



Concession Application Form 3a – Tenanting or using existing DOC structure/facility

The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity is the tenanting or use of any existing facility or structure that is managed by the Department of Conservation on public conservation land. Examples may include permanent use of historic building for a business or a community group; leasing a campground or lodge. For overnight stays in DOC huts, please fill in Form 4a. This form is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to permissions@doc.govt.nz. The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

A. Description of Activity

Please describe the proposed activity in detail – where the site is located, 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 you are applying for 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 3a:A1.

Property is the Ex Department of Conservation Visitor Centre, corner of Pitt Street and the Strand, Russell, Bay of Islands. Property includes the ex Visitor Centre building, grounds and a car park area.

Made up of 3 titles (see attached map): Section 54 Blk I Russell SD, Allotment 28 TN of Russell SECT 9, and Allotment 8 TN OF Russell SECT 9

Intended use: the property has been used as a marae by the Kororareka Mare Society for 8 years and this use will continue.

Do you believe you need to exclude others from the structure or facility? **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, then provide details and supporting evidence and label Attachment 3a:A2.

B. 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.

Ten years. This is the term offered by the Department.

C. 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 3a:C.

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
<i>EG: Tararua Forest Park</i>	<i>Northern rata - threatened species</i>	<i>Damage to the plants by construction</i>	<i>Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage</i>
Formerly the Visitor Centre for the Bay of Islands Maritime Park. Also the former site of the pah kainga of chief Rewa Manu.	Original DoC building was designed by noted architect Harry Turbot. Land is in the Strand Heritage Precinct as recorded in the Far North District Council’s District Plan.	No major adverse effects as use will continue as previous tenancy and no alterations are planned to the building or grounds. There will be usual wear and tear from intermittent use of the building. Positive effects by continued occupation, use and basic maintenance of the building and grounds.	Wear and tear of the building will be mitigated by maintenance as required. The grounds are in good condition and are maintained by the KMS. .

D. 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 3a:D. 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.

E. Other

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

The site of this particular property is of historic and culutural significance to the tāngata whenua of Kororareka/Russell as it was formerly the site of the pah kainga of Chief Rewa Manu in the 1830s. It iwas considered appropriate that a marae be reinstated there again. The current building was blessed and named Haratu to acknowledge and honour Rewa and his occupation of the whenua. Ko Haratu te ingoa o ta Rewa whare. Haratu was the name of Rewa's own whare.

The present day building now has some historical defects as a result of the design of extensions to the original Turbot building during the Department's occupation. Repair and itigation of these defects will need consideration and discussion between the Department and the Kororareka Marae Society.

We have commissioned a building report which is attached.