

Notified Concession Officer's Report to Decision Maker

Officer's Report to Decision Maker: Mike Davies, Operations Manager, Aoraki/Mount Cook.

Notified Application for a Notified Lease

Applicant: Aoraki/Mount Cook Alpine Village Limited

Permission Record Number: 53669-ACC

File: PAC-00-12-02

The purpose of this report is to provide a thorough analysis of the application within the context of the legislation, the statutory planning framework and actual and potential effects, so the Decision Maker can consider the application; and confirm that it should be notified; and make a decision in principle whether it should be granted or declined.

1.0 Summary of proposal

Background

The Department has received an application from Aoraki/Mount Cook Alpine Village Limited (AMCAVL) proposing to own, construct, operate and occupy three accommodation blocks across Site 5, Site 6 and Site 8 within the residential zone of Aoraki/Mount Cook Village.

Sites 5, 6 and 8 are located on Blackburn Place, in the vicinity of Wakefield Drive. The application includes vehicle access, parking accessory structures, underground services and landscaping.

The proposed accommodation will house up to 36 essential staff employed by AMCAVL.

AMCAVL has a significant presence within the Village, the keystone business being The Hermitage Hotel. AMCAVL is owned wholly by Trojan Holdings Limited, which has been involved in the tourism sector since the 1980s and has many other business interests outside of Aoraki/Mount Cook National Park.

The attached proposed concept plans (below) indicate how the proposed units may look on the land, the proposed earthworks and landscaping, drainage and services and how the proposed structures sit in relation to the site boundaries.

Alternative sites have been considered by the applicant, however Sites 5, 6 and 8 are proposed due to their proximity to an adjoining accommodation site (Site 39) already held under lease by AMCAVL (CA-183-ACC).

Site 6 is currently held under lease by AMCAVL (CA-12568-ACC) since 2004, although construction on the site has not taken place. Advice sought suggests surrendering lease CA-12568-ACC by AMCAVL is the appropriate way to allow the proposed activity to take place if approved.

Proposed Structures

The proposed accommodation will include three buildings a carpark for each building and walkways connecting the buildings. The buildings are re-locatable, will be assembled off site, then transported into the Park. This will considerably reduce the effects of the proposed activity by reducing the volume of materials, movements and activity on the site.

Each building will be constructed to meet relevant building compliance consents and standard NZS 3604. After off-site construction, the buildings will be transported to the site, installed on foundations and connected to required services. Carparks and verandahs will be constructed once the buildings are in place.

It is proposed that each building will have a footprint of 174m² and contain six double bedrooms with two separate bathrooms and two toilets. The buildings include communal living spaces.

The concept proposes the following finishes;

- Corrugate roof and wall cladding in an approved colour scheme;
- Pitched roof with gable end design incorporating soffits where appropriate;
- Double glazing;
- Window treatments;
- Permanent internal finishing;
- Central heating system;
- Minimal external lighting;
- Minimal landscaping;
- Storm water control via soak pits or approved equivalent.

Proposed Plans



Figure 1 Concept Plan Showing Site Boundaries

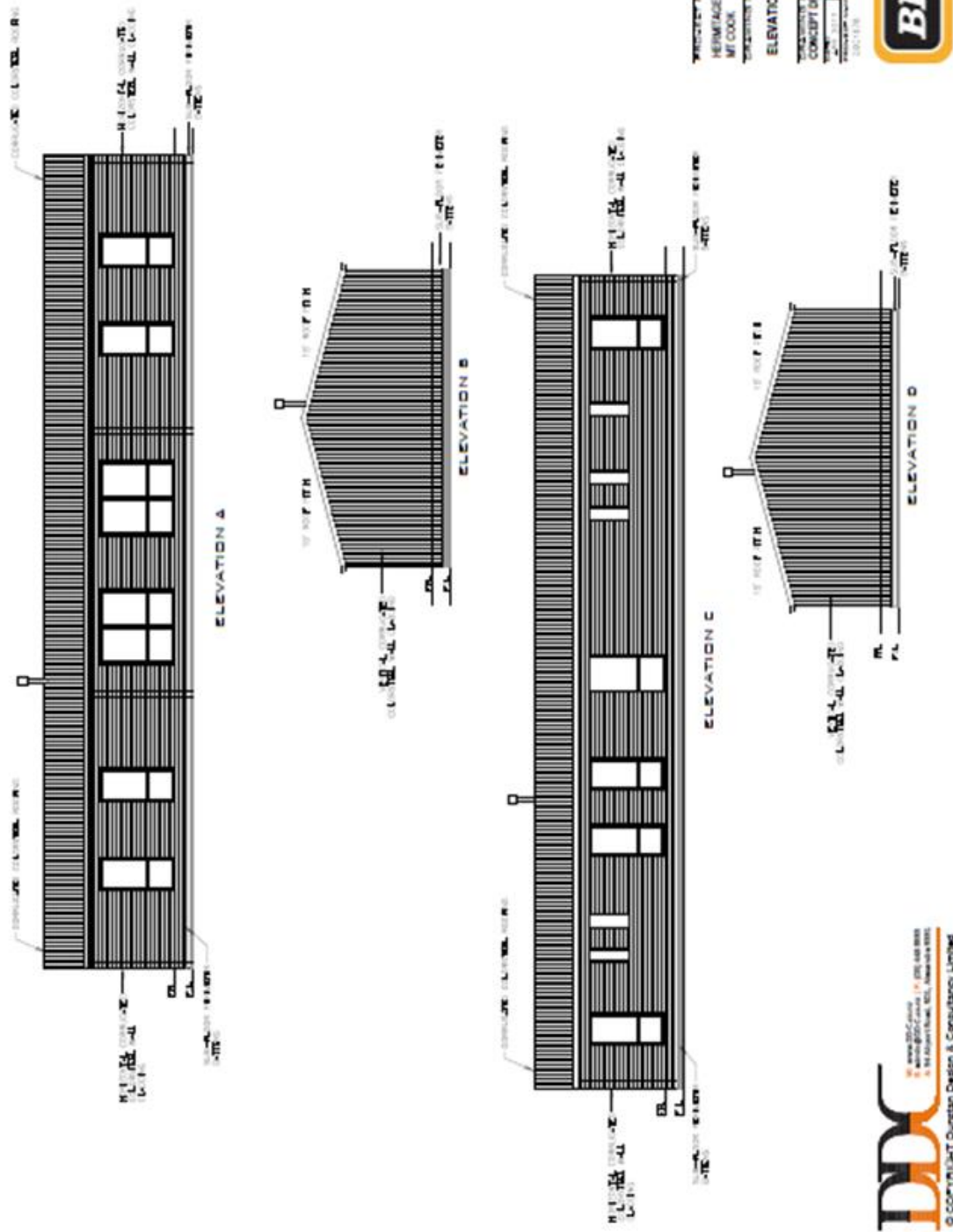


Figure 2 Elevations



Figure 3 Floor Plan

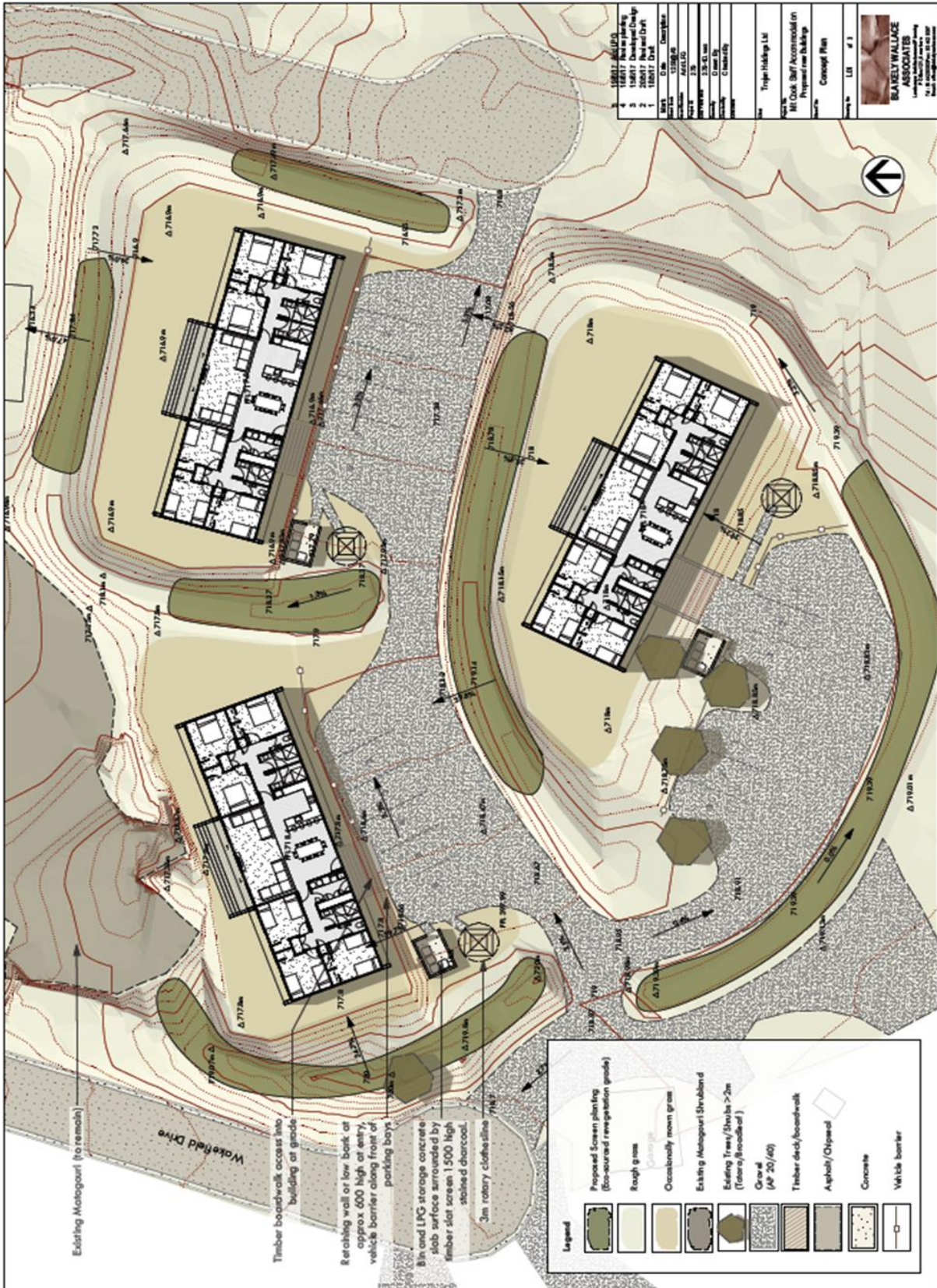


Figure 4 Concept Plan

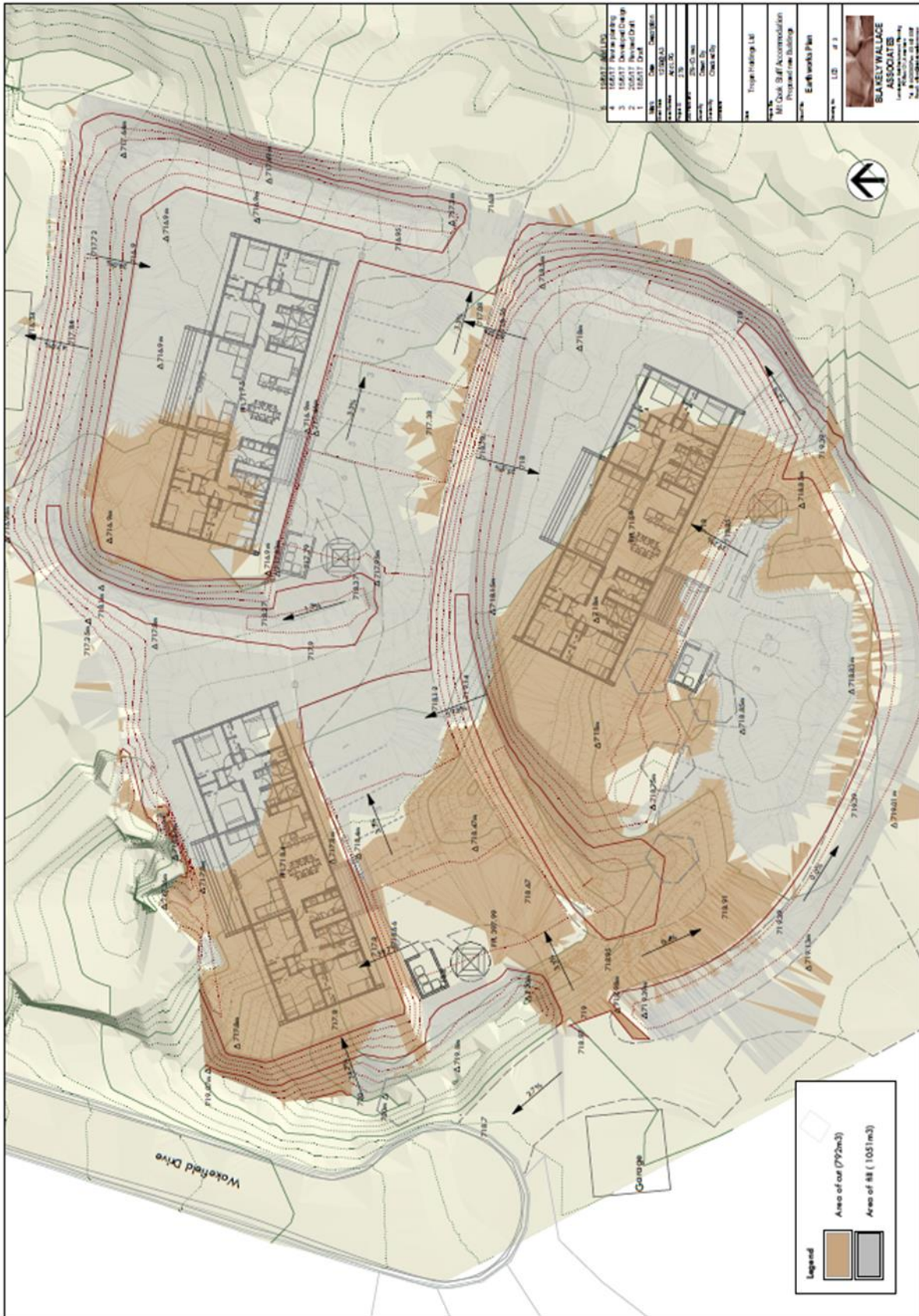


Figure 5 Earth Works Plan



Figure 6 Planting Plan

Type of concession sought: Notified Lease

Term sought: 30 Years

Description of the proposed activity: Concession application to locate three, 174m² accommodation blocks across site 5, site 6 & site 8 in the Aoraki Mount Cook Village for staff accommodation.

Description of locations where activity is proposed:

Conservation area	Description of location (if applicable)
Aoraki/Mount Cook National Park	Site 5, Site 6 and Site 8

2.0 Information available for consideration

Information received:

- From applicant; Application [DOC-2934337](#)
- From DOC staff (including Operations, technical and legal comments);

District Office Comments;

Ray Bellringer, Aoraki/Mount Cook District Office:

Application from Aoraki/Mount Cook Alpine Village Ltd for staff accommodation sites 5, 6 and 8 in the "Blackburn Subdivision". Below are key points from District perspective:

Over many years there has been a lowering of standards in relation to landscape development and maintenance when left to the concessionaires. To remedy this a new process is proposed as per the points below:

- Landscape design – contracted out based on a design brief developed by Jackie Dyer (or advice on the brief). Concessionaire pays for the design work.
- Landscape development – tendered and managed by our DOC Project Management team. Local Aoraki landscape staff could provide some support to this work but this should be negotiated and charged out to the concessionaire. Concessionaire pays for the development work.

This is also linked to the fact that this is one of the recent developments in a new village accommodation zone and it is important that ongoing there is a high and consistent standard of landscape development.

It is agreed following discussion with local body staff that for this development additional loading and pressure on infrastructure e.g water supply, sewage and solid waste management is not considered an issue

As the capital process may not progress as quickly as the concession process and the pressure applicant is under for staff accommodation there is discussion around applicants funding the infrastructure development and presumably being recovered later. This currently sits with our Operations Manager. (noting the applicant has expressed some willingness to do this in discussion with Local Body Team).

Architect Comments

As required by the park plan, the Department engaged architects Belvin Slessor to review the concept plans. A full assessment is attached as appendix two of this report. A summary of recommendations and response from the applicant;

RECOMMENDATION SUMMARY

Accessory Buildings

- Clothes lines and rubbish bin storage for each building to be shown.

Applicant Response: Blakely Wallace associates have confirmed on their revised plan.

The Department's Response: Noted.

Site Planning

- Include for site levels, floor level and expected volume of excavation.
- Positioning of eastern building wing should be reviewed to avoid encroachment onto neighbouring occupied Lot.
- Show proposed route for underground services.
- Configuration for vehicle parking to be reviewed in conjunction with landscape plan.

Applicant Response: We have reviewed this positioning of each building and have adjusted all building as shown on Blake Wallace Associates Concept Plan to provide comfortable separation between proposed buildings and existing dwellings.

The Department's Response: Noted

Applicant Response: Carparking has been addressed in the Blakely Wallace Associates Concept Plan provided with 10 carparks allocated.

The Department's Response: Noted

Energy Conservation

- Show location of wood burners, flues and firewood storage.
- Review size of bathroom and toilet areas to meet ventilation and natural light requirements.
- Confirm double glazing and suggest argon filled for greater thermal retention.
- Exterior light fittings to be confirmed and shown on elevations.

Applicant Response: Double glazing is a minimum standard (Argon filled).

The Department's Response: Noted

Applicant Response: A minimum standard of exterior light will be erected to the soffits.

The Department's Response: Noted

Further clarification was sought from the applicant by the architect from Belvin Slessor. The applicant response is in red below;

- *'Anthracide' (sic) I assume is 'Anthracite'. This is not a Colorsteel or Colorcote colour according to what I have on record nor is it included in the Aoraki/Mt. Cook colour palette. I suspect that it is a black/dark grey and therefore could be included in the colour palette but I do need clarification of who has produced this colour. Anthracite is a colorsteel non standard colour which is low gloss product close to the Flaxpod standard colour which I think will enhance the difference from the vertical to horizontal iron*

The Department's Response: Noted

- *'Gull' I assume is 'Gull Grey' which is a Colorsteel colour and is on the Aoraki/Mt. Cook colour palette. Please confirm. Confirmation that Gull Grey is the chosen colour*

The Department's Response: Noted

- *I also note that the decking timber has not been identified and I assume it is unpainted treated solid timber. Please confirm. Confirmation h3 treated timber with a sealer stain 3 coat finish*

The Department's Response: Noted

- *I also note that if wood fires are to be installed then there will be a need to have some firewood storage of appropriate capacity. Will this be provided by an accessory building(s)? If so these buildings/sheds need to be shown on the site plan along with exterior materials and colours. See AMCNPMP page 164, Clause 6.2.1.2 bullet point # 9. There is no specific storage area for the wood other than under the soffits on the sheltered side of each building*

The Department's Response: As identified in the assessment of effects, the adverse effects of this method of storage must be avoided through the provision of a suitable firewood storage facility.

- *If the firewood is to be stored inside a suitable area should be nominated for this. Not required*

The Department's Response: Please see the Department's response above

- *Also the fireplace should be located in the floor plan and elevations adjusted to show wood burner flues. Plans showing elevations to follow incorporating the fire position and flues*

The Department's Response: Noted

3.0 Acknowledgement of complete application (s17S)

The applicant has provided information that would satisfy the requirements of S17S of the Conservation Act 1987.

4.0 Analysis of proposal (s17T, 17U, 17V, 17W, 17X, 17Y)

Section 17T(2) requires the Minister to decline an application within 20 working days of it being deemed complete, if "...the application does not comply or is inconsistent with the provisions of this Act or any other relevant conservation management strategy or plan..."

Public notification s17T(4):

The Conservation Act 1987 requires the Minister to publicly notify their intention to grant a lease (S17T(4)). S49 of the same Act requires the relevant notification to be published in a newspaper circulating in the area and at least once in each of the daily newspapers published in the 4 main centres if relevant. If the Minister is satisfied that the activity is of local or regional interest only, the Minister may limit the publications the notice appears. In this case it is appropriate to place notification the Christchurch Press and Timaru Herald.

Analysis of Effects s17U(1) and (2):

Authorised staff accommodation for this and other Concessionaires exist in the Residential Zone. Any operational issues and adverse effects on biodiversity, historic, social and amenity values resulting from the activity are well known and understood. Adverse effects and operational issues can be avoided, remedied or mitigated through the standard and special conditions of an approved concession contract, if a concession is approved.

The Applicant has undertaken an extensive environmental impact assessment (Appendix Four), and identified key operating conditions, which are included in the proposed operating conditions. The adverse effects identified by the applicant include;

- Damage to existing native plants and habitats;
- Impact upon native wildlife;
- Visual impact of building – in particular exterior materials;
- Utilisation of existing services;

- Noise;
- Accidental discovery of archaeological artefacts;
- Impact on other residents including health and safety;
- Ongoing maintenance;
- Sediment management;
- Introduction of invasive species;
- Waste management.

Special conditions to manage these adverse effects have been included below. In addition, the Department has identified the following effects;

Effects on Conservation Values

Visual Impact – Building Maintenance and Landscaping

Aoraki/Mount Cook National Park is of significant status and quality. This is reflected in both the Canterbury CMS and the Aoraki/Mount Cook National Park Plan. Given the visibility of the buildings to residents and visitors, it is imperative that the buildings and sites are constructed and maintained so that the status and quality of the Park is not diminished. Standard and special conditions outlined in this report will ensure the values of the National Park are protected. The establishment of a property plan which includes regular site maintenance and site monitoring will ensure the property is maintained to a standard reflective of the status of the National Park and avoid the adverse effects associate with poor design, construction and maintenance.

Firewood Storage

The concept plans show log burners as the primary source of heating in the accommodation houses. This is appropriate given the nature of the environment and the sometimes harsh climatic conditions where there may be interruption to power supply. For tenants to effectively operate a log burner, firewood and suitable firewood storage is required. Storage for firewood is not shown on the concept plans and the applicant has made mention of storing firewood supplies alongside the building, under the soffits. The Department's view is that this creates an adverse visual effect and a potential adverse emissions effect as there may be some difficulty in keeping supplies suitably dry. A special condition requiring the Concessionaire to provide suitable firewood storage is required.

Drainage

The applicant has provided plans showing the proposed concept (figure 4) and earthworks (figure 5) required. The elevations recorded reveal the bund construction on Site 6 does not allow for surface water runoff. This is likely to cause a problem with pooling and could potentially cause a significant hazard if the Black Birch Stream breaches flood protection. This adverse effect could be mitigated with the addition of a special condition requiring the Concessionaire to provide for a gap in the bund on the east side to allow for surface water runoff.

Introduction of unwanted species

In order to make accommodations more "homely", residents may seek to introduce species, such as house plants or pets, to make the environment seem more familiar. Incorrect disposal of plants, accidental release or seed dispersal could adversely affect conservation values by spreading and/or impacting on native species. Standard conditions and an additional special condition is required to avoid this adverse effect.

Fire risk

Aoraki/Mount Cook can be very dry and is an extremely fragile environment. Activities undertaken by tenants such as smoking, charcoal barbeques etc or faulty electrical equipment or wiring could initiate fire. This may have a devastating effect upon the occupants of the structure and surrounds. To avoid or minimise this adverse effect, a special condition is required.

Effects on Future and Existing Users

Noise Control

Large multi-tenanted units have the potential to increase the levels of noise within the Residential Zone. Lack of consideration, has at times, been an issue for residents in the Village. Under the RMA, people are not allowed to make noise considered to be excessive or an unreasonable level. Factors that may determine if noise is excessive or unreasonable are;

- Loudness;
- Time of day;
- Background Noise;
- Length of Time; and/or
- Frequency.

(Sourced from Consumer <https://www.consumer.org.nz/articles/noise-control>).

Under the Residential Tenancies Act 1986 Section 40 (2)(c) a tenant shall not cause or permit interference with the reasonable peace, comfort or privacy of any other persons residing in the neighbourhood. Standard conditions, in particular 1.2 and 15.1(b) requires the Concessionaire to ensure their tenants comply with the relevant legislation. Failing to ensure tenants do not interfere with the reasonable peace of other persons residing in the neighbourhood would be deemed a breach of concession conditions.

Limited Accommodation Resource

Staff accommodation in the Aoraki/Mount Cook area is limited and in high demand. Many Concessionaires require their staff to stay within the village to meet their business needs. To ensure that accommodation is available to Concessionaire's key staff, a special condition is required to ensure leases for staff accommodation sites can only be held while concessionaires are operating in the National Park.

Monitoring Conditions

Annual site inspections are required to be carried out by the Department to ensure proposed annual work planned in the 10-year plan is undertaken. Standard condition 3.2 allows for the Department to enter the site with suitable notice, for the purpose of monitoring concession compliance.

Purpose for which the land is held s(17U(3): National Parks Act 1980

The provisions in the National Parks Act 1980 have the purpose of preserving the natural values of the Park for their intrinsic worth and for the benefit, use and enjoyment of the public in perpetuity. National Parks are areas of New Zealand that contain scenery of such quality, and ecological systems or natural features so important that their preservation is of national interest. Section 4 of the National Parks Act declares that national parks shall be administered and maintained so the natural state, native species and historical interest shall be preserved. As the activity does not impede this purpose, the activity is not contrary to the purpose for which the land is held.

Amenity Areas are set apart for the development and operation of recreational and public amenities and related services for the use and enjoyment of the public in accordance with the National Parks Act. As this activity is considered operational to support the recreational use of the national park for public use and enjoyment, the activity is not contrary to the purpose for which the land is held.

Consistency with Relevant Management Strategies and Plans s17W: General Policy for National Parks 2005

Provisions within this policy document address the purpose of preserving in perpetuity national parks, for their intrinsic worth and for the benefit, use and enjoyment of the public. National parks are areas that are;

- Unique;
- Of distinctive quality;
- Important ecological systems;
- Comprised of natural features that are so important, their preservation is in the national interest.

The public may have entry and access to national parks so that the full measure of the park benefits can be realised. Policy 9(b) allows for accommodation within national parks for the essential staff of a concessionaire. Monitoring of the effects of use of the accommodation is required, in Policy 9(f). This monitoring must be undertaken by both the Department and the concessionaire.

Provided standard and special conditions are adhered to, the activity is consistent with the General Policy for National Parks 2005.

Canterbury (Waitaha) Conservation Management Strategy 2016

Aoraki/Mount Cook National Park is a significant feature in the Canterbury landscape. To Ngāi Tahu, Aoraki represents "the most sacred of ancestor", and is of cultural, spiritual and traditional significance.

The area contains a range of landforms and vegetation which facilitate many recreational and tourism opportunities.

Part Two – Places – National Parks

Policies within this part require managers of Aoraki/Mount Cook National Park to be managed in accordance with the Aoraki/Mount Cook National Park Management Plan (2.1.1).

When assessing concession applications, consideration must be given to the values described in the "Statement of Outstanding Universal Value of the Te Wahipounamu-South West New Zealand World Heritage Area" (2.1.2). To give effect to this policy, the Statement of Outstanding Universal Value of the Te Wahipounamu-South West New Zealand World Heritage Area has been considered below.

Part Three – Specific Policy Requirements

Under the policies for this place, authorisations are required to be processed in accordance with relevant legislation, CMS documents and General Policies (3.1.9).

Activities and their ongoing effects are required to be monitored (3.1.10).

Vehicles are allowed only on roads and designated parking areas as identified in the Aoraki/Mount Cook National Park Plan and the Places part of the CMS (3.2.1).

Domestic animals and pets can have an adverse effect on the natural and cultural values of public conservation lands and waters. Policy 3.7.2 states that animals including pets, should not be permitted on public conservation lands. The exception is dogs where they are permitted as in policies 3.8.1-3.8.7. Special conditions are required to ensure that the proposed activity is consistent with the Canterbury CMS.

Provided standard and special conditions are adhered to, the activity is consistent with the Canterbury (Waitaha) 2016 Conservation Management Strategy.

Aoraki/Mount Cook National Park Management Plan 2004

The Aoraki/Mount Cook National Park Management Plan provides for the management of the National Park. The Park is unique in that includes a range of landforms from New Zealand's highest mountain to braided river beds. The values of the National Park are significant and the management of the Park must ensure those values are preserved in perpetuity.

Concession Applications

Applications for concessions must be considered in accordance with the relevant legislation, statutory planning and the objectives and policies of Aoraki/Mount Cook National Park Plan 2004 (4.3.2(a)). The method to achieve this includes an initial site assessment and ongoing annual inspections to determine compliance with concession provisions and the effects of activities on the natural, historic and cultural values of the area.

Policy 4.1.10 requires that activities and developments carried out within the Park do not prevent the primary objects as identified in 2.2.1 of the Plan. To give effect to this policy, an assessment of environmental effects is required prior to any activity been undertaken.

New and Existing Buildings

Additional to the requirements of section 17U(4) of the Conservation Act, buildings within the Park are required to be appropriate to and compatible with the landscape and visitor management settings in which they are located (4.3.9(b)). This policy indicates the importance of the quality and level of maintenance required to ensure the values of the Park are maintained. A high level of maintenance is also reiterated in policy 6.1.2. Buildings are required to be maintained to a high standard, appropriate to the location within the National Park and reflective of their position as the foreground of Aoraki Mount Cook. Special conditions are recommended to ensure the proposed activity is consistent with these policies of the CMS.

Landscapes

As the natural values of the park are highly significant, facilities are required to be designed and located to minimise their impact on the landscape. Landscape restoration is required where land has been damaged during the provision of facilities (4.1.2(b)). To give effect to this policy, emphasis will be placed on justification, appropriate siting and design of facilities. Any facility design will seek to blend in to the natural landscapes.

Where earthworks are necessary, prevention of potential ongoing effects such as erosion and degradation of water quality must be included in earthwork design. Landscape restoration is to be in accordance with policy 4.1.1. and attention to mitigating landscape impacts will be a condition of concessions, where relevant, to ensure a quality of park landscapes (4.1.2(b.4)). Special conditions requiring minimal land modification and necessary land restoration are required.

Village Management

Part Five of the Aoraki/Mount Cook National Park Plan 2004 pertains to the management of the Aoraki/Mount Cook Village.

Objective one (5.2.1) has emphasis upon the maintenance and enhancement of the Village as a location of national and international significance.

Objective Two requires the preservation of the landscapes and indigenous ecosystems and natural features. This is also reinforced in policy 6.1.2 where emphasis is placed on landscape management and the restoration of indigenous vegetation. Policies within 6.2.6 apply to the residential zone. Provision is made for accommodation within this zone for essential staff required to service authorised commercial activities within the park. Additional Objectives (5.2.2) require the extermination of all introduced plant and animal pests and to manage the Village in such a way that it does not detract from the Park's World Heritage Status.

Village Design and Use

Policy 6.2.1 requires buildings and all other structures to be designed and maintained to a high architectural standard, appropriate to the location of the Village within the Aoraki/Mount Cook National Park, and the foreground of Aoraki/Mount Cook. Methods outlined for 6.2.1 clearly describe how this is to be achieved.

- Any new building form, while acknowledging the history of the area, should be a product of contemporary thought;
- Profile and finishing treatments should reflect the natural character of the surrounding Park;
- Construction materials and standards should be, sympathetic yet appropriate for the harsh alpine environment;
- Colours of building materials should be restricted to the local natural palette, including greys, greens and tussock tones;
- Provisions in 6.1.2 shall be recognised;
- New buildings should not interrupt significant view shafts from existing buildings.

Building proposals will be submitted to an advisory panel, who will make recommendations to the Department. The Minister may require changes to any building's form or location, materials, or colour schemes. All authorisations for buildings are to be maintained to a high standard to ensure that the Village does not detract from the Park environment.

1.2.2 Requires concessionaires to provide off-road parking for staff.

6.2.6(a) allows for the provision of a range of accommodation to meet the needs of staff who must by necessity live in the Village.

Provided the standard and proposed special conditions are adhered to, the proposed activity is consistent with the Aoraki/Mount Cook National Park Plan.

Statement of Outstanding Universal Value for Te Wāhipounamu-South West New Zealand World Heritage Area.

Te Wāhipounamu-South West New Zealand covers approximately 10% of New Zealand and encompasses the Aoraki/Mount Cook National Park. World Heritage sites are designated following an assessment of four criteria which require the sites to be "outstanding examples" of;

- Earth's evolutionary history;
- Representation of geological and biological and man's interaction with the natural environment;
- Superlative natural phenomena, formations or features;
- Significant and important natural habitats where threatened species of animals or plants of outstanding value are present.

Policy 2.1.2 of the Canterbury CMS requires consideration to be given to the statement of outstanding values. Provided standard and special conditions are adhered to, the proposed activity will not adversely affect the World Heritage status of Te Wāhipounamu-South Westland World Heritage Area.

5.0 Relevant information about the applicant

Credit check result	Not required as AMCAVL is an existing customer and no issues have been raised.
Compliance with previous permission conditions	
Relevant convictions	Withheld for the purposes of notification

6.0 Proposed operating conditions

Concession Activity:

To own, construct, operate and occupy three accommodation blocks across Site 5, Site 6 and Site 8 within the residential zone of Aoraki/Mount Cook Village.

Term:

30 Years

Fees:

Removed for the purposes of notification.

Summary of special conditions as identified in effects assessment above:

PROPOSED SPECIAL CONDITIONS

Surrender of CA-12568-ACC

1. This concession commences on the day following the date of surrender by the concessionaire of Lease Concession CA-12568-ACC.

Grantor's Provision of Community Service, Benefit or Facility (Local Body Services)

2. The Concessionaire must pay to the Grantor a local body levy to cover the provision to the Concessionaire such services as are supplied by the Grantor in its function as Local Authority for the Aoraki/Mount Cook Village in accordance with Sections 6.2.8 and 6.2.9 of the Aoraki/Mount Cook National Park Management Plan 2004.
3. Services supplied by the Grantor include (but are not limited to) the following:
 - water supply (drinking and fire fighting)
 - sewerage and sewage treatment
 - Avalanche, flood and debris flow protection
 - Rubbish and recycling collection and disposal
 - Roothing, lighting, storm water, and snow clearing up to the boundary of the Land defined in Item 1 of Schedule 1.
 - Landscaping and pathways up to the boundary of the Land defined in Item 1 of Schedule 1.
 - Industrial fire brigade
 - Civil defence and natural hazard management as per the Aoraki/Mount Cook Village Long Term Community Plan.

4. The contribution to local body services shall be calculated as outlined for each specific service as documented in the most recent final version of the Aoraki/Mount Cook Village Long Term Community Plan (1 July 2009 – 30 June 2019).

Interpretation

5. Any application for approvals under this Concession (to either the Grantor or the Architectural Review Panel) shall be conducted in accordance with the applicable provisions contained in the current Aoraki/Mount Cook National Park Management Plan 2004.

Construction/Weeds

6. The Concessionaire must submit a detailed construction plan for the development to the Grantor for consideration for approval at least eight (8) weeks before work is expected to commence that will include but not necessarily be limited to;
 - o Duration and timing of construction,
 - o Removal of construction waste,
 - o Detail on how each stage of the development will be integrated into the surrounding environment to ensure that separate stages are discrete and blend into their surroundings,
 - o Measures to mitigate possible issues with wildlife (including kea) during construction (i.e. site tidiness, covering materials not being used etc),
 - o Site safety.
7. The Concessionaire must ensure that all staff and personnel involved in the project or any other approved construction comply with all provisions of this Concession. All staff, personnel, contractors and sub-contractors must be provided with a copy of this Concession before any work on the project commences.
8. Any requests for alterations, modifications or amendments to building design or landscape plan must be submitted to the Grantor requiring prior written approval before commencing work. The Grantor may require modification to any aspect of building design or landscape plan at his / her full discretion. Any application by the Concessionaire which, in the opinion of the Grantor result in a substantial change to the buildings or landscape, will be considered to be a new application.
9. The Concessionaire must keep to defined access tracks and ensure that no vegetation will be disturbed or removed beyond the project construction boundary.
10. The Concessionaire must ensure the bund surrounding Site 6, has a gap on the eastern side to allow for surface water runoff.
11. The Concessionaire must ensure that prior to the commencement of any project work, a registered surveyor surveys the site at the Concessionaire's cost. Prior to the survey work, the Grantor and the Concessionaire will identify boundaries on the ground.
12. To minimise the introduction of weed species, the Concessionaire must ensure that all machinery brought into the National Park must be thoroughly cleaned before commencement of project work. Any gravel and construction material used for the project must be sourced from an approved weed free source.
13. The Concessionaire is to ensure that the project site remains fenced and access to the public is excluded during construction. Signage in English is to be placed along the fencing to ensure the public is aware of danger.
14. The Concessionaire must ensure that on completion of each approved stage of the project, that it ensures that all plant, equipment, chemicals, fencing, signage, debris, rubbish and any other material brought on-site is removed and the site is remediated

to the satisfaction of the Grantor, Any damage to the National Park values within or beyond the Concession activity boundary will require full restoration / compensation by the Concessionaire to a standard required by the Grantor.

15. The Concessionaire shall ensure that project construction works must only occur between 8.00am and 6.00pm, Monday to Saturday, excluding public holidays, unless otherwise agreed in writing by the Grantor.

Accidental Discovery Protocol

16. The Concessionaire must take all reasonable care to avoid any archaeological values on the Land which includes (not limited to) historic sites and protected New Zealand objects on the Land. In the event that archaeological sites or other features with heritage values are found during any approved earth disturbance work on the land:
 - (i) Work must cease immediately until further notice and advice must be sought from the Grantor;
 - (ii) If it is an archaeological site under the definition of the Historic Places Act then Heritage New Zealand must be contacted and their advice also sought;
 - (iii) If it is an archaeological site relating to Māori activity then the Papatipu Rūnanga must be contacted and their advice sought;
 - (iv) If artefacts are found as defined by the Protected Objects Act then the Ministry for Culture and Heritage must be notified within 28 days;
 - (v) Where human remains are found the NZ Police should also be notified;
 - (vi) In the event of cessation of approved work because of discovery of potential historical artefact or archaeological site the Concessionaire must not recommence work until permitted to do so by the Grantor.

Noise and Dust

17. The Concessionaire shall be responsible for taking all practicable measures to minimise project noise levels and dust generated by plant and equipment, to minimise disturbance to the Aoraki/Mount Cook Village inhabitants.
18. The Concessionaire must ensure that all heavy machinery and vehicles being used on-site are maintained to a high standard including appropriate muffling of exhaust systems in order to minimise noise generation. The Concessionaire must require this from all engaged contractors.
19. The Concessionaire must comply with the limits recommended in New Zealand Standards for acoustic noise in the environment and measurement of sound: NZS 6801 and 6802 (2008).
20. Should any noise complaints be received, the Concessionaire must immediately undertake corrective actions and initiate further noise monitoring measures in accordance with NZS 6801 and 6802 (2008).

Hazardous Materials, Chemicals and Waste

21. Any waste or rubbish must be disposed (including at the conclusion of each approved construction stage) of in an approved manner off the Land at a Council approved site. Waste held on the Land prior to its removal must be stored in a manner so as to ensure it does not become a contaminant or is not blown by wind or present a potential hazard to wildlife.

22. The Concessionaire, if requested by the Grantor, must prepare and submit a management plan for storage, handling, use or disposal of hazardous materials, chemicals and waste.
23. The Concessionaire must ensure that all vehicles, machinery, and hazardous materials including paints, fuels and other chemicals are stored in a secure enclosed facility on-site.
24. The Concessionaire must ensure that all site personnel are trained in hazardous material, waste and fuel handling and spill contingency and emergency procedures. In the event of any hazardous substance spill the Concessionaire must:
 - (i) Take all practicable measures to stop the flow of the substances and prevent further contamination onto the land or water;
 - (ii) Immediately contain, collect and remove the hazardous substances and any contaminated material, and dispose of all such material in an appropriate manner / authorised facility;
 - (iii) Notify the Grantor as soon as practicable;
 - (iv) Undertake any remedial action to restore any damage to the land; and
 - (v) Take all measures to prevent any reoccurrence.

Landscaping

25. Where any indigenous vegetation is to be removed under approval from the Grantor, the Concessionaire must wherever possible remove and store it for remediation as part of future landscaping of the site.
26. The Concessionaire must remove all exotic vegetation from the Land as directed by the Grantor.
27. The Concessionaire must ensure that plants used for any re-vegetation and landscaping will be from an approved species list and source specified by the Grantor.
28. All landscaping work for each stage of the development must be completed within twelve (12) months of the approved construction project works having been completed.

Maintenance

29. The Concessionaire must ensure, in conjunction with the Department, that within six months of the grant of concession a 10-year annual property maintenance plan for the site is developed.
30. The property maintenance plan is to include the repair, restoration or replacement of the land, buildings and services associated with the site.
31. The Concessionaire must ensure the property maintenance plan is adhered to.
32. Variations to the 10-year property maintenance plan may only be made with the approval of the Department.
33. The landscaping must be of a standard acceptable to the Grantor.
34. The Concessionaire must meet all reasonable charges imposed by the Grantor in respect of any landscape maintenance on the land

Animals

35. The Concessionaire must not bring animals onto the site, or permit animals to be brought onto the site.

Fire Restrictions

36. The Concessionaire is to ensure occupants of the site adhere to any fire restrictions in force.

Firewood storage

37. The Concessionaire must provide a suitable storage shed for firewood.

Permitted Activity

38. The Concessionaire may use the site and buildings for the sole purpose of accommodating staff employed by the Concessionaire in activities authorised within the National Park.
39. If staff accommodation is vacant, the Concessionaire may sublet it to the staff of other Concessionaires who operate in the Aoraki/Mount Cook National Park on the following terms and conditions:
- (i) The Concessionaire's own staff who must, of necessity to the Concessionaire's operations, live in the Village must be offered the accommodation first, and have priority over the staff of other Concessionaires;
 - (ii) Staff accommodation may only be provided to staff:
 - a. of a concessionaire currently operating in the Aoraki/Mount Cook National Park; and
 - b. who must, of necessity to that Concessionaire's operations, live in the Village ;
 - (iii) No advertising of staff accommodation is permitted.

Interpretation Materials and Cultural Values

40. The Concessionaire is requested to consult the relevant Papatipu Rūnanga (as set out below) if they wish to use Ngāi Tahu cultural information. If the Concessionaire wishes to use the Tōpuni or statutory acknowledgement information contained in Schedule 14-108 of the Ngāi Tahu Claims Settlement Act 1998, or any Department of Conservation produced interpretative material in respect to Ngāi Tahu cultural information, they are requested to notify the relevant Papatipu Rūnanga, as a matter of courtesy.

Te Rūnanga o Arowhenua
PO Box 69
TEMUKA 7948
arowhenua@xtra.co.nz
Phone: (03) 615 9646

Te Rūnanga o Waihao
Māori Road, Morven
c/- Administration and Communication
Officer
PO Box 79
TIMARU 7940
waihao@xtra.co.nz
Phone: (03) 689 4726

Te Rūnanga o Moeraki
Old School Building
Cnr Tenby & Haverford Street

Office of Te Rūnanga o Ngāi Tahu
PO Box 13 046
Christchurch 8141

MOERAKI 9482
moeraki.runanga@xtra.co.nz
Phone: (03) 439 4816

Phone: 0800 524 8248
email: info@ngaitahu.iwi.nz

41. If the Concessionaire intends to undertake any written interpretation materials (panels, brochures etc) that include Māori / iwi values of the area (that being around the Aoraki/Mount Cook National Park), then this must be done in partnership with Ngāi Tahu. The Concessionaire must contact the Papatipu Rūnanga (as set out above) and Te Rūnanga o Ngāi Tahu.

Management and Maintenance of the Concession Activity

42. The Concessionaire may perform the following maintenance work without specific approval from the Grantor:
- (i) The ongoing maintenance of the surface of any road or track within the Land which the Concessionaire is responsible to maintain and the maintenance of any water table, culvert or other runoff water control device,
 - (ii) The interior maintenance and modification of the staff accommodation and associated facilities,
 - (i) The exterior maintenance of any building, associated facilities, stationary plant item or other fixed asset on the Land where consent from the Grantor is not otherwise required under this Concession.
43. The Land is not permitted to be used for the storage of commercial goods.

Concession Fee Review

44. Further to clause 6.1(b) of Schedule 2, the Concessionaire (at its cost) will commission an Independent Valuer approved by the Grantor to assess a market value for the completed Activity on the Land and this valuation is to be used to determine the Concession Activity Fee to be agreed to by both parties to take effect for the first three yearly Concession Fee Review Date in Item 13 of Schedule 1. The decision of this Valuer shall be binding on both parties. Should the choice of Valuer not be acceptable to the Grantor then a Valuer shall be appointed by the President of the Canterbury branch of the New Zealand Law Society, such choice (and decision made by that Valuer) to be binding on both parties.
45. The second three yearly Concession Fee Review Date in Item 13 of Schedule 1 will be in accordance with the provisions of Clause 6 in Schedule 2.

7.0 Applicant's comments on draft Officer's Report

"We are happy with the report.

We have a slight issue with proposed special conditions 38 and 39 which we have commented on in the previous accommodation application."

The Department's Response;

Special condition 38 and 39 have been altered to reflect the applicant's proposed changes.

8.0 Summary and Conclusions

It is considered that the proposed activity;

- Is not inconsistent with the National Parks Act 1980 and the purpose for which the land is held;
- Is not contrary to the Conservation Act 1987; and

Is consistent with the;

- General Policy for National Parks 2005;
- Canterbury (Waitaha) Conservation Management Strategy, 2016;
- Aoraki/Mount Cook National Park Management Plan 2004;
- Statement of Outstanding Universal Value for Te Wāhipounamu-South West New Zealand World Heritage Area.

Any adverse effects on conservation values resulting from this activity are understood and can be adequately avoided, remedied or mitigated by the conditions of a concession (if granted).

9.0 Recommendations to decision maker

Pursuant to the delegation dated **9 September 2015** it is recommended that **the Operations Manager, Aoraki/Mount Cook:**

- 1. Deem this application to be complete in terms of s17S of the Conservation Act 1987; and**
- 2. Agree that if this application is approved in principle then the intention to grant the concession will be publicly notified; and**
- 3. Approve in principle the granting of a Notified Lease concession to Aoraki/Mount Cook Alpine Village Limited subject to the standard concession contract; and the special conditions identified in this report.**
- 4. Having regard to s49(1) of the Conservation Act 1987, be satisfied that any intent to grant the concession would be of local or regional interest only, in which case the publication of the public notice on this matter be limited notice in the Christchurch Press and Timaru Herald.**

Original Report SIGNED by Nicci Mardle
Permissions Advisor
Date: 28 August 2017

Recommendation:

- 1 Agree
- 2 Agree
- 3 Approved
- 4 Agree

Original Report SIGNED by
Mike Davies
Operations Manager, Aoraki/Mount Cook
Date: 28/08/2017

Appendix One – Environmental Assessment Provided by The Applicant

[DOC-3152063](#)

Appendix Two – Assessment of New Building for Construction
21/06/17

[DOC-3092550](#)

