



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.

Aoraki Mount Cook School is a 2 teaching space full primary school located in the Aoraki Mount Cook National Park. (It is the only school in New Zealand located in a National Park). Aoraki Mount Cook School is located at 5 Sebastopol Drive Aoraki Mount Cook Village 7946.

The school site has buildings and infrastructure owned by the Ministry of Education (MoE) but it is located on land managed by Department of Conservation (DoC).

The school consists of one 41 year old CEBUS building of 140sqm net. It has been extended at least twice in the past. The building is suffering from weather tightness and age related issues. This building is subject to extreme weather conditions particularly in the winter.

There is now an issue with the asbestos cladding which has deteriorated to a point where it has become a health and safety issue for staff, students and the environment, and needs to be replaced. They also have issues with heating due to the building being uninsulated and it still has old louvre windows which are very drafty and not heat efficient. The toilets have not been updated for many years and need a significant upgrade.

The Ministry engaged a Quantity Surveyor to provide costings for the work required at the school. The report is comprehensive and has recommended that a replacement building option should be considered. The report advises that the benefits to this approach include: site and location specific design; reduced asset operation and maintenance costs; remove risks associated with the leaky building and repair project; new modern asset.

The MoE wish to construct a new building of similar size and scale to the existing building located on the hard surface court area, once the new proposed building is erected the school staff and students will transition into the new building. The existing old school building will be demolished.

Refer to Attachment 3b:A For the site plan and detailed concepts of the new school building.

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.*

There are no options available outside of the national park that would provide the same benefit to the Mt Cook village community as the current site. Twizel would be the nearest town and this would be an 80 minute return trip for the village community.

- *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 school is located within the village which has residential housing and commercial activities, so it is an ideal location for the small school facility.

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:

The existing structure is 160m² footprint and the new structure will be in the order of 208m² footprint therefore an increase of approximately 40m².

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.

The MoE has a specific requirement and policy around the size of its teaching and administration spaces. The current footprint of 160m² does not meet MoE requirements for teaching and students needs including wellbeing and facilities available to teach effectively.

The school's current School Property Guide entitlement is 208 sqm gross. This includes one teaching space (one less than they currently have) and 109 sqm gross for library, administration and resource areas.

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.

In order to maintain security for the students at the school, the teachers need to have the ability to request intruders leave the site when required or in the instance of threatening or antisocial behavior.

~~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 Ministry of Education would ideally prefer a Licence to Occupy or Ground Lease for a term of 20 to 21 years with rights of renewal.

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
Mount Cook National Park	Visual aspect of the new proposed building	The building does not blend to the natural environment and creates an eyesore	Strict adherence to the DoC color scheme and the building will be designed to fit into the natural environment. Concept drawings and a landscape plan to be submitted to DoC for review and approval.
Mount Cook National Park	Building proposed location	The proposed building excavations may cause damage to indigenous biodiversity.	The proposed location of the new building is on the schools existing hardcourt area therefore causing the least amount of impact to the natural environment.
Mount Cook National Park	Building proposed location	The proposed building may cause damage to indigenous biodiversity.	The proposed location of the new building is within the developed village area footprint and therefore will not require any removal of vegetation.
Mount Cook National Park	Construction	The proposed building excavations may cause damage to indigenous biodiversity.	Brief construction and maintenance staff of the location and importance of any species deemed important (input from DoC); clearly tape off areas with the species to avoid damage.
Mount Cook National Park	Construction	Damage to native plants and wildlife by construction activities	A landscape plan that has been developed and approved by DoC will be implemented as part of the
Mount Cook National Park	Construction	Damage to native plants and wildlife by construction activities	The contractor appointed to complete the construction works will be required to submit a detailed methodology highlighting approved landfill sites that will be utilized, construction noise and dust suppression techniques and stormwater control during construction.
Mount Cook National Park	Construction	Accommodation and storage for workers	It is proposed that the building has a high level of prefabrication off site, therefore the construction period onsite will be shortened significantly.

Mount Cook National Park	Transport	Additional capacity required on roads and parking facilities.	The proposed building is to be located on the existing site. The existing site currently has parking facilities and as it is located within the village there is paved roads to the entrance therefore the impacts of the new proposed school building will be mitigated.
Mount Cook National Park	Effluent and stormwater disposal	Overloading the current stormwater and sewer reticulation system with the new proposed school building	The current building will be connected into the existing stormwater and sewer system currently on site, the old building will be removed from site. There will be no additional sewer capacity required (staff and school roll numbers remain unchanged). The stormwater will be increased slightly by the additional 60m ² of roof catchment area, the project civil design engineers will ensure that the existing system will cope with the added collection.
Mount Cook National Park	Hazardous substances	Pollution to the natural environment	It is proposed that no hazardous substances of significance are stored onsite during construction or operation of the school. Small amounts of Paints, glues, fuels etc. that are required during construction will be stored in a temporary lock up and a spill kit will be held on site.

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.

Blank area for providing further information, consisting of five horizontal lines.