



Submission #1 of 2

## A. Permission Application Number and Name of Applicant

OT-23405-ACC: Otago Tramping and Mountaineering Club Incorporated (OTMC)

## B. Name of Proposed Activity and Location(s)

Otago Tramping and Mountaineering Club Incorporated (OTMC) has applied to vary its active Concession (Lease) OT-23405-ACC which authorises occupation of the OTMC owned Leaning Lodge hut for a 30 year period until 30 April 2048 within the Rock and Pillar Conservation Area (contained in record of title 7697 being Part Section 2 SO 300215).

Due to structural issues with the hut built in 2013, the OTMC has applied to:

- (a) rebuild the hut approximately 50 metres South East of the existing hut (at approximate NZTM 2000 E1372103 N4966292); and
- (b) once rebuilt, demolish the hut built in 2013 and make good the land.

## C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Colin Brown
Contact person and role of organisation	Colin Brown
Email (Communication from DOC will be via email unless alternate contact requested)	Cdabrown52@gmail.com
Alternate contact for all DOC communication	
Phone/Mobile	0274333033
Postal Address and Post Code	24 Joe Brown Ave, Mosgiel 9024

I wish to **keep my contact details confidential**

**Note:** Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.



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## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Colin Brown
Organisation	Individual
Date	30/08/2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The need for the renewal of hut

My reasons for my objection or submission are:

It seems a shame that a hut constructed only 7 years ago, and actually safe and sound as a building, has to be rebuilt due to some problems with the foundations not meeting code.

It is ironic that if the original hut had been in sounder condition such that it could have been repaired, it would now be perfectly fine to use, even if far below the standard of the present hut.

I understand the need for rules around the standard of alpine structures, but it seems what is lacking here is the bureaucratic processes taking precedence over common sense.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

Given that the bureaucrats have decreed the structure is "unsafe" and can not be used, then I fully support its replacement. Its location and multiple use capability provides a high value of functionality which needs to be retained.

p.s. I am not a member of the Otago Tramping Club, or know any members, but I do enjoy spending time in "the great outdoors". This submission is a result of seeing the advert in public notices and being curious as to why a modern hut needs to be replaced.

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to Kelvin Brown [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 or PO Box 5244, Dunedin 9054 (Attention: Kelvin Brown).

7 September 2020

The Director-General  
Department of Conservation  
PO Box 5244, Dunedin  
Attention: Kelvin Brown, Permissions Advisor  
[DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz)



Dear Sir

**Concession application – Leaning Lodge Hut (OT-23405-ACC)**

Federated Mountain Clubs (FMC) was founded in 1931 and advocates for the backcountry and outdoor recreation on behalf of over 21,000 members in 96 clubs. The Otago Tramping and Mountaineering Club (OTMC) is one of those clubs. FMC has taken a leading role in the establishment of protection and ongoing robust planning for much of New Zealand's public conservation land. It is with pleasure that we write in support of the OTMC's application for a concession to construct a replacement for Leaning Lodge.

As we noted in our submission on the Visitor Facilities Review in 2004, the original Leaning Lodge is part of the fabric of a long history of recreational use on the Rock and Pillar Range which predates by several decades the range's status as conservation land. Changing expectations of facilities, changing recreational patterns and the move from clubs representing the majority of recreational users to a minority meant that the Otago Ski Club and Otago University Ski Club each in turn relinquished ownership of the hut when it was no longer practical for each club to maintain it. The OTMC was reaching a similar point in the early part of the century, but decided that it wanted to see a hut retained there. The Leaning Lodge Trust was established under the guidance of the OTMC to bring together recreational, scientific and local community interests with a view to ensuring that this important recreational resource remained. Unfortunately, the hut built in 2013 has problems and needs to be replaced.

We see this new hut as a valuable complement to the range of recreational opportunities and facilities in the area. We note that the department has a policy of no huts in the nearby Te Papanui Conservation Park – a stance that we support. The provision of huts on the Rock & Pillar Range by community groups is consistent with the Recreational Opportunities Spectrum approach to wildlands management. The 2013 hut, along with the restoration of Big Hut, led to a renaissance in usage of the area, similar to what has occurred in the Silver Peaks following the building of a new Jubilee Hut in 2007. We want to see that continue.

We see Leaning Lodge as complementary to the retention of Big Hut. The Leaning Lodge site is easier to get to, to find and to depart from in adverse conditions, making it a more suitable venue for less experienced parties.

Yours faithfully,

Danilo Hegg  
**Executive Officer, Federated Mountain Clubs**