



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.

The Vincent Ski Club (VSC) accommodation hut is located adjacent to Car Park 5 at Coronet Peak Ski-field and is located in Part Section 20 Block XVI Shotover Survey District. GPS coordinates 44°55'40.9"S 168°43'58.6"E. The building is used for overnight accommodation for members and others partaking in skiing or other adventure activities on and around the Coronet Peak Reserve. A caretaker is resident in the hut to manage the facility. The Club's aim is to provide low cost membership and accommodation costs to encourage affordable mountain experiences to persons that otherwise may not be able to afford it.

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

It is impractical to consider relocating the ski hut to an alternative site outside public conservation land. There would be significant environmental impacts to relocate or replace the existing structure.

The building is in a highly modified part of the Coronet Peak Recreational Reserve due to the ski field infrastructure, gravel roads and car parks and adjacent buildings belonging to other ski clubs.

This application includes a request to extend the building footprint to allow for proposed extensions to allow for expected increased membership and wider use (e.g. mountain biking) of the facility over the term of the next concession.

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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 current concession is for a footprint of "200 m2 more or less". In the process of planning for the renewal of the concession the committee has become aware that the current footprint is in fact 235 m2 more or less. See attached existing footprint plan. We are not aware of how this discrepancy has occurred as there has been no significant increase in footprint during the term of the current concession. We wish to bring the existing structure into compliance with respect to it's footprint and at the same time request a further extension of footprint.

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?	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.

When the current hut sleeping accomodation is near capacity the existing dinning room and common areas are extremely congested at meal times and when everybody is getting ready for a days skiing. To alleviate this and make the hut more functional it is planned to extend the dining room and entrance area.

The current caretakers accomodation is very small and the only internal access is through one of the common bathrooms which can cause a gender / privacy issue. The immediate vicinity of the common bathrooms impacts the ability of the caretaker to sleep at night. A footprint extension is requested to allow for a seperate caretakers accomodation to afford him/her more privacy and their own bathroom.

The hut deck is often used as an apres ski location and in summer months an outdoor area for relaxation and friendship after hiking or cycling. The outdoor deck is an ideal space for hut occupants to better appreciate and enjoy the Recreational Reserve environment. The existing deck is often congested and so an extension to this is proposed which would include improved and safer access to from the hut to the drying room and storage areas as well as egress from the hut.

The above extensions will extend the footprint to approximately 340 M2.

We are seeking approval for this footprint extension coincident with the concession renewal to save the expense of seperate applications. The extensions proposed are subject to architectural design, resource consent and funding. Any adverse environmental impact from this expanded footprint is relatively minor given the current highly altered natural environment of a ski field.

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?	NO
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.

The use of the hut is not restricted to club members and is available to the public by prior request and approval by the VSC committee. "Exclusive possession" is necessary to manage the facility and ensure that hut users are safe and act with respect to the aims of a Recreational Reserve. The fact the hut has a permanent caretaker effectively gives VSC "exclusive possession" and ensures safe and appropriate use of the facility. This area of exclusive possession is an extremely small part of the Reserve. The hut will be made available to emergency services in the event of any adverse incident requiring accommodation for personnel.

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 new concession of a 30 year term is requested. It is the intent of the VSC that the hut will continue to be used as it is currently for as long as permitted and for as long as the building is adequately maintained. The longer term reduces the administration and costs that will be incurred by a volunteer managed, not for profit club.

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
Coronet Peak Recreational Reserve	Public access and recreational purpose	<p>The hut is providing overnight accommodation for users of Coronet Peak Reserve - to both club members and others by prior arrangement. The most frequent users (by head-count) are school groups undertaking annual "ski weeks". Accommodation is available all year round. Increasingly, mountain bike riders are using the hut in summer.</p> <p>The low cost of club membership and accommodation is encouraging access to the Reserve by people that may not otherwise be able to afford it.</p>	<p>The hut is located within a highly modified environment due to the NZ Ski infrastructure and adjacent buildings with a similar purpose to that of the VSC hut. To mitigate any further impact on reserve features and values management of the hut includes:</p> <p>A resident caretaker ensures hut users are safe and respectful of the club assets and the values of the recreational reserve.</p> <p>The hut is maintained in a safe and habitable state.</p> <p>The hut colour scheme is designed to reduce the visual impact of the building.</p> <p>.</p>

		Sewerage	Sewerage treatment is through the relatively new, state of the art, facility owned by NZ Ski Ltd - the club financially contributed to this facility.
		Waste management	Recycling is achieved by providing appropriate bins for hut users. Management of domestic waste and recycling materials is integrated with that of NZ Ski Ltd.
		Vehicle emissions	Providing accomodation "on mountain" reduces the quantity of vehicular traffic by users accessing the reserve. Hut occupants in winter either walk to the the ski lift or use the NZ Ski courtesy buses.
		Aerial emissions	The hut uses a wood burner for winter heating. Dry, pine firewood is provided. This has lower emissions than an open fire place.
		Flora and Fauna	Impact on Reserve flora and fauna due to ski club infrastructure and use thereof is minimal compared to that of the adjacent ski field, car parks mountain bike trails etc.

I. Other

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

