Concession Application
Form 3b – Private/commercial facility/structures

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.

Facility Name: Avalanche Lodge
Location: Shovel Flat, Mt Aspiring National Park
Land use: 72m2
Location Map Ref: 1254868E – 5068286N

Existing Facility Lease (OT -2929 ACC, PAC-13-03-06) 20years/Issued 2008 Expiry date 31 September 2028

Hut Lease held in conjunction with current Activity Concession 109952-GUI (March 2025- Expiry 01 April 2035)
A previous Hut Lease was issued for 10year period from 1998 to 2008 - COC147
Period: 1976 – 1984 summer tent camping/activity concession held for same site.

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 facility was approved and placed on current site in 1984 after nine year of summer tent camping on site as a mountaineering base. It continues to be the most favourable site in Matukituki Valley both environmentally (water, geography, geology for mountaineering instruction, small group trekking, ecology workshops & educational course activities.

C. Larger area

Is the size of the area you are applying for **larger** than the structure/facility **YES**

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:

The area footprint designated by current Lease (72m2) includes space for summer tents & activity.
Structure area: 34m2

Is this necessary for safety or security purposes? **YES**

Is this necessary as an integral part of the activity? **YES**

Is this essential to carrying on 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:C.

The area is required for summer tent camping, mountain allied activities (prussicking & avalanche beacon search practise, wet weather tarp/shelter, ecology & photography workshops & DOC licenced approved/permitted helicopter landing (on request)

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.

Public safety/Locked facility - A requirement in current DOC Concession/Lease (see special conditions clause) A secure wet weather lecture and accommodation/catering facility to support field and trek mountain activities. Note: Access to hut facilities & accommodation have ALWAYS be available to DOC operations staff FOC on request. eg: Bridge building/repair; track maintenance, DOC team building workshops.

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.

The 1998 Lease/Concession was for 10yrs
The 2008 Lease/Concession was for 20yrs

A 30year lease period is sought on behalf of Mountain Recreation Ltd, identical to the previous (2008-2028) lease period

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**
EG: Tararua Forest Park	*Northern rata - threatened species*	*Damage to the plants by construction*	*Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage*
Shovel Flat, West Matukituki Valley GPS 1254868E 5068286N	No known threatened species except recent Re-populated Mohua to valley	Impact of rodents, pests including cats & possums	Active waste disposal control and rodent/pest mitigation programme support with periodic trapping.
	General native species	Wear & tear	Engagement with visitors on importance of native plant conservation, awareness of exotic seed dispersal, use of existing tracks, no live tree felling, no open fires.
	Protection of streams, waterways	Limited pollution prospect	Education/advisory on WaterCare principles including drinking, washing &toileting

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.

Mountain Recreation Ltd has been operation on a small and low impact scale on the same site for over 50 years. The company has a long history of responsible hut use and management. It has strong conservation values and commitment to preserving the hut and surrounding area for future users. for hut and surrounding valley.

Personal observations have shown evidence of gradual native shrub regrowth on Shovel Flat (Dracophyllum & coprosma) and rapid re-growth at canopy forest edge (reduced deer and possum browsing) Regrowth of old large slip areas with hoheria has been also observed plus monitoring of mountain and glacier changes..

Kea conservation project:
In 2024, to mitigate the effect of Southern Alps Kea mortality from lead poisoning, a Mountain Recreation Ltd volunteer team removed 15mtr of lead-flashing roofcap and 900 lead-head nails from Shovel Flat Hut