



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 building or use of any private or commercial facility or structure on public conservation land managed by the Department of Conservation. Examples may include lease of land to erect an information centre; authorisation to erect a weather station; or construct or lease a private/commercial campground or lodge. 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.

If you require extra space for answering please attach and label according to the relevant section.

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.

This application refers to the existing structures of Unwin Hut and Godley Hut.

Unwin hut is operated as a base lodge as part of the NZAC network. It is located adjacent to SH80, approximately 3.5 km East of Mt Cook Village and almost opposite the Mt Cook Airport. It provides accommodation to members, climbers, trampers and walkers visiting the Aoraki Mt Cook region. It has lodge managers who are onsite year-round to manage bookings and provide information to guests, as well as maintaining order and cleanliness and collecting payments. The main lodge has 48 beds, in a mixture of bunkrooms and family rooms. There are male and female bathrooms, each containing 3 toilets and 2 showers. There are also wheelchair shower and toilet facilities. A full kitchen with cooking facilities and common lounge with a wood burner are also available for communal use. The hut is used by members and their families, school groups, guided groups and non-members and their families. The warden's quarters are in a separate building onsite.

The hut has been located in this position since 1950 although it has been upgraded over the years and now bears no resemblance to the original. Interestingly, it was on this even site before the establishment of the Mount Cook National Park board and the formation of the National Park in 1953.

More information about the operation and history of Unwin Hut can be found here:
<https://alpineclub.org.nz/product/unwin-lodge/>

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.
- 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

N/A – existing structures

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:

Unwin hut sits on a fenced parcel of land of approximately 1 acre. In an effort to have the minimal visual impact possible the hut has been designed with native landscaping surrounding it. Unfortunately, the rabbit population in the area means that the fencing is critical.

Also, being a large lodge with 40 beds, it needs sufficient parking and manoeuvring space for guests. There is a car park behind the lodge within the fenced area which allows for this.

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.

Unwin Hut

The car parking is essential to the running of the lodge. Parking on the road is not appropriate or safe especially with the large volumes of traffic using the road in summer. Climbers often have large quantities of gear and this area also serves as an organisation and staging area for these activities.

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.

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.

30 years (15 years with one right of renewal). The provision of mountain huts is a long-term investment of time, effort, and finances. NZAC recently completed a major refurbishment of Unwin Hut (2012). NZAC therefore requires the maximum possible term on these valuable assets for the outdoor community.

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
<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>
Unwin hut (5355 Mount Cook Rd, State Highway 80)	Landscape value	Visual impact on landscape Minor adverse	Unwin hut was designed to work into the landscape of the area as a single level building with neutral colourings, and by sitting back off the road. It is surrounded by native plantings to further reduce any visual impact.
	Terrestrial	Clearance / disturbance of vegetation Negligible adverse	Unwin hut has been an existing structure on this site since 1951. It was redeveloped in 2011 and since then significant replanting of natives within the hut bounds has occurred and is ongoing.
		Discharge of waste Minor adverse	Waste is captured in septic tanks which are pumped out regularly according to the NZAC asset management plan. No waste is discharged into the environment.
	Infrastructure	Reduce usage at neighbouring facilities	Unwin hut provides a significant accommodation option for climbers and recreationalists visiting the Mt Cook region. Without the facility already stretched

		Positive	accommodation options would be more in demand (such as the camp ground), increasing environmental pressures on these facilities.

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.

3a Unwin hut drawings

3b Unwin water supply

3c Unwin survey of site