

Lodge users

The lodge, (Kidson House) is publicly available for hire and is regularly used by outside groups, including the Department of Conservation on a number of occasions.

Other schools use the lodge to promote not only their own educational philosophies but also promote and enhance conservation management through their teaching programmes. This sits well with the two statutory planning documents listed below.

1. Canterbury (Waitaha) Conservation Management Strategy 2016

<https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/statutory-plan-publications/conservation-management-strategies/canterbury/>

2. Arthurs Pass National Park Management Plan 2007

<https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/statutory-plan-publications/national-park-management/arthurs-pass-national-park-management-plan/>

The Lodge is not a money-making venture for the school. Users are charged \$10 per person per day. This is to cover operational costs only, which include, maintenance, gas, firewood, compliance costs etc.

Non-school users' book through the school reception and permission is granted (at the *discretion* of the school) via the Deputy Principal.

An example of where the school has used discretion in the last couple of years is when we declined the Canterbury 4WD club from using the facility again as they caused too much damage previously to the access track to the lodge with their large mud tyres. We basically let any group use the facility as long as they are going to look after the facility.

The lodge can accommodate up to 40 individuals.

Future usage – This has already been answered in the application, but we anticipate that the lodge will continue to be used by the school to deliver the NZ Curriculum where appropriate and inline with current Education Outside the Classroom Guidelines, (EOTC). There are also several staff that use the facility to promote conservation management to younger family members and friends while harnessing the wonderful opportunity that exists to get into the outdoors in New Zealand.

The school currently uses Kidson House for Outdoor Education, International students, Monitors Leadership Camps, staff well being retreats and also from time to time the Parent Teachers Association get up there.

Existing Structures

The schematic below (**Diagram 1**) shows the existing structures at the Kidson House.

The total area of the proposed lease is for the buildings only which totals 163.96 m²

The footprint of the existing structures is 163.96m²

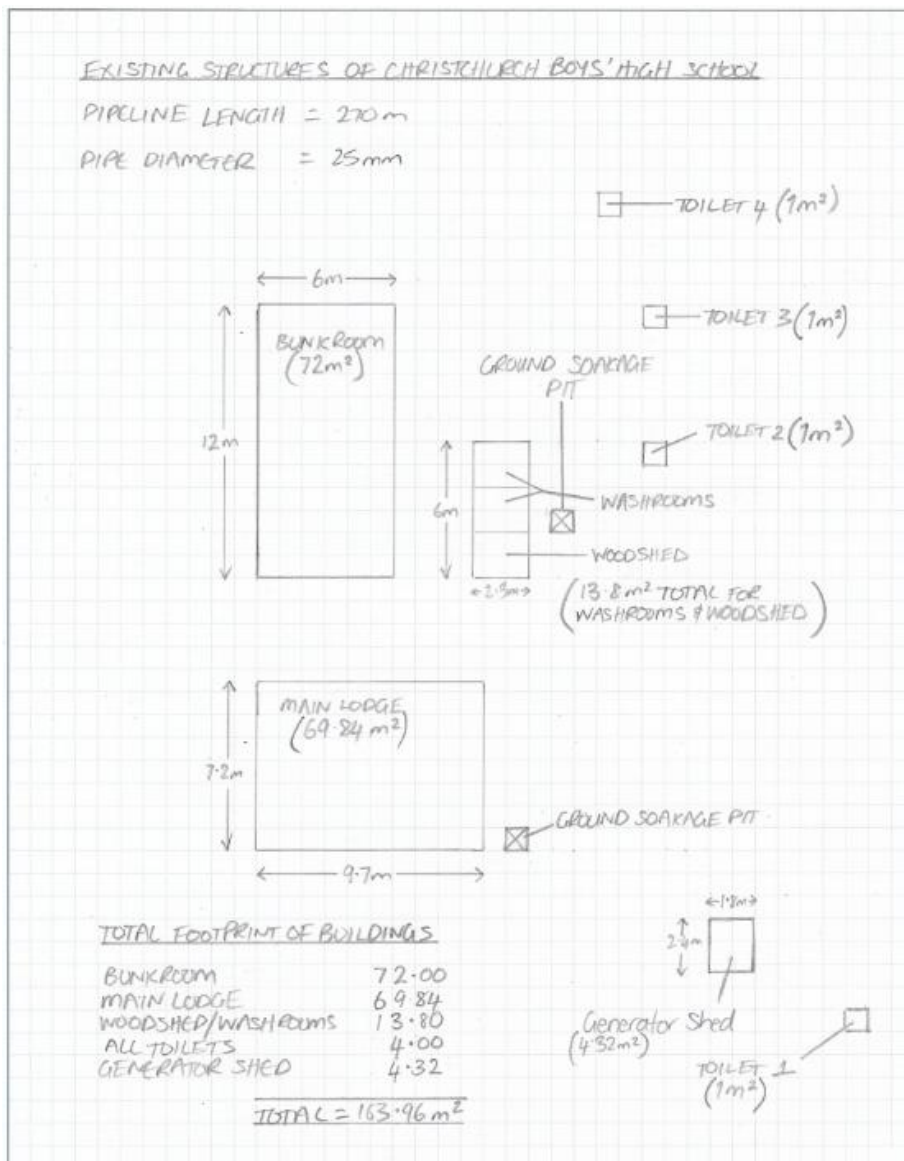
The pipe details are shown below.

- Length 270m
- External Diameter 25mm

Ground soakage pits.

Shown below are the two pits that are in use at Kidson House. These are maintained on an annual basis. There are also two pictures later in this document.

Diagram 1 – this is drawn to scale, each square represents 1m²



Kidson House is situated on the upper river terrace and has been accessible by vehicle along an informal track for the past 50 years. Existing vehicle access to Kidson House is on the river flat through the Hawdon campground and onto a dirt track that passes below Kidson House. This road traverses the Hawdon Flats Reserve and land grazed by Mt White Station. Written permission to use this track from Mt White Station management has been sought. See Attachment later in this document for an aerial map of the access track.

As per the more detailed diagram later there are two ways that people access Kidson House.

1. Using the 4WD access track via the terraces. In general, when a group uses the facility there will be one to two vehicles that will access the lodge by driving right up to the door. These vehicles usually have the food etc or when the lodge needs to be replenished with firewood etc a trailer will usually be taken up. Vehicles tend to park out the front of the lodge on the grass. In some cases, they park between the two main buildings. There has been no specific area developed for parking and impact has been almost non-existent in the past 15 years that I have been involved in maintaining the facilities.
2. Most of the users who access the lodge don't have 4WD vehicles so will park in the area shown below. They walk the short uphill access track (approximately 70m) to the lodge, with their gear. They generally park in the area shown in the photo below and in my experience of using the lodge for the past 15 years there is almost no impact on the area from vehicles. This area is on the grass close to the tree boundary and no specific car park has been formed. In most cases, one to two vehicles will be with each group. If there are larger groups, they tend to travel in minivans which are also parked in this location. There has been no vegetation removed to develop any parking areas.

Consistency with Statutory Planning Documents.

National Parks Act 1980

Christchurch Boys, High School was granted Hut Permit in the 1960's by the then Arthur's Pass National Parks Board for placement of the Lodge and supporting infrastructure at its present location. The Act recognises such earlier concessions.

General Policy for National Parks

The General Policy for National Parks 2005 regarding accommodation and related facilities, specifically Policy 9(a), allows for public use and the accommodation provided by educational services consistent with outcomes planned for the Park and Policy 9(e) setting out the requirements for this accommodation. Requirements most relevant to Kidson House are:

1. Minimise adverse effects on National Park values and existing use and enjoyment;
2. Avoid adverse effects on natural surface and underground waters;
3. Be available for use by the public; and
4. Meet all legal requirements.

Christchurch Boys' High School is committed to complying with the requirements above. Requirements imposed upon users of the Lodge will include avoiding damage to surrounding National Park, taking

nothing but pictures, no fire wood collecting, removing all rubbish and food scraps, excluding dogs or other animals, strictly adhering to fire lighting and noise controls. Further, educational posters and information inside the Lodge will articulate the Parks environmental and social values and ways to avoid and minimise potential adverse effects by Lodge users.

The taking of water from a small spring fed stream at the base of Woolshed Hill is for domestic purposes only. Existing soak away areas for sewage and greywater show no sign of surface expression and are compliant with Environment Canterbury requirements for pit toilet and grey water discharges.

The use of the Lodge is available to schools, tramping clubs and the general public.

Arthur's Pass National Park Management Plan

The Arthur's Pass National Park Management Plan 2007 Section 6.4.6 - Existing Clubs and School Lodges makes specific references to existing School lodges, including Kidson House.

Kidson House is operated consistent with this policy as it primarily exists as an accommodation base for student outdoor education and school community use. Christchurch Boys' High School will comply with the requirements of Selwyn District Council. Further, Christchurch Boys' High School will ensure that the Lodge has appropriate use and improved environmental care standards, including minimising vehicle use and better vehicle controls, as well as improved environmental and mountain safety education materials.

Canterbury (Waitaha) Conservation Management Strategy

The Canterbury Conservation Management Strategy 2016 section 3.11 refers to private accommodation and related facilities, not available to the general public. Under the General Policy 2005 the use of private accommodation is to be phased out, unless specifically provided for or allowed in legislation. In this case, section 50 of the National Parks Act 1980, enables the Minister to grant concessions and recognises pre-existing hut permits. Christchurch Boys' High School will enable other schools, tramping clubs and the general public to apply to use the Lodge, thus making it available to the general public.

Section 3.2 Vehicles, controls vehicle use and access in the National Park. Vehicle use associated with Christchurch Boys' High School operation of the Lodge will be consistent with the stated policies on vehicle use. Vehicle traffic to the lodge will be confined to the existing access track for specified essential purposes, e.g. emergency, servicing, and limited to "park and walk" for casual Lodge users. These restrictions on vehicle use will minimise the impacts of vehicle traffic on NP values.

Further, the current operation of the Lodge complies with the requirements of Environment Canterbury's Land and Water Regional Plan concerning discharges from pit toilets and greywater and is compliant with fire safety regulation of local government.

Biosecurity and Threats

Page 23 of the Park management Plan states - The Park, like much of the national public conservation lands, has multiple introduced animal and plant issues. Introduced animal threats come both from animals already present in the Park and from others that may spread or be released into the Park. Introduced plants are primarily a threat on the edges of the Park adjoining developed land and in open habitats such as riverbeds. For both animal and plant threats the management response is governed by national priorities and for many species (e.g. stoats and Russell lupins), by high costs and limited current control techniques.

Christchurch Boys' High School has started an association with the Department of Conservation by contributing to the **Predator Control** work in the Hawdon Valley. This involves checking and rebaiting the traps from the Binser track through to the Hawden valley.

This started in 2019 with the help of Sian Reynolds and Lyndon Slater from the Department of Conservation and is something that we intend to incorporate into all our teaching groups that visit Kidson House.

Exclusive use

Over the past 50- 60 years, the users of the Lodge have undertaken the following activities in the immediate area surrounding of the Lodge:

- Educational classes in Leadership, Geography, Science etc.
- Outdoor tramping safety training,
- Camping in tents,
- Adventure Based Learning activities,
- Various fun games,
- Scenic appreciation and relaxation,
- Bird watching and star gazing,
- Parking vehicles visiting, supplying and maintaining the Lodge, and
- Lodge maintenance.

Christchurch Boys' High School is seeking rights for Lodge users to continue these activities and possibly others, such as soil erosion control with native revegetation on areas damaged by illegal 4WD traffic and pest management in collaboration with DoC within the proposed lease / licence boundary associated with staying at the Lodge. These user rights could be permitted through a lease or a license issued by DoC.

In summary - Christchurch Boys' High School in addition to detailing that only the building footprints are being applied for as a lease, we would like to make it clear that a 'licence' is being applied for in the area surrounding the buildings as per the yellow area on the first map below. (We wish to have use of the area surrounding the lodges for activities listed in the document above, just not 'exclusive use' under a lease. A licence would give us the right to use the area surrounding the lodges, without it being 'exclusive'.)

Effects of Lodge Use

Use of Kidson House by Christchurch Boys' High School students, teachers and their families, other schools, tramping clubs and the general public will have the following effects on other users of the National Park.

Positive effects:

- Enables outdoor and mountain safety education opportunities for young people.
- Provides for casual and limited use of Lodge external water supply and toilet facilities.
- Greater public safety provided with active presence of Lodge residents tramping in the Hawdon Valley and beyond.
- Lodge is available to DoC staff conducting research on pest control management.
- With prior permission the Lodge is available to SMC to accommodate any overflow from Paterson Lodge.
- Available to accommodate other school groups, tramping club members and the general public.
- Contribution to pest control supporting wildlife presence and abundance.

Negative effects:

Some increase in vehicle traffic through the Hawdon Camp ground. Risks from vehicle traffic to the lodge will be mitigated by compliance to DoC traffic control signage and Christchurch Boys' High School guidance to Lodge users on speed, sticking to existing tracks and vehicle parking location.

- Some increase in use of tramping tracks with associated trodden ground and noise. This risk will be mitigated by Christchurch Boys' High School guidance to Lodge users to stick to marked tracks and respect other NP users by not causing a noise nuisance.
- Some risk of increased litter and fire risk. This risk will be mitigated by Christchurch Boys' High School guidance to Lodge users to contain and remove all waste material and not to light outside fires when fire bans are in force by DoC.

Photos below explain requested information in more detail.

Ground soakage pit next to the main hut



Ground soakage pit next to the washroom



Generator shed



Toilet 1



Toilet 2



Toilet 3



Toilet 4



Washrooms and woodshed



Bunkroom



Main Lodge



Side view of the main lodge



Where vehicles generally park outside the lodge



Walking track down from the hut to the terrace below, (approximately 70m)



Halfway up the walking track towards the lodge



Start of the track leading up to the lodge



Where vehicles usually park to walk up the track to the hut



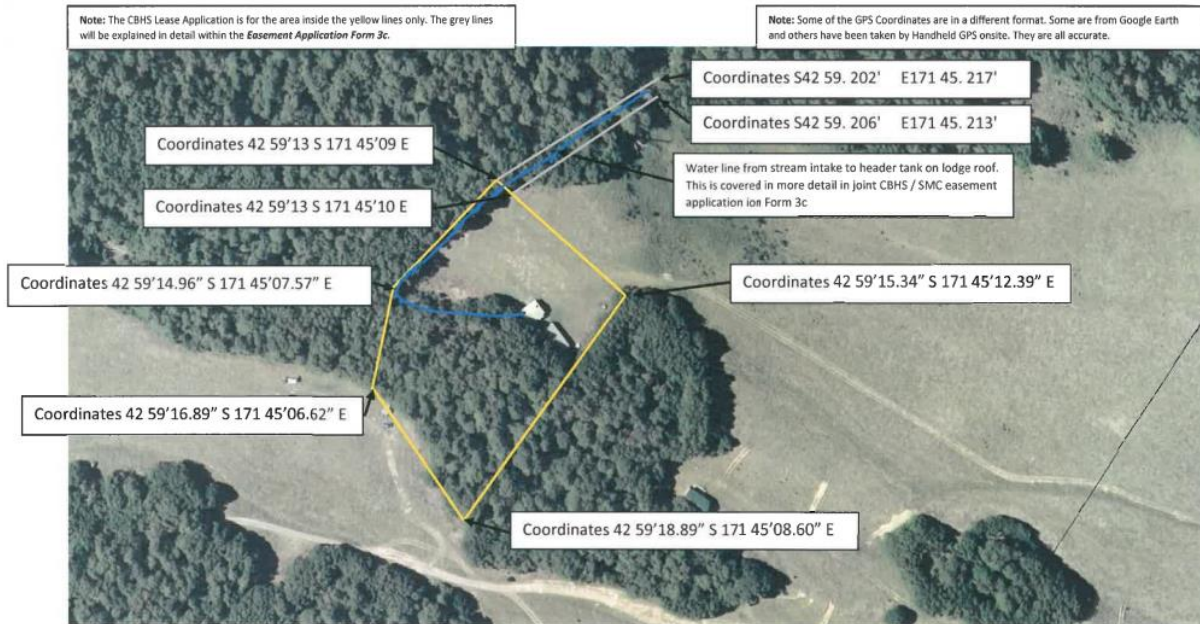
View from the lower parking area back towards the Hawdon shelter



View from the lodge clearing looking east



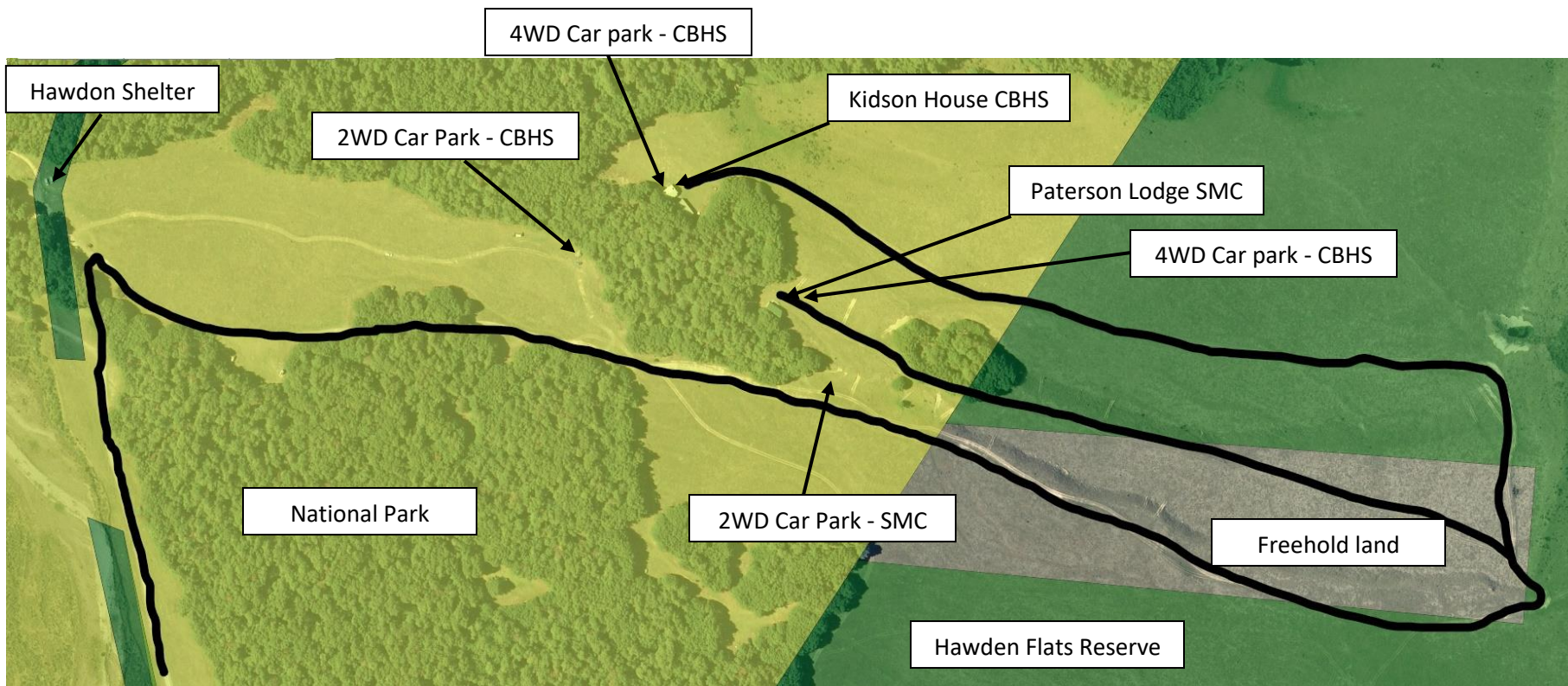
The blue line below shows where the 25mm water pipe goes from the weir head to the header tank on the hut.



The diagram below shows vehicle access to Kidson House. This passes through public conservation land, National Park and also freehold farmland. This is explained in more detail on the following map.



The diagram below shows vehicle access to Kidson House & Paterson Lodge, (black line). This passes through Public Conservation Land (Green), National Park (Yellow), and also freehold farmland (grey). We are requesting vehicle access through the yellow and green sections only and will request permission separately from the freehold landowners, (Mt White Station).



I trust this satisfies all the required additional information required by the Department of Conservation.

Regards Craig Dunnett – Deputy Principal CBHS