



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.

An Environmental Impact Assessment (EIA) report is **attached** as part of an application by Luma Enchanted Limited (the Applicant) for a concession to operate a commercial activity commencing in October 2025 and operating year-round for 30 years, at 130 Lake Esplanade, Queenstown. The proposal seeks exclusive occupation of public conservation land, being part of a Local Purpose Reserve (former Sargood Chalet Girl Guide Camp).

Please refer to the **attached** EIA report and appendices for more detailed information, including a legal description and site map.

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

Please refer to the **attached** EIA report and appendices for more detailed information, including an assessment of alternative sites.

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:

For clarity, the site is 0.83ha and the proposed activity will not utilise the entire site (legal parcel). Please refer to the **attached** EIA report and appendices for more detailed information, including a site layout.

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.

Please refer to the **attached** EIA report and appendices for more detailed information, including rationale for exclusive possession.

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.

A term of 30 years is sought.

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.

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
<i>EG: Tararua Forest Park</i>	<i>Northern rata - threatened species</i>	<i>Damage to the plants by construction</i>	<i>Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage</i>
One Mile Reserve	Visitor Management Zone: Frontcountry One Mile Creek One Mile Powerhouse Recreational trails	Lighting, amenity values, disturbance to wildlife	All lighting will be temporary and will be removed when the event is concluded. The lighting will be positioned and designed in a manner to avoid adverse effects on conservation and rural amenity values beyond the event site. Adverse effects on the environment from lighting are expected to be less than minor.
		Paths, fencing, pedestrian damage to plants and surfaces	The paths and fences will be designed to be installed and then removed to avoid damaging the environment, and to prevent pedestrians from walking into the surrounding area. Adverse effects on the environment with respect to amenity from noise are anticipated to be less than minor.
		Noise, disturbance to wildlife and recreational users	The event will be designed to be relatively quiet, in keeping with the intended nature of the event as a journey of discovery. For reference, the noise would not

			<p>exceed QLDC Proposed District Plan (PDP) limits or be considered a 'noise event' under the PDP. An acoustic report may be provided if required. The reserve is next to a busy urban area, where recreational users would expect to meet other users and encounter some noise. Adverse effects on the environment with respect to amenity from noise are anticipated to be less than minor.</p>
		<p>Health and safety, risks to the environment through waste, fire, sanitation.</p>	<p>The site layout will provide for health and safety outcomes and manage and mitigate potential adverse effects by containing patrons within the event location and providing all required amenities for a safe event. Appropriate methods to collect and dispose of rubbish and recycling will be installed, and adequate sanitation facilities will be provided throughout the duration of the activity in accordance with the Building Act. If any food and beverage providers are allowed, these will comply with food hygiene standards and regulations. The event will have fire prevention and fire control measures, provision of first aid, and inclusion of Emergency Management roles and procedures in the case of an accident or emergency. Full details will be provided within an Event Management Plan. Adverse effects on the environment with respect to health and safety can be managed and mitigated and are anticipated to be less than minor.</p>
		<p>Diminished rural, conservation, and amenity values, ecological values</p>	<p>The temporary event will not result in any additional permanent changes to the reserve, and will be located away from existing trails and features. It is considered that adverse effects on the environment in regard to conservation values will be temporary and are</p>

			<p>anticipated to be less than minor. In addition, the applicant proposes to clear weeds and plant appropriate native vegetation, in accordance with guidelines.</p>
		<p>Signage, damage to environment, conservation values</p>	<p>All safety and wayfinding signage to be erected on the site will be temporary and will be removed when the event is concluded. The temporary signage will be located and designed in a manner that avoids adverse effects on conservation and rural amenity values. Adverse effects on the environment with resulting from signage will be temporary, and are considered to be less than minor.</p>
		<p>Nuisance, diminished recreational values</p>	<p>The activity may have potential adverse effects on the amenity of the conservation land and recreational values arising from the duration, hours of operation, music and sound, signage, lighting, structures (e.g. paths and props) odour, and other potential nuisance elements. Nuisance and adverse amenity effects will be temporary, restricted to one site, and restricted to one time period each year. In addition, the event will be undertaken during darkness, which is likely to be a less popular time for recreation. Adverse effects on the environment with respect to nuisance are anticipated to be less than minor.</p>
		<p>Existing trails and car park damage, exclude users</p>	<p>The event will be located off the existing trail into the reserve, and the trail will remain open for public use. Any damage to the trail will be rectified. Attendees would not be permitted to drive in or park in the reserve. The applicant would park temporarily in the reserve car park during setup and pack down. At all other times the trails</p>

			and car park would be accessible and not exclusively occupied. Adverse effects on the environment with respect to existing trails and car parking are anticipated to be less than minor.
		Heritage values, damage to structures	The event will be located away from the One Mile Powerhouse to avoid adverse effects on heritage values and structures. The nature of the temporary event would be unlikely to discover any archaeological, heritage or cultural material or sites. Adverse effects on the environment with respect to heritage values are anticipated to be less than minor.
		One Mile Creek, ecological values	The event will be located away from the creek or other waterways. The nature of the event would be unlikely to result in adverse effects on ecological values, as it will be contained, and will have appropriate sanitation and waste management controls. Adverse effects on the environment with respect to One Mile Creek are anticipated to be less than minor.
		Public access and recreation values	The event will be designed to maintain ongoing public access to the reserve and through the reserve. Adverse effects on the environment with respect to public access are anticipated to be less than minor.

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.

Please refer to the **attached** EIA report and appendices for more detailed assessment and information.