

Notified Concession Officer's Report to Decision Maker

Officer's Report to Decision Maker: Brent Swanson, Operations Manager, Aoraki/Mount Cook

Notified Application for a Notified Lease Concession

Applicant: Grand Properties Ltd

Permission Record Number: 52092-ACC

File: PAC-25-07-24-01

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:

An application has been submitted to the Department from Grand Properties (2011) Limited proposing to lease Lot 1 and Lot 3 within the Aoraki/Mount Cook village, for staff accommodation purposes. Lot 1 and Lot 3 are located within the Amenity Area. The applicant currently holds an authorisation for a motel complex in the village.

The applicant states in their application that they experience ongoing issues with finding long term staff to run their motel complex in Aoraki/Mount Cook. They consider the application for staff accommodation will contribute to resolving this problem and contribute to the ongoing viability of their motel complex.

The applicant currently accommodates four onsite managers within the motel unit complex. This arrangement is overcrowding the current capacity, as the design of the managers accommodation provides for the occupancy of two persons. The proposed staff accommodation allows for the management staff to be accommodated more appropriately.

In addition to providing accommodation for managers, the applicant has identified further need to accommodate other key staff in the village as they are important to the operation of the Aoraki Court Motels. Currently these staff commute from Twizel each day. This constitutes a daily commute of 130km return, as accommodation in the village is limited.

Information about the applicant:

Grand Properties (2011) Limited own and operates Aoraki Court Motels within the Aoraki/Mount Cook Village. The applicant also owns and operates the Aspen Court motels in Franz Josef and Taihape. Separately, the Directors of Grand Properties also own a Twizel based development company.

Type of concession sought:

The applicant is seeking a lease for the exclusive occupation of the site. This will be subject to public notification if a decision is made to approve the application in principle.

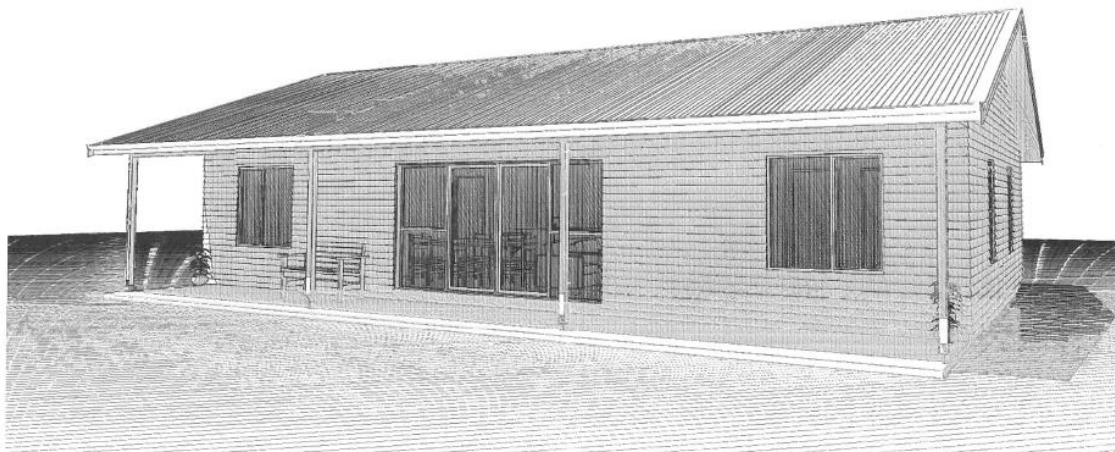
Term sought:

The applicant has applied for a term to coincide with the term of the motel complex, therefore, the applicant is seeking a 49-year term.

Description of the proposed activity:

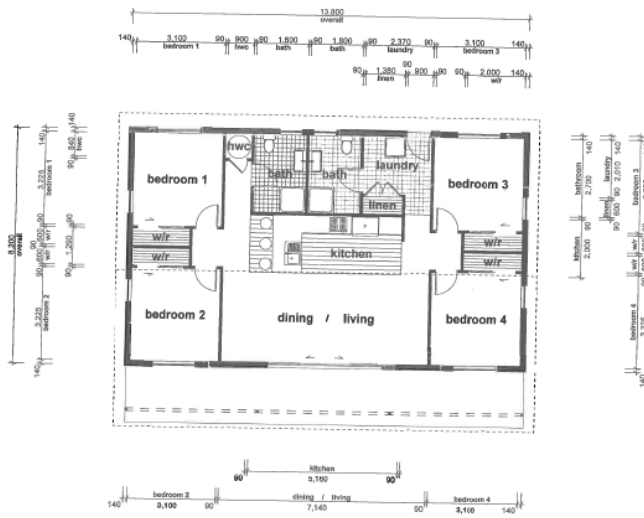
The application is to own, construct, operate, maintain, and occupy two (2) staff accommodation houses with associated vehicle access way, accessory structures, and landscaping on Lots 1 and 3 in the Blackburn subdivision. This accommodation will have the purpose of accommodating essential staff who are bone fide employees of the Concessionaire. The Concessionaire's employees, their partners and direct family members will be accommodated to support the operation of the authorisation for public accommodation (refer authorisation CA-19112-ACC or its replacement).

The proposal is to build one four-bedroom house per site. Each house will have two bathrooms and a central kitchen and living and house up to eight people per house. The applicant has provided landscape plans for the units which includes timber screened clothesline and amenity area.



<p>Firm Name DRIFLINO LTD DESIGN & DEVELOPMENT SERVICES 1000-1000 PO BOX 1000 MOUNT COOK TEL: 03 542 1000 WWW.DRIFLINO.CO.NZ</p>	<p>Notes Copyright remains the property of Driflino Ltd unless specified in writing All dimensions are in millimetres unless otherwise stated All construction to comply with NZBCOR 2004, 2011, alongside all current standards etc All tender to be SCR unless specified otherwise ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE OFF PLANS</p>	<p>Job Title Mt Cook Accommodation Lot 1 Blackburn Place Mt Cook Village</p>	<p>Design P. Coll Drawn LT Checked Revision Date 30-Jun-16 Plot Date</p>	<p>Perspective</p>	<p>Scale 1:0.3667 Drawing Number 100</p>
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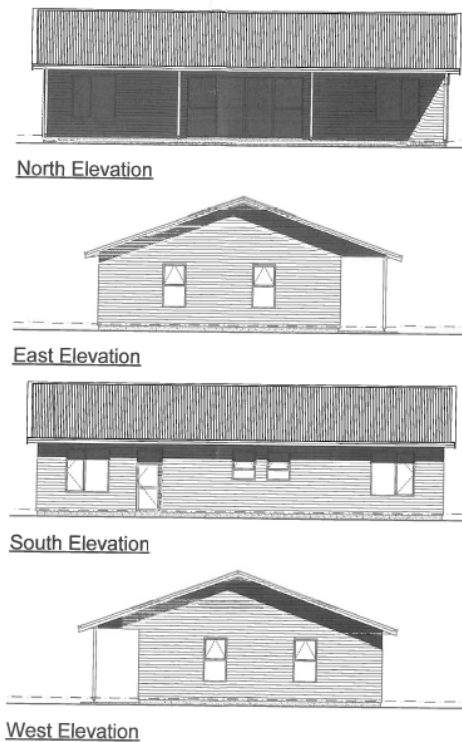
Figure 1 Proposed Building – Image provided by Applicant.



Construction Notes:	
Total area of construction	113m ²
-Fit approved smoke detectors to comply with F7 of the NZS5 within 3m of a sleeping space	
-All new glazing to comply with NZS 4223	
-H.V.C. to have seismic restrains and tempering valve fitted	
-Water splash areas to have impervious floor coverings and walls to be sealed and painted with 2 coats acrylic paint	
Waste pipes size and gradient	
W/C	80 1:80
shower	40 1:40
bath	40 1:40
basin	32 1:20
laundry tub	40 1:20
kitchen sink	40 1:20
-Waste pipes over 3.5m to have AAV fitted	

Firm Name DRAFTLINE CONSULTING ENGINEERS ARCHITECTS CIVIL ENGINEERS LANDSCAPE ARCHITECTS PROJECT MANAGERS 4 Bevels Drive Tapanui PO Box 10100 Dunedin Dunedin 9100 Tel: 03 478 0100 Email: info@draftline.co.nz	Notes Copyright remains the property of Draftline Ltd unless specified in writing All dimensions are in millimetres unless otherwise stated All construction to comply with NZBC/NZ 3504:2011, alongside all current standards unless specified otherwise All timber to be SGR unless specified otherwise ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE OFF PLANS	Job Title Mt Cook Accommodation Lot 1 Blackburn Place Mt Cook Village	Design P. Coll Drawn LT Checked Revision Date 30-Jun-16 Plot Date	Proposed Floor Plan	Scale 1:100 Drawing Number 103
			Design P. Coll Drawn LT Checked Revision Date 30-Jun-16 Plot Date	Elevations	Scale 1:100 Drawing Number 104

Figure 2 Proposed Floor Plan – Image provided by Applicant.



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Figure 3 Proposed Elevations – Image provided by Applicant.

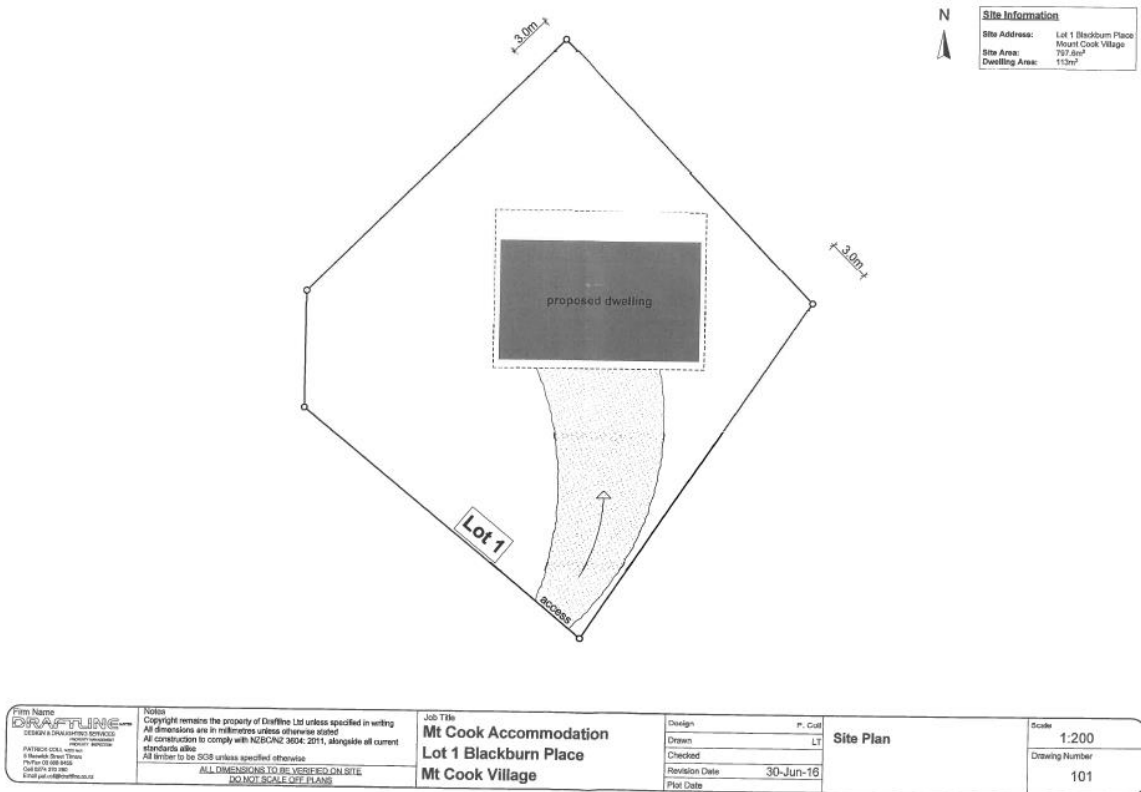


Figure 4 Site Plan - Lot 1 - Image supplied by Applicant.

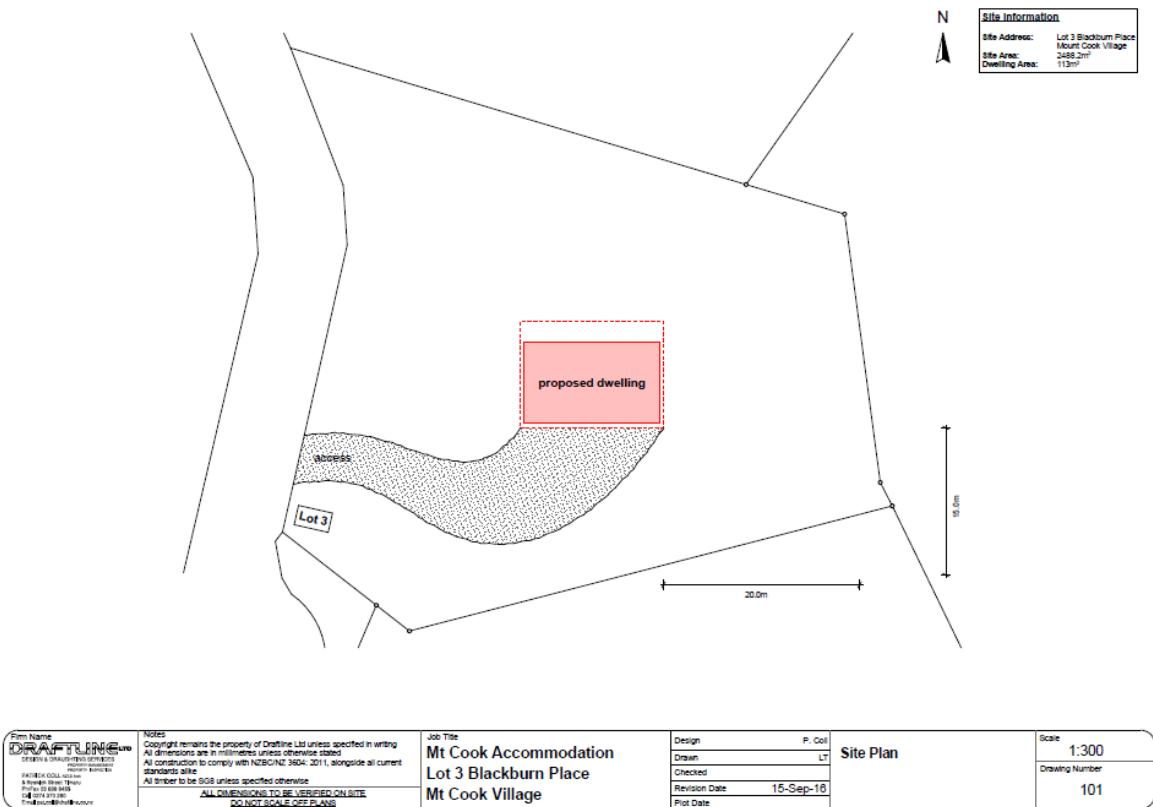
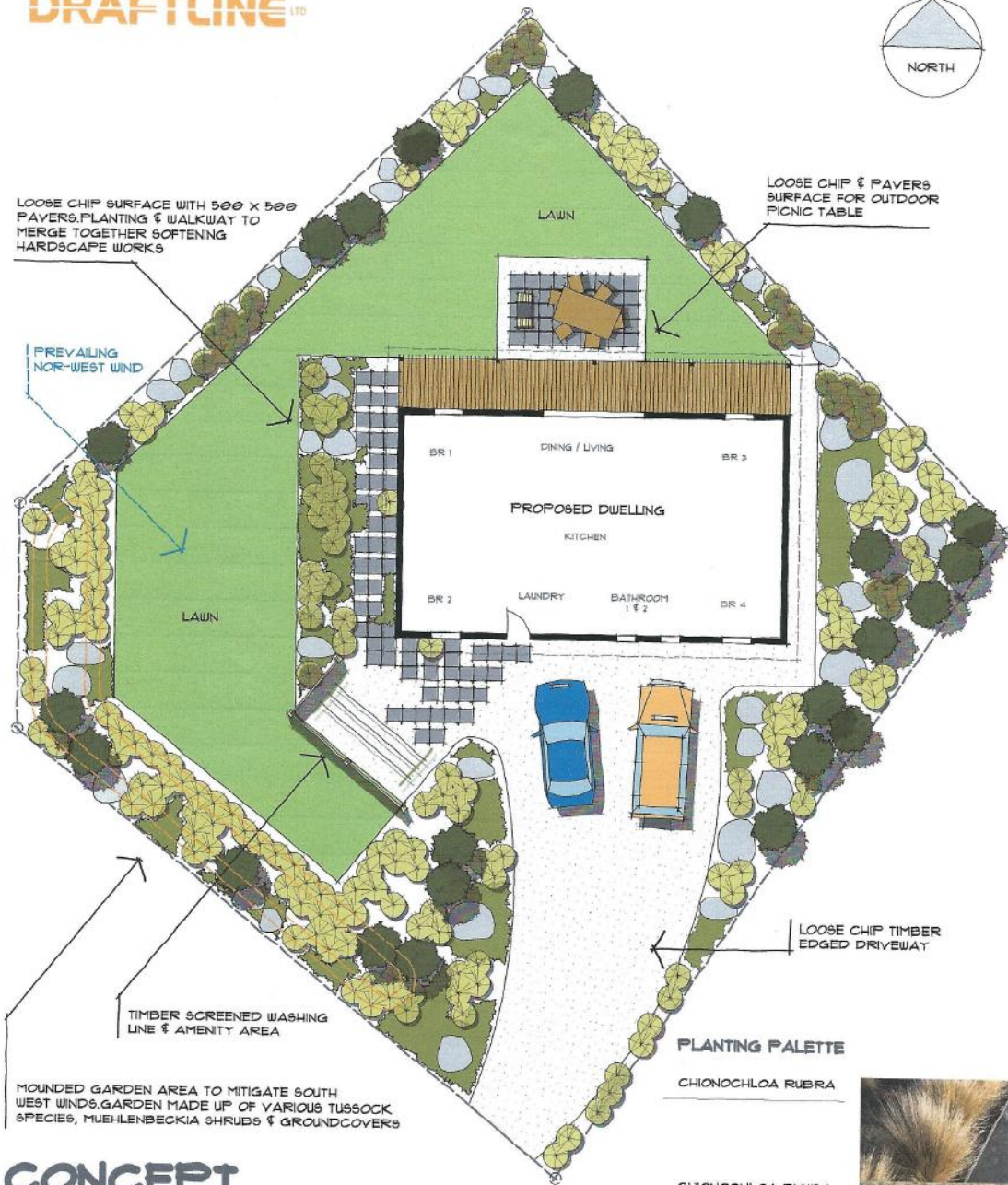
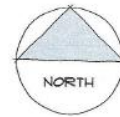


Figure 5 Site Plan - Lot 3 - Image supplied by applicant

DRAFTLINE LTD



**CONCEPT
LANDSCAPE PLAN**
MT COOK ACCOMMODATION
LOT 1 - BLACKBURN PLACE, MT COOK VILLAGE

SCALE 1: 125 @ A3
DRAWN BY: D. GREIG

DATE: 12TH JULY 2016
REVISION: A

PLANTING PALETTE

CHIONOCHLOA RUBRA

CHIONOCHLOA RIGIDA

MUEHLENBECKIA ASTONII



Figure 6 Proposed Landscape Plan – Image provided by applicant.

Description of locations where activity is proposed: -



Figure 7 Proposed Location – Image sourced from DOC GIS.

Conservation Area	Description of Location	Land Status	District Office	Activity
Aoraki Mount Cook National Park	Lot 1 and Lot 3 Blackburn Place	Aoraki/Mount Cook Amenity Area	Aoraki	Staff Quarters

2.0 Information available for consideration

Information received:

- From applicant (application and further information supplied in response to architect assessment) see DOC-2876882 and DOC-3084765
- From the architect - Assessment Report -DOC-3084765
- From District Office - Aoraki/Mount Cook District – DOC 2879432.

Requested information not received:

All information requested to consider this application has been provided to the Department and incorporated into this report.

4.0 Acknowledgement of complete application (s17S)

Under section 17S of the Conservation Act 1987 every applicant is required to provide details relating to the application. An application is deemed complete when all the required information has been received by the Department. Grand Properties Limited has supplied the information as required by s17 of the Conservation Act and that information is incorporated into this report.

The application is deemed complete.

5.0 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..."

The application appears to comply with and be consistent with s.17T(2). It is therefore not considered appropriate for the application to be declined within twenty working days.

Public notification s17T(4):

The Conservation Act 1987 requires the Minister to publicly notify her 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):

The activity is proposed to take place in the "residential zoned" area. This zone within the amenity area is set aside to enable the Department and Concessionaires of the village to accommodate staff.

The applicant considers that as the Blackburn Subdivision exists for the purpose of staff accommodation and therefore has not identified any adverse effects.

Before buildings can be positioned on the lots, site preparation is required. This may include the removal of vegetation, soil redistribution, the introduction of new material and levelling of areas such for building foundations, carparking and driveways.

While the site has been heavily modified and set aside for the purpose of accommodating essential staff, the Department has identified the following adverse effects;

Effects on Conservation Values

Damage to wildlife and /or habitat

While lot 1 and lot 3 are heavily modified and are predominately bare land, native species such as matagouri are present. The slow growing matagouri provides habitat to at risk species such as the jewelled gecko and are an important species in ecosystem regeneration. While the removal of small matagouri individuals may have less of an impact, the loss of larger matagouri individuals is an undesirable adverse effect. The following special condition will ensure this adverse effect is avoided;

- 1. The Concessionaire, in conjunction with the Department, must carry out a site inspection just prior to any construction taking place. This inspection has the purpose of searching for and relocating any gecko or skinks on the site.*
- 2. No matagouri over 1.5m in height shall be disturbed, unless with the approval of the Operations Manager of Aoraki Mount Cook District Office.*
- 3. 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.*

This activity is likely to draw the attention of kea, who will inevitably run their own quality assurance programme. To avoid inadvertently harming kea, the following special condition is proposed;

4. *The Concessionaire must ensure that no lead products are used externally on the site or building, and the site must be left tidy at all times, with no materials of interest to kea left on site.*

Visual Impact – Building maintenance and landscaping

Aoraki/Mount Cook National Park is of significant status and quality. This is reflected in both the Canterbury Conservation Management Strategy 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 built and maintained so that the status and quality of the Park is not diminished. Ensuring any building and associated landscaping undertaken to a high standard will ensure the property is maintained to a standard reflective of the status of the National Park. The Department proposes the applicant submit a detailed plan of the proposed activity which would include timelines and development stages. To ensure buildings and landscaping remain in a state appropriate to the park, the following special conditions are required.

5. *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.*
6. *The Concessionaire must ensure permitted construction must be completed within two (2) years of the Commencement Date.*
7. *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.*
8. *The Concessionaire must submit a detailed construction plan for the development to the Grantor for consideration at least eight (8) weeks before work is expected to commence that will include but not necessarily be limited to;*
 - i. *Duration and timing of construction;*
 - ii. *Removal of construction waste;*
 - iii. *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;*
 - iv. *Measures to mitigate possible issues with wildlife (including kea) during construction (i.e. site tidiness, covering materials not being used etc);*
 - v. *Site safety.*
9. *The Concessionaire must ensure, in conjunction with the Department, that within six months of the grant of concession a 10-year property maintenance plan for the site is developed. The property maintenance plan is to include the repair, restoration or replacement of the land, buildings and services associated with the site.*
10. *The Concessionaire must ensure the 10-year property maintenance plan is adhered to.*
11. *Variations to the 10-year property maintenance plan may only be made in conjunction with the Department.*
12. *The Concessionaire shall engage a landscape technician to be present at an early stage to provide direction to the builders for levels and the landscape contractor for*

standards of work. The Grantor is to approve the technician. The costs of the technician will be paid by the Concessionaire.

13. *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.*
14. *The Concessionaire must meet all reasonable charges imposed by the Grantor in respect of any landscape maintenance on the land.*
15. *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,*
 - iii. *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.*
16. *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.*

Introduction of unwanted species

In order to make accommodations more "homely", residents may seek to introduce species, such as house plants or pets. 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.

17. *The Concessionaire must not bring animals onto the site or permit animals to be brought onto the site.*

Accidental contamination

While lot 1 and lot 3 are highly modified sites, the alpine setting in which the lots are located are highly fragile. Damage to the land through chemical spill or the introduction of invasive species adverse effects that must be avoided, minimised or remedied through standard and special conditions. To this end, the following special conditions are proposed;

18. *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.*
19. *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.*
20. *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.*

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 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.*

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.

23. *The Concessionaire is to ensure occupants of the site adhere to any fire restrictions in force.*
24. *The Concessionaire must provide adequate fire-fighting apparatus on the Land and maintain it in good order and ensure that it is ready for use (to a standard acceptable to the Grantor).*

Effects on Future and Existing Users

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 the needs of their clients. To ensure that accommodation is available to Concessionaire's key staff, special conditions are required to ensure leases for staff accommodation sites can only be held while Concessionaires are operating in the National Park.

25. *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.*
26. *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.*

27. *The Land is not permitted to be used for the storage of commercial goods.*

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.

Disturbance of the natural quiet/public enjoyment

As identified, the purpose of a national park includes the ability of the public being able to experience the full measure of the geographic and natural features. Noisy machinery and construction activity may prevent the public realising the full extent of the Park's purpose. To avoid this adverse effect during construction, the following special conditions are required;

28. *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.*
29. *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.*
30. *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.*

Pressure on infrastructure

As the Department is the local body authority and owns the services infrastructure in the Aoraki/Mount Cook Village, consideration is given to ability of the infrastructure to cope with

the additional development. The Department is of the view that current infrastructure and services can manage additional capacity. As the local authority, the Department has a special condition in place to recover costs in relation to services such as rubbish collection, water supply etc. The special conditions are as follows;

31. *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.*
32. *Services supplied by the Grantor include (but are not limited to) the following:*
 - *water supply (drinking and firefighting)*
 - *sewerage and sewage treatment*
 - *Avalanche, flood and debris flow protection*
 - *Rubbish and recycling collection and disposal*
 - *Roading, 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.*
33. *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).*

Effects on Cultural Values

The Aoraki/Mount Cook Village is set at the foot of Aoraki maunga, a significant ancestor from whom Ngāi Tahu descend. The significance of Aoraki/Mount Cook and its surrounds, is reflected in its Topuni status. Many European visitors and settlers have an association with the area since the earliest times of settlement and the area remains significant to many New Zealanders.

To ensure the mauri of the maunga, its surrounds and descendants is maintained, and the cultural, historical and spiritual values are protected, the following special conditions are proposed;

34. 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.

35. 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
MOERAKI 9482
moeraki.runanga@xtra.co.nz
Phone: (03) 439 4816

Office of Te Rūnanga o Ngāi Tahu
PO Box 13 046
Christchurch 8141
Phone: 0800 524 8248
email: info@ngaitahu.iwi.nz

36. 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.

Monitoring Conditions

Annual site inspections are required to be carried out by the Department to ensure proposed 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.

37. *The Grantor may recover from the Concessionaire on a cost recovery basis reasonable costs of and associated with any site visits or monitoring of this Concession during the Term, or as otherwise required to confirm the Concessionaire's compliance with these Concession conditions.*

The Department acknowledges lot 1 and lot 3 are highly modified and any operational issues or adverse effects on biodiversity, historic, social and amenity values resulting from the activity are well known and understood.

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 by the Act 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.

Conservation General Policy 2005

This document has been prepared under section 17C of the Conservation Act 1987. The General Policy provides guidance for the administration and management of all lands, waters and all natural and historic resources. Within this policy, activities which may reduce the intrinsic values of the landscapes or ecosystem services should be managed so that their adverse effect are avoided or minimised (4.5(b)). Tangata whenua will be invited to participate in the management of heritage of significance to them on public conservation lands (5(c)). Any application for accommodation should meet the following criteria;

- The accommodation cannot reasonably be located outside public conservation lands;
- It cannot reasonably be built elsewhere on public conservation lands where the potential adverse effects would be significantly less; and
- The applicant cannot reasonably share an existing facility (10(d)).

Policies state that accommodation should be:

- consistent with the planned outcomes for the place;
- minimise adverse effects on natural, historic and cultural resources;
- minimise adverse effects on the benefit and enjoyment of the public;
- complement and be located near existing accommodation;
- located, designed, constructed and maintained to meet all legal requirements and standards;
- sympathetic to the landscape (10(e)).

The effects of the use of the accommodation should be monitored (10(f)) and a ground rental should be charged (10(i)). Provided standard and special conditions are adhered to, the activity is consistent with the Conservation General Policy 2005.

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 staff of a concessionaire, for which a concession is required. 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.

Consistency with Relevant Management Strategies and Plans s17W: Canterbury (Waitaha) Conservation Management Strategy 2016

Aoraki/Mount Cook National Park is a significant feature in the Canterbury landscape. To Ngai Tahu, Aoraki represents "the most sacred of ancestor", the origin of Ngai Tahu whakapapa 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 direct 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).

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.

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

Part One

The purpose of the management plan, is to provide for the management of the Park in accordance with relevant general policies and legislation. This part discusses the background to the management plan and the natural, cultural and conservation values of the Park.

Part Two

Within the primary objectives of this plan (2.2.1), it is identified that the natural state of the park is to be preserved in perpetuity, as far as possible. To achieve this, the park is to be managed to "*protect its distinctive scenery, ecological systems, natural features and native plants and animals*". The Park is to be preserved for the use, benefit and enjoyment of the public and the amenity area helps facilitate this objective. Objective three within this part, aims to give effect to the principles of Tiriti o Waitangi.

2.2.2.3 strives to ensure the Park is managed in such a way that its World Heritage Area status is preserved.

All introduced plants and animal pests are to be removed as far as possible (2.2.2.2).

Part Two

Management of Adverse Effects

National Parks are established to preserve natural values in perpetuity for their intrinsic worth and the benefit, use and enjoyment of the public. The Department will manage effects within the Park to ensure that the primary objectives in section 2.2.1 are achieved. (4.1.10) Method 2 in this part requires the assessment of proposed activities for potential effects on the Parks natural, archaeological, cultural and historic values and the Park's visitors. In assessing concessions, the relevant provisions in 4.3 apply.

Part Four

Part four of the AMCNPMP outlines the policies that pertain to the National Park.

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.

Staff Accommodation

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 of the build, landscaping and high level of ongoing maintenance required to ensure the values of the Park are protected. A high level of maintenance is also reiterated in policy 6.1.2 where buildings are required to be maintained to a high standard, appropriate to the location within the national park and the foreground of Aoraki/Mount Cook.

Vehicles

As described in Policy 4.2.4, the Park Bylaws prohibit the driving of vehicles in the Park, except on formed roads and in appropriate parking spaces.

New Buildings

The Park is an area with significant natural values. 4.3.9(b) requires that where buildings are necessary in the Park, they are compatible with and appropriate to the landscape in which they are located. Design should respond to the cultural and historical elements where appropriate. Analysis of the potential impact upon the natural landscape values is required to accompany new development proposals (4.3.9(b)).

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)). Any 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)).

Part Five

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

5.2 in this part outlines the Village Management Objectives.

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. Additional

Objectives (5.2.2) require the extermination of all introduced plant and animal pests, the provision of a range of visitor accommodation within the Village and to manage the Village in such a way that it does not detract from the Park's World Heritage Status and primary objectives.

Part Six

This part of the AMCNPMP outlines the policies to give effect to the National Parks Act 1980, The General Policy for National Parks and objectives of the AMCNPMP. Within policy 6.1.1 provision is made for the needs of concessionaires. Provision is also made for accommodation and community facilities for essential staff of the village who are required to service the needs of visitor accommodation (6.1.1 (b)). The provision for staff accommodation within the village is also clarified in policy 6.2.6(a).

Potential occupiers of Village sites must demonstrate why it is a necessity for them to be present in the village (6.1.14(d)).

Regard should be given to whether or not the proposal could reasonably be located outside of the Park, if there is any detrimental impact on other Park users and/or residents and if the applicant is well equipped to carry out the proposal.

6.1.2 discusses the policies and the implementation methods relating to landscape management within the village. The quality of the view both into and out of the Village are to be maintained. A consistent high standard of landscape management will also be applied. Emphasis of the landscape work in the residential zone is on privacy and personal outdoor space (6.1.2 (b)).

The requirements of 6.2 Village Design and Use; specifically, refer to 6.2.1- 'Building and Architectural Standards' and 6.2.1(3) 'Methods' require the Department to engage suitably qualified professionals to assess an application of this nature. This ensures any building reflects the status of the Park.

Bevin and Slessor Architects were engaged by the Department to undertake an assessment of the building and site plans and provide comment in respect of those plans through a report. While the use of only one architect is a deviation for the plan requirements, the Department's experience with varied results and expense to the applicant of engaging an architectural panel, the Department determined the use of one architect is appropriate. The report for each site yielded several recommendations, which were sent to the applicant for their response. The applicant responses (in italics) and consequent Department response are included in appendix one of this report.

Consideration for the construction of buildings in the Village will be given to;

- the historical and alpine context; and
- the profiles and finishing treatments; and
- materials, construction standards and colours; and
- the provisions of 6.1.2; and
- energy conservation; and
- accessory structures.

Provided the standard and 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.

6.0 Relevant information about the applicant

Convictions on any charge related to the activity applied for or on any conservation related issue:

None known.

Past compliance with concession conditions:

There have been issues with the landscaping at the motel complex, it will be expected that this build and associated landscaping will be better managed by the applicant and monitored by the Department to ensure similar issues are not repeated at these new sites.

Credit check result:

n/a – existing concessionaire.

7.0 Proposed operating conditions

Concession Activity:

The application is to own, construct, operate, maintain and occupy two(2) staff accommodation residence units with associated vehicle access way, accessory structures, and landscaping on Lots 1 and 3 in the Blackburn subdivision, for the purposes of accommodating essential staff who are bone fide employees of the Concessionaire in Aoraki/Mount Cook National Park Village (amenity area), their partners and direct family members to support the operation of the authorisation for public accommodation (refer authorisation CA-19112-ACC or its replacement).

Term:

30 years.

Ngāi Tahu Claims Settlement Act 1998

If the applicant was applying for a 50-year term - this would have triggered Ngāi Tahu consultation through the Ngāi Tahu Claims Settlement Act 1998 as, s.49 and in particular s.48(1)(a)(iii) interprets the disposal of relevant land "to grant a lease of relevant land if the term of the lease (including rights or renewal or extensions, whether in the lease or granted separately) is, or could be, for 50 years or longer;

However, given the proposal is in reality for a 49-year term (ie the remaining term of the related authorisation) by the time this potential authorisation would be granted, this is not an issue.

Fees:

Removed for the purposes of notification.

Special conditions as listed in effects assessment above:

1. *The Concessionaire, in conjunction with the Department, must carry out a site inspection just prior to any construction taking place. This inspection has the purpose of searching for and relocating any gecko or skinks on the site.*
2. *No matagouri over 1.5m in height shall be disturbed, unless with the approval of the Operations Manager of Aoraki Mount Cook District Office.*
3. *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.*
4. *The Concessionaire must ensure that no lead products are used externally on the site or building, and the site must be left tidy at all times, with no materials of interest to kea left on site.*
5. *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.*
6. *The Concessionaire must ensure permitted construction must be completed within two (2) years of the Commencement Date.*
7. *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.*
8. *The Concessionaire must submit a detailed construction plan for the development to the Grantor for consideration at least eight (8) weeks before work is expected to commence that will include but not necessarily be limited to;*
 - i. *Duration and timing of construction;*
 - ii. *Removal of construction waste;*
 - iii. *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;*
 - iv. *Measures to mitigate possible issues with wildlife (including kea) during construction (i.e. site tidiness, covering materials not being used etc);*
 - v. *Site safety.*
9. *The Concessionaire must ensure, in conjunction with the Department, that within six months of the grant of concession a 10-year property maintenance plan for the site is developed. The property maintenance plan is to include the repair, restoration or replacement of the land, buildings and services associated with the site.*
10. *The Concessionaire must ensure the 10-year property maintenance plan is adhered to.*
11. *Variations to the 10-year property maintenance plan may only be made in conjunction with the Department.*
12. *The Concessionaire shall engage a landscape technician to be present at an early stage to provide direction to the builders for levels and the landscape contractor for standards of work. The Grantor is to approve the technician. The costs of the technician will be paid by the Concessionaire".*

13. *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.*
14. *The Concessionaire must meet all reasonable charges imposed by the Grantor in respect of any landscape maintenance on the land.*
15. *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,*
 - iii. *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.*
16. *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.*
17. *The Concessionaire must not bring animals onto the site or permit animals to be brought onto the site.*
18. *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.*
19. *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.*
20. *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.*
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 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.
23. The Concessionaire is to ensure occupants of the site adhere to any fire restrictions in force.
24. The Concessionaire must provide adequate fire-fighting apparatus on the Land and maintain it in good order and ensure that it is ready for use (to a standard acceptable to the Grantor).
25. 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.
26. 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:
 - iii. of a concessionaire currently operating in the Aoraki/Mount Cook National Park; and
 - iv. who must, of necessity to that Concessionaire's operations, live in the Village;
 - v. No advertising of staff accommodation is permitted.
27. The Land is not permitted to be used for the storage of commercial goods.
28. 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.
29. 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.
30. 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.
31. 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.
32. Services supplied by the Grantor include (but are not limited to) the following:
- i. water supply (drinking and firefighting)
 - ii. sewerage and sewage treatment

- iii. *Avalanche, flood and debris flow protection*
 - iv. *Rubbish and recycling collection and disposal*
 - v. *Roading, lighting, storm water, and snow clearing up to the boundary of the Land defined in Item 1 of Schedule 1.*
 - vi. *Landscaping and pathways up to the boundary of the Land defined in Item 1 of Schedule 1.*
 - vii. *Industrial fire brigade*
 - viii. *Civil defence and natural hazard management as per the Aoraki/Mount Cook Village Long Term Community Plan.*
33. *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).*
34. *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.*
35. *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
MOERAKI 9482
moeraki.runanga@xtra.co.nz
Phone: (03) 439 4816

Office of Te Rūnanga o Ngāi Tahu
PO Box 13 046
Christchurch 8141
Phone: 0800 524 8248
email: info@ngaitahu.iwi.nz

36. 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.
37. The Grantor may recover from the Concessionaire on a cost recovery basis reasonable costs of and associated with any site visits or monitoring of this Concession during the Term, or as otherwise required to confirm the Concessionaire's compliance with these Concession conditions.

8.0 Applicant's comments on draft Officer's Report

1. Section 1.0 under Background. Currently for our 25-unit operation we have our on-site managers plus 2 x couples (normally overseas travellers) living in our accommodation that forms part of the office/house building. We have 3 sometimes 4 Twizel based house maids whom drive up every day. We need more onsite accommodation especially with the proposed increase in units to 37 (a concession application has been lodged with the Department for a further 12 units). Our house accommodation gets cramped with 4 people living in quarters designed for 2. As such we feel having two staff accommodation residences with the ability to house 8 persons will provide us with the flexibility required so as to house staff within the Village and reduce our reliance on Twizel based staff.

The Department's Response: Noted.

2. Section 5.0. Past compliance with landscaping issues. Both Grant and I had extensive conversations with both Andy Powazynski and Richard MacNamara re: what we were required to do in respect of the landscaping **after** we completed the construction of Aoraki Court. It was agreed that the original landscape plans were not practical, especially in respect of the proposed bunds and pond areas to the north of the site. What we did with bunding was agreed to and planted out. Furthermore, we were advised that DOC staff would arrange for all of the plantings/trees required etc and that process has been followed over the subsequent years. We disagree with the comments raised in this section re: issues with landscaping at the motel complex. Please review this section.

The Department's Response: Noted and amended.

The comments above relate to an earlier version of the report, however the above comments remain relevant. The report has since undergone significant modifications and this version was sent to the applicant for further comment.

The applicant provided the following additional comments;

I am comfortable with all of the reports content except the proposed Annual Activity Fee for Lot 3. My queries are as follows:

1. We are proposing only the 1 complex on each site. The fact Lot 3 is a much larger than Lot 1 is irrelevant and should be disregarded by the valuer. I am comfortable

with the annual lease fee payable for Lot 1 and feel this should be the amount proposed for Lot 3. Lot 3 has a lot of unusable space, as such a land value approach based on m2 is an incorrect method in determining its valuation.

The Department's Response:

Under the Conservation Act 1987, the Minister may impose conditions as she see appropriate for the activity, this includes the setting of rent at market value. The methodology applied to set the activity fee for lot 3 has been used for a number of years and is widely accepted and used in both the village and nationally. The methodology is also applied to aspects of the local body levy. Given you are now aware of the extent of the conditions likely to be imposed on this site, you may wish to reconsider your proposed activity on lot 3 if you do not think it is suitable.

2. *Is this fee payable regardless of whether we have a building on it? We would look to build on Lot 1 first and it may be two years before we place a building on Lot 3. Do we have to pay this Annual Activity Fee during this down time?*

The Department's Response:

The annual activity fee is payable in arrears, on the annual anniversary of the term start of the concession and must be paid regardless of any work being initiated.

3. *For how long are these two amounts fixed for? When are they reviewed?*

The Department's Response:

A standard rent review occurs every three yearly as per the legislation (17Y(3)).

9.0 Summary and Conclusions

It is considered that the proposed activity:

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

is consistent with the:

- General Policy for National Parks (GPNP) April 2005;
- Canterbury Conservation Management Strategy (CMS) 2016;
- Aoraki/Mount Cook National Park Management Plan 2004 (AMCNPMP);
- Aoraki/Mount Cook Village – Long-Term Community Plan 2009 – 2019 (LTCP).

There appears to be no reason why the Minister cannot grant a concession to the applicant for the proposed activity to provide staff accommodation residence units for essential staff to service the applicant's commercial activities at this location. Any adverse effects on conservation values such as biodiversity, historic, social and amenity values resulting from the activity are understood and can be adequately avoided, remedied or mitigated by the conditions of any concession (if granted).

10.0 Recommendations to decision maker

Pursuant to the delegation it is recommended that the Operations Manager – Aoraki:

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 Concession (Lease and Licence) for Staff Accommodation to Grand Properties Limited subject to the standard concession contract; and the special conditions identified in this report; and**
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 Timaru Herald and Christchurch Press.**

SIGNED

Nicci Mardle

Permissions Advisor

Date: 15 March 2018

Recommendation:

1. Approved
2. Approved
3. Approved
4. Approved

If the recommendation is declined, please discuss here why this is so:

SIGNED

Brent Swanson

Operations Manager Aoraki

27 April 2018

Appendix One

Buildings

1. The architect refers to the building as a 4-bedroom accommodation block.

The applicant response;

"The dwellings are referred to as a 4-bedroom accommodation block. This should be corrected as they are 4-bedroom houses."

Department comment:

The Department proposes that the draft authorisation document will not refer to the buildings as staff accommodation residences.

2. The architect recommends consideration be given to varying roof pitches, eaves and external claddings to avoid "sameness".

The applicant response;

"We do not agree with the comments raised in respect of sameness. We initially applied for our concession for Aoraki Court we had designed modern, mono pitched buildings that were certainly new and exciting. The feedback we received then was that such a design was inappropriate for Aoraki/Mount Cook Village. We were advised that in order for our concession to proceed we would need to make the buildings look more traditional with gable ends and low-pitched roof designs. It is our understanding that the Department of Conservation requires all buildings within the Aoraki/Mount Cook Village to be similar and therefore blend into the surroundings."

Department comment:

The Department accepts the applicant's proposition around the building itself ... there is already the precedence and existence of similar "hut style character" dwellings approved through previous consultation with the Conservation Board and Architectural Review Panel reviews.

3. The drawings show a concrete floor slab construction. The architect recommends a suspended timber floor to minimise excavation and to permit easy and low impact removal of the building upon conclusion of the concession.

The applicant response;

"We propose to build modern houses.... Excavation would be less with a concrete slab with only external footings required to be dug compared with multiple holes for piling. ... We intend that these staff accommodation concessions to at least have a similar termination date (as the Aoraki Court Concession, 49yrs)...unlikely that such buildings will be re-located at the expiry date, either the lease will be extended or the buildings demolished...a concrete floored dwelling will be much lower to the ground than its timber floored equivalent and thereby more in keeping with the receiving environment."

Department comment:

The Department accepts the applicant's proposition around the concrete floor slab and comments around the expiry of the concession.

Site Planning

4. The architect commented that the drawings lacked topographic information and site datum so an assessment therefore finished building height could not be assessed. Comment was made in respect to the location of the building relative to the boundary and suggested a greater separation distance. The architect also identified that the site plans did not reveal the location of the services or include any accessory buildings. A suggestion around the reconfiguration of the parking was offered by the architect

Applicant response;

At this stage, we are only requesting a concession from DOC in respect of the buildings appearance and location with the Village. Topographic data along with detailed service information will be provided to the Mackenzie District Council if and when a building consent is applied for.... We have been advised that all of the required services have been provided for at the road boundary of each lot. The applicant commented that they felt little was to be gained from moving the building westward on Lot 1 and this comment in relation to Lot 3 appears to be a mistake as the building site for Lot 3 is clearly in the centre of that site.

Department comment:

In order to accurately assess the application, the Department does require information at the time of assessment, however because it is recognised that building consent is still to be granted, the inclusion of conditions that require the applicant to provide final plans for DOC approval before undertaking construction should allow the Department to manage any final details.

Material Schedule

5. Architect sought confirmation of the materials to be used for the gutters, exterior posts and soffit. The applicant confirmed the materials to be used and the colour of the Coloursteel.

Energy Conservation

6. The architect queried the heating appliance. The applicant confirmed a heat pump will likely be the main source of heating and questioned the need for this information at this stage.
7. The architect provided suggested the south facing windows in bedroom 1 and 3 be swapped with smaller windows on the east and west sides. The applicant agreed with this proposition.
8. The architect proposed a weather lobby and recommended a second internal door be included to create a separate entry. The applicant agreed this suggestion was a good idea and indicated they will investigate the concept.
9. The architect noted provision for exterior lighting was not shown on the plan. The applicant indicated that these could easily be shown, but felt this should not be a concern at this stage.

Department comment:

As identified earlier in this report, the Department does require information at the time of assessment to be able to accurately assess the activity, however because it is recognised that building consent is still to be granted, the inclusion of conditions that require the applicant to provide final plans for DOC approval before undertaking construction should allow the Department to manage any final details.