ground rental should be charged for existing private accommodation and related facilities, including campgrounds, on public conservation lands and waters.

10 (j) The Department should consult the relevant conservation board on all proposals for departmental accommodation and related facilities, including replacements, additions and extensions, on public conservation lands and waters.

Conservation Management Strategy

A greater level of detail to planning management intent is delivered in the Otago Conservation Management Plan OCMS (2016) and amendments 2017).

Part two- Places outlines policies and objectives for identified areas. The western lakes and Mountains/ Nga Puna Wai Karikari a Rakaihautu Place: Richardson/ Upper Shotover area is relevant to this application.

The OMCS Part 2 refers to the existence of the hut consented at Mt Larkins, the landing sites and activities as relevant to the Place -identified as Whakaari Conservation Area. And Appendices 1 2,4,5,6,7,9,10,11,12,13, and 15 and Maps 5, 5.3, 5.3.1, 8.7, and 9.7.

Drawing from the guidance given in OMCS 2017 and the experience of ten years of operations in Whakaari Conservation Area we have balanced and assessed the Environmental Impact of Operating an Existing hut at Mt Larkins and mitigating and avoiding impacts of activities in the Whakaari Conservation Area.

See attachments 3bH: Table Environmental Impact Assessment

In considering this information we conclude that the application for Lease can be granted as it is consistent with the OMCS policies, outcomes, and long term vision 2066.

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See Appendix F: Supporting Evidence

1. References and Links to Publications General Policy and OMCS 2017
2. Environmental Impact Assessment 2007
3. Adventure Mark Safety Audit Certification
4. Concessions

