



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 approximately 710m² of land within the Aoraki/Mount Cook Village (CONS UNIT H36 001; NaPALIS ID 2805070) amenities area (the Village).

The lease application is to continue occupation and maintenance of a staff accommodation building within the Village used for essential staff associated with permitted activities carried out in the Aoraki/Mount Cook National Park. The occupation of the land by these buildings have been nearly 50 years.

The lease land is made up of the following:

1. Physical address 4 Mueller Place

Legal description: Sec 14 being Pt Res 2652 Mt Cook Village Blk XIV Mueller SD.

Property description: the dwelling is a three-bedroom building, circa 1970's. Rectangular, wooden bungalow with weatherboard cladding. A pitched corrugated iron roof on a concrete pad foundation and a wooden deck to the side. The property also has an attached carport, with concrete floor and storage area to the front and side of the building. Cobblestone drive to access the dwelling.

Image of lease activity



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 50 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 access to the land to the general public is reasonable due to the nature and extent of the buildings and their purpose 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 dwelling.

AMCAVL 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 on the 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 property, and the Applicant's associated 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 Hermitage Hotel, recreation tourism activities and the airport and facilities - all based within the Aoraki/Mount Cook 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 AMCNMP.

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 a 10-year property maintenance plan, in conjunction with the Department of Conservation. The maintenance plan is to include the repair, restoration or replacement of the land, buildings and services associated with the site. 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 have 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. 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. All occupants will adhere to fire restrictions in place.
	As above	Climate Change – the activity will produce greenhouse gas emissions.	All appropriate measures will be taken to reduce and mitigate greenhouse gas emissions associated with the occupation of the Amenities Area and the activities carried out within the lease area.
	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	Cultural Values	The Applicant will consult with Ngāi Tahu Papatipu Runanga if any cultural interpretation/informaiton is proposed to be used.
	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.

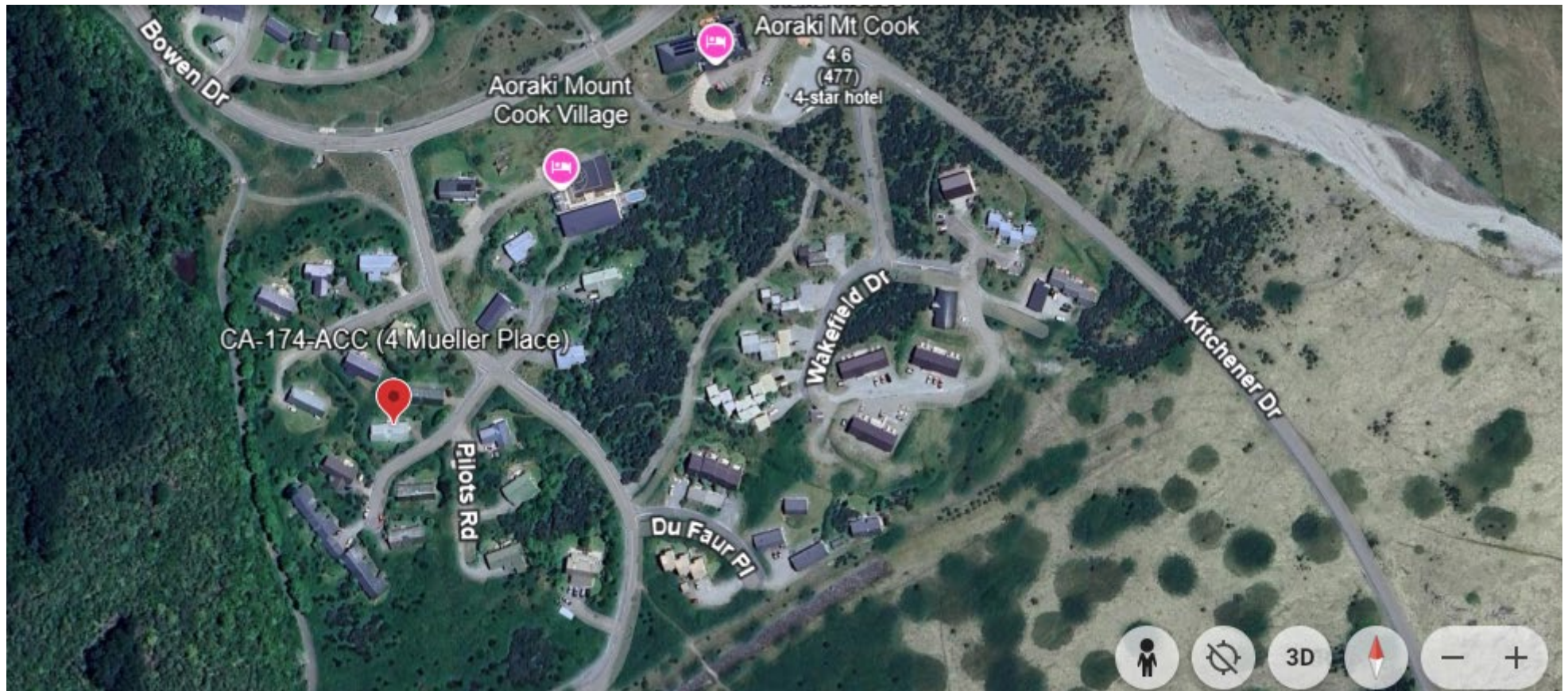
I. Other

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

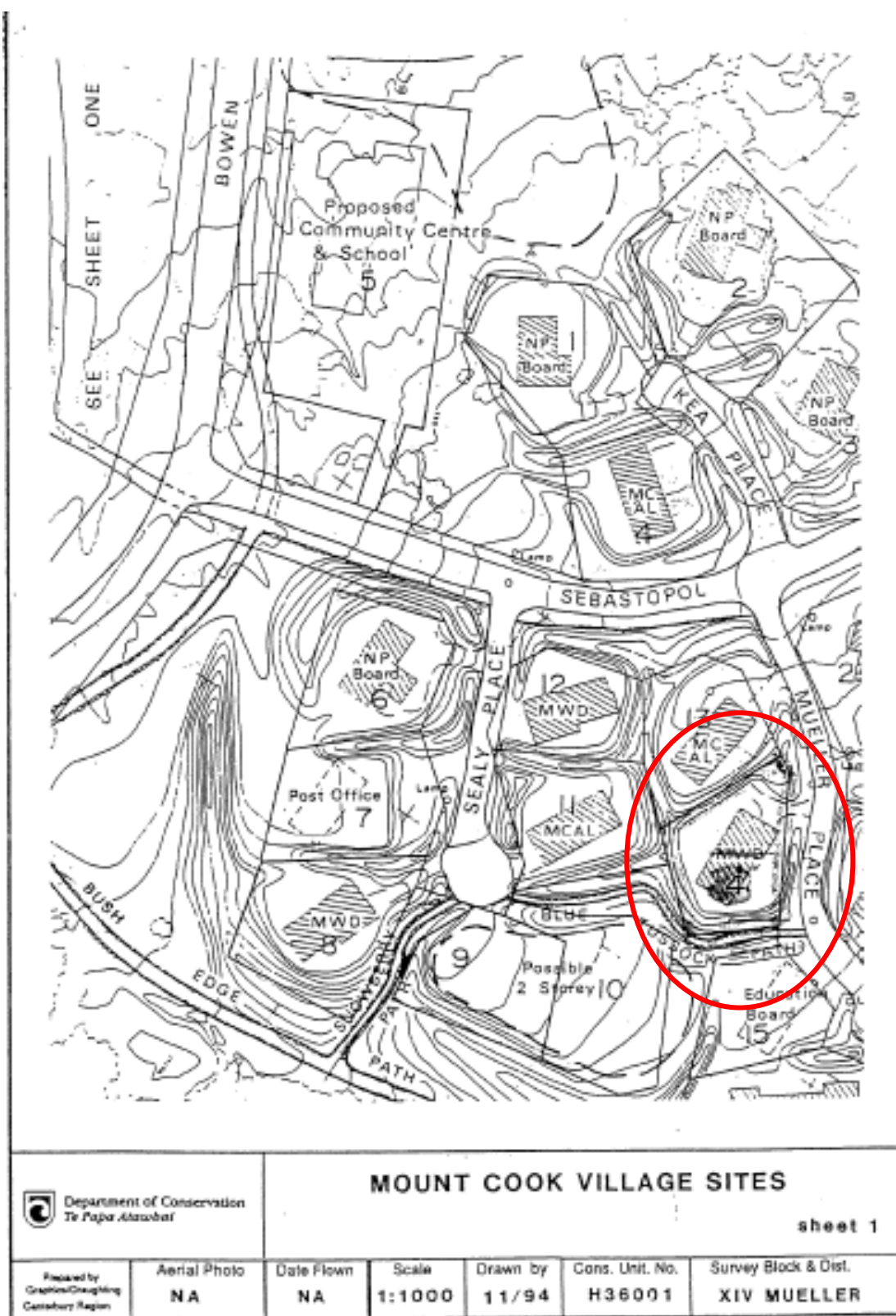
The Applicant considers the application activity to be consistent with the following relevant statutory planning and management documents:

- General Policy National Parks 2005
 - Aoraki/Mount Cook National Park Management Plan 2004 (AMCNPMP)
 - Canterbury (Waitaha) Conservation Management Strategy 2016
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Location map within the Aoraki Mount Cook Village.



Plan – 4 Mueller Place (also known as Section 14)



4 Mueller Place property.

