



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.

A variation is needed to existing lease PAC-10-12-013 Lease of Rotoiti Lodge Challenge Ropes Course
We would like to swap out part of area A in the current lease for a new area as per the marked map from the lease document.

The new area is roughly the same size as the area no longer required.

The reason for the swap is the need to move some low ropes activities out from underneath dead beech trees which pose a safety hazard. DOC staff have assessed the removal of the trees as involving too much damage to surrounding vegetation and a less damaging solution is to move the low ropes activities to a new area of lower vegetation.

Attached is a brief report from the new site and a marked map from the lease document.

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 education lodge and all facilities are located in Nelson Lakes National Park.

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.

Consistent with the lease already held, for safety reasons need to be able to exclude public access from the ropes course.

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.

Variation to existing lease, as per existing lease term

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>

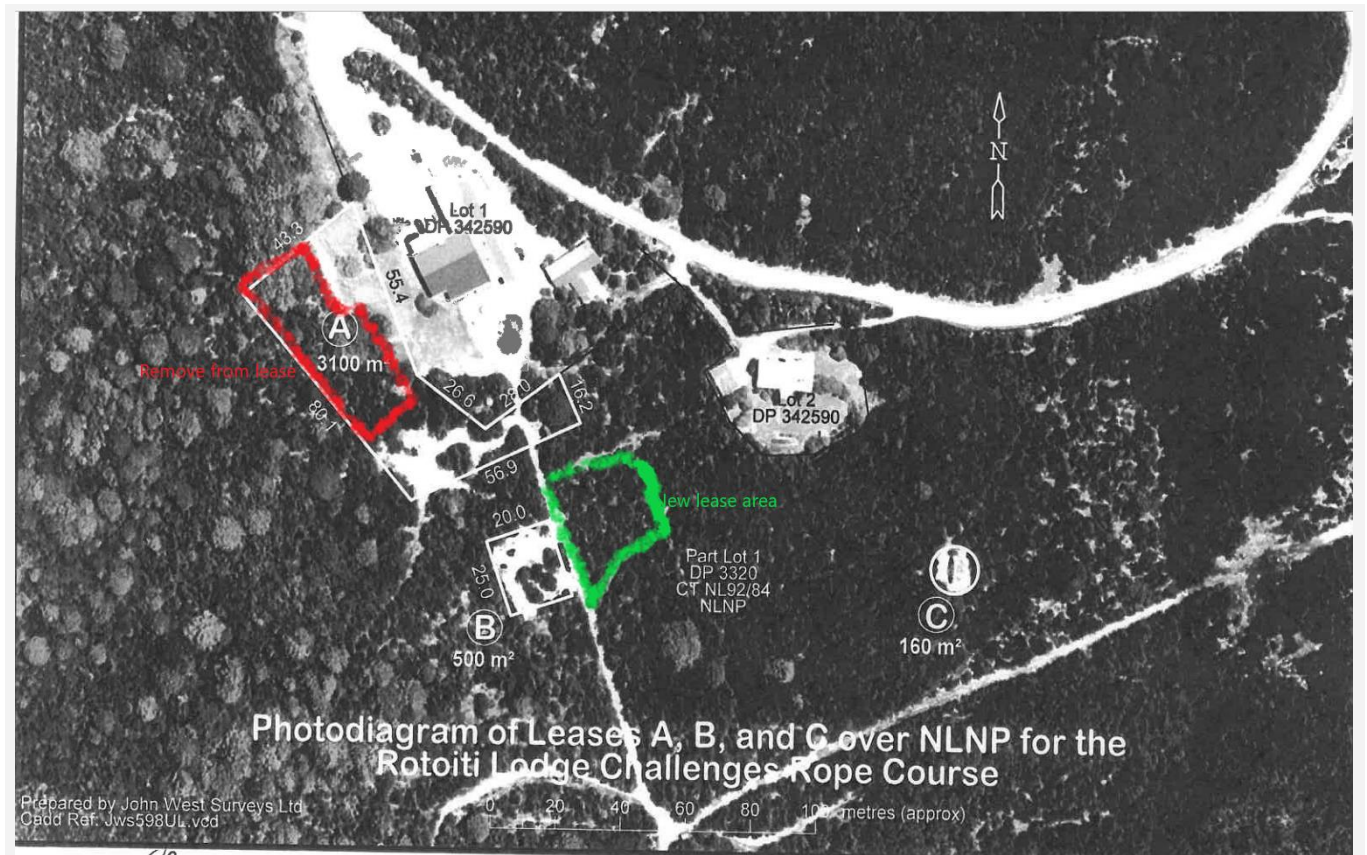
Do you intend to store fuel in bulk on the land as part of the activity?

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.

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.



File note: Rotoiti Lodge Trust proposed low ropes course changes

Russell Ferens, General Manager Rotoiti Lodge Outdoor Education Centre

Area A is developing beech forest and several large but young beech trees have recently died, I would say as a result of the 2019 drought summer. The dead trees mean that the low ropes course that is configured in this forest is now unsafe.

An earlier inspection of the trees had been carried out with a view to remove them, with the aim being to mitigate the hazard, the outcome of his assessment was that removal of the dead trees would compromise/weaken the remaining beech trees that are still alive. To make the current low ropes area safe for low ropes to continue there, a large number of dead and alive beech trees would need to be removed.

The new area that has been identified is in smaller secondary manuka vegetation, close to the other ropes areas on the northern side of the track to the watertanks, indicated in Map A.

The low ropes course comprises four activities each of which will need approx. 4x4m in area, with a walking track joining the areas.

The proposal is to move the current equipment from Area A and reinstall it into the new area, clearing a small amount of vegetation to make room for the new activity areas and a walking track between them. It is anticipated that this maybe be able to be done by hand, perhaps involving a small digger where this is possible without clearing more vegetation than is needed for a walking track. There are small clearings naturally through this scrub vegetation and the idea is to use these for the activities to minimise the amount of clearing work needed.

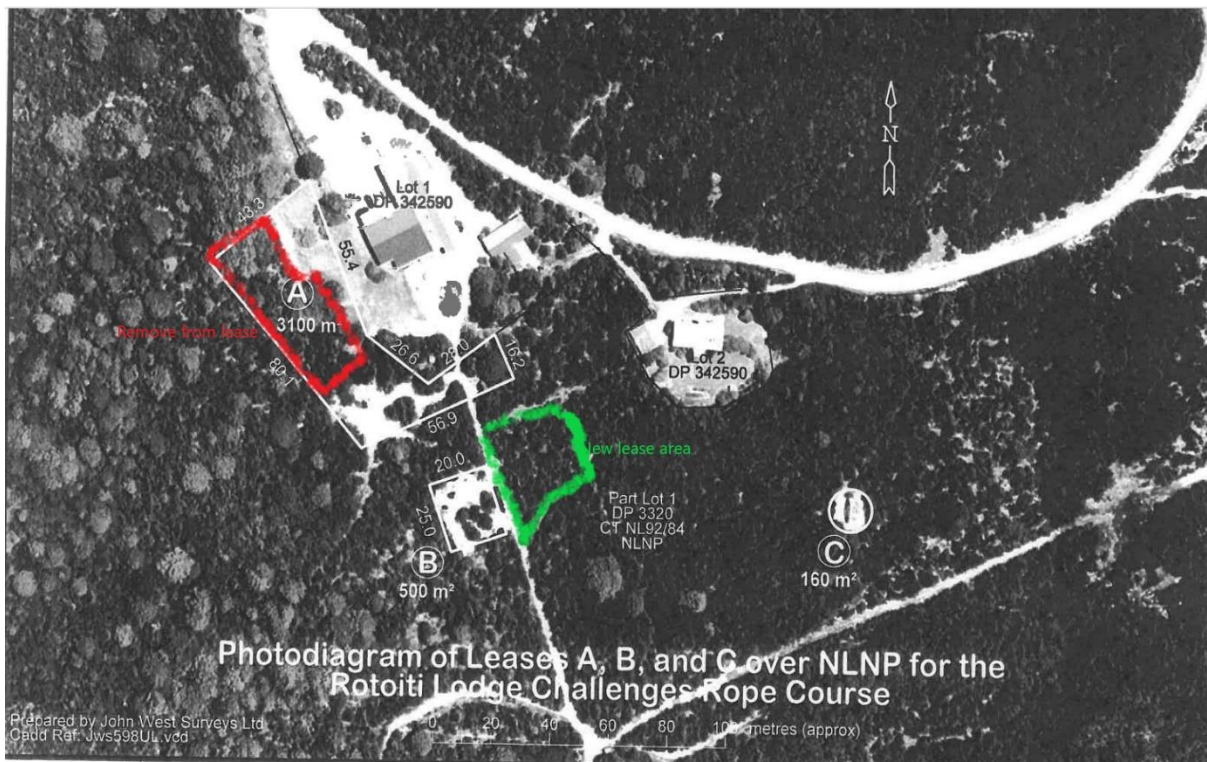
The vegetation of the new area is a canopy of ~3m height, 80% manuka with small numbers of sapling red beech, lancewood (*Pseudopanax crassifolius*), and broadleaf (*Griselinia littoralis*). The understorey is sparse – in addition to the above species *Coprosma tayloriae*, *Leptecophylla juniperina*, *Leucopogon fasciculata* were all noted, and a rich diversity of mosses and lichens on a rocky substrate. The vegetation is a typical example of the scrub/rocky substrate typical in the Black Hill area around the lodge.

No threatened or unusual species were noted. *Exocarpus bidwillii* and *Brachyglottis rotundifolia* are species known to be uncommonly found in this type of scrub vegetation but neither were seen here on my visit.

With vegetation clearing and track construction there are sizeable rocks that will need to be avoided. Clearance should also avoid the largest of the manuka and kanuka, and any mature specimens of lancewood and broadleaf. DOC rangers will need to be on hand to help make any decisions about siting the activities once the work is underway.

Map A:

Rotoiti Lodge rope activity lease areas, with the proposed new lease area marked (green), and the portion of area A proposed to be taken out of the current lease (red). (Map from Permit document DOC-1428208)





An example of a natural clearing in the new low ropes area, that might be used for developing a low ropes activity.