



We recommend that you contact your usual permissions advisor, or the [appropriate Department of Conservation Office](#) to discuss the application prior to completing the application forms - see appendix for contact details.

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 must be completed for all longer term applications (ie not one-off applications), then please fill in and attach the form(s) for the activities you wish to undertake. If extra space is required for answering please attach and label according to the relevant section.

Once you have filled in your application form, please complete this checklist to ensure that all components of your application form are complete. This will help prevent any possible delays in the processing of your application:

- Legal status registration number (if not an individual)
- Written testimonials (if required)
- Written consultations (if applicable)
- All appropriate activity application forms - for concessions we require the applicant information form **and** relevant activity form(s)
- Supporting evidence for Environmental Impact Assessment (if required)
- Supporting information and detail including maps, site plans, building plans as required in activity forms. ****Note some applications require GPS Co-ordinates****
- Supporting evidence for details of activity forms
- Have you read the section regarding the liability of the applicant for payment of fees?
- Have you signed your application?**

All efforts in putting together a detailed application are greatly appreciated and will allow the Department to effectively and efficiently process your application.

A. Applicant Details

Applicant Name
(full name of registered company or individual)

PORT OTAGO LTD

Legal Status of applicant (tick)

Individual

Registered Company



Trust

Incorporated Society

Other (please specify full details)

Please supply the company, trust or incorporated society registration number:

396195

If an individual please supply your date of birth (this is a unique identifier for you):

Trading Name

(if different from Applicant name)

Postal Address

PORT OTAGO LTD
PO BOX 8
PORT CHALMERS 9050
NEW ZEALAND

Street Address (if different from Postal Address)

PORT OTAGO LTD
15 BEACH STREET
PORT CHALMERS 9023
NEW ZEALAND

Registered Office of Company or Incorporated Society (if applicable)

Phone

+64 3 472 7890

Website

pol@portotago.co.nz

Contact Person and role

SEAN BOLT GM MARINE & INFRASTRUCTURE

Phone

+64 3 472 9791

Cell Phone

021 828 710

Email

sbolt@portotago.co.nz

Contact Person and role

Phone

Cell Phone

Email

B. Activities applied for

Please fill in all the forms that are applicable in order to cover all the activities the applicant wishes to undertake on public conservation land. Please tick below the forms that have been completed, and attach.

| ACTIVITY | FORM | ✓ |
|---|------|---|
| Grazing | 2a | |
| Land use: | | |
| A. Tenanting and/or using existing DOC facility/structure | 3a | |
| B. Use of public conservation land for private/commercial facility/structure | 3b | ✓ |
| C. Easements across public conservation land including right of way, stock access, convey electricity, drain sewerage, waterpipes etc | 3c | |
| Guiding/Tourism/Recreation: | | |
| A. Walking/Hiking/Tramping/Hunting/Fishing/Horses/4WD activities etc | 4a | |
| B. Watercraft activities | 4b | |
| C. Aircraft activities | 4c | |
| Filming | 5a | |
| Sporting Events | 6a | |
| Other (activities that may not be sufficiently covered in the above forms) | 7a | |

C. Background Experience of Applicant

Please provide relevant information relating to the applicant's ability to carry out the proposed activity (e.g. details of previous concessions, membership of professional organisations and relevant qualifications). Attach details and label Attachment 1a:C.

See ATTACHMENT

Has the Applicant or any of the company directors, trustees, partners, or anyone involved with the Application been convicted of any offence? Does the Applicant or any of the company directors, trustees, partners, or anyone involved with the Application have any current criminal charges pending before the court? If yes, please supply details.

No.

Attachment 1a:C

Port Otago Ltd has a subsidiary Company called Fiordland Pilot Services Ltd which has been involved as a Pilotage Company providing Qualified Pilots to provide services in the designated compulsory Pilotage areas under Maritime Rule Part 20 to Fiordland and Stewart Island.

Fiordland Pilot Services has been operating in Milford Sound, Thompson/Doubtful Sounds, and Breaksea/ Dusky Sounds since 2006.

Port Otago Ltd was approached by Environment Southland to develop a Training program and also to increase the number of qualified Pilots to assist in meeting the potential increase of the visits of Cruise vessel to New Zealand and in particular the Iconic Milford Sound.

The Subsidiary Company Fiordland Pilot Services was formed to develop the training and provision of Qualified Pilots to the visiting Cruise vessels calling at the Fiordland region.

There are now 4 Qualified Pilots and another Pilot in training, actively involved in assisting Cruise Vessels visiting Fiordland during the season which is from the end of September to April.

Port Otago Ltd recognized the importance of the availability of qualified Pilots to protect the Safety of the Fiordland Region and its Environment.

A pilot launch was purchased and deployed at the Deepwater Basin in Milford Sound to safely transport the Pilots to or from the Cruise vessels calling at Milford Sound.

The Pilot launch is berthed at Pen No 1 at the Deepwater Facility in Milford Sound. In the early days the Pilot Launch was moored at a swing mooring in Deepwater Basin due to the lack of Pens being available at Deepwater Basin. Port Otago Ltd have provided power to the berth to ensure that the vessel is maintained in good condition, ie heated, warm and ready to be used at all times. The vessel complies with the environmental conditions set by Environment Southland.

D. Testimonials

Please attach two written testimonials, together with the names, occupations, addresses and phone numbers of two people who will vouch for the proficiency of the applicant in the proposed activity. At least one testimonial should contain information in relation to the financial viability and standing of the applicant. These testimonials are to be labelled Attachment 1a:D.

E. Consultation Undertaken

Most applications require consultation with whanau/hapu/iwi (local Maori), and other interested parties. Please read the information on the DOC website and contact the nearest Department of Conservation office to discuss what is required. Written expert views, advice or opinions concerning your proposal may also be attached to support the application. Attach any proof of consultation to the application and label Attachment 1a:E.

F. Insurance

Concessionaires are required to indemnify the Minister against any claims or liabilities arising from their actions. If this application is approved, the applicant will be required to hold Public Liability, and possibly Statutory Liability and/or vehicle insurance. The level of cover will depend on the nature of the activity. Please contact the nearest Department of Conservation office to discuss what is required.

DETAILS SUPPLIED UPON REQUEST

G. Public Notification

Some activities and/or types of concession applications require public notification if the Department forms an intent to grant the concession. This increases the time and cost of processing the concession. The usual circumstances when public notification is required are thus:

- The Application is for exclusive use of public conservation land (ie a lease);
- The Application is for a licence for a term longer than 10 years;
- Other concessions do not require public notification unless the adverse effects of the activity are such that it is required.

A permissions advisor can advise you as to the type of concession your activity requires and whether or not it needs notification.

Attachment 1a:D

Port Otago Ltd has contacted the following to supply Testimonials in support of the application

The Two Testimonials are attached from

The Harbour Master at Environment Southland

Doug Calaco – National Manager - Cruise Services for ISS McKay Shipping Ltd.

05 March 2019

Department of Conservation
PO Box 29
Te Anau 9640
Attention: Antonia

Our Reference: A459274



Dear Sir/Madam

Testimonial – In support of Port Otago Limited

Port Otago Limited has requested support for an application for a site and subsequent building in Milford Sound.

Port Otago Limited is one of two pilotage providers that provide a service for Environment Southland to supply visiting vessels with safe navigation whilst in the compulsory pilotage areas of Fiordland. The pilotage service supplied is a very important function that is mandatory for all visiting vessels over 500 Gross Tonnes, as required by Maritime Rule 90. The service is mainly to the cruise ship industry.

The increasing accommodation pressure that Milford Sound is experiencing from tourism has an effect on both pilotage providers, making it more and more difficult to find suitable accommodation for their pilots prior to joining a ship the following day for pilotage duties.

I have no hesitation in fully supporting Port Otago Limited in their application for a site and subsequent building in Milford Sound. What is proposed by POL would be beneficial for both pilotage providers and Environment Southland with their future cruise ship monitoring programme.

Yours sincerely

A handwritten signature in blue ink that reads "L. J. Cleaver".

Lyndon Cleaver
Regional Harbourmaster

For now
& our future





March 7th 2019

Department of Conservation
Fiordland District Office
Lakefront Drive, PO Box 29
Te Anau 9640

To Whom it may concern

RE: Testimony for Company wanting to construct on DOC land near Milford.

This is to advise that I Douglas Colaco , National Manager - Cruise services for ISS- Mckay Ltd which in turn is a Joint Venue with the International Inchcape Shipping Services Worldwide.

I would like to state that the company (Port Otago Ltd) that is requesting the application is very strict on Compliance and Environment matters .

We know this as we have dealt with them on various matters as a port & Pilotage service company.

We fully support their application for consent regarding the above .

The Port company to the best of our knowledge is of sound financial strength and balance as they have commercial operations and invoicing with ourselves whom are agents for all the major Cruise Lines coming to Port Otago / Fiordland. They are Otago Council owned and operated.

Best regards

A handwritten signature in blue ink, appearing to read 'Douglas Colaco', is written over a horizontal blue line.

Douglas Colaco

DOUGLAS COLACO
National Manager- Cruise Services
ISS- Mckay Ltd
DDI- +64-9-3740363
Mob-+ 64-27-4959314
Be Safe | Work Safe | Home Safe

H. Fees and costs

Processing Fees:

Section 60B of the Conservation Act contains the statutory provisions regarding processing fees.

The Department recovers all direct and indirect costs to process a concession application from Applicants regardless of whether the application is approved or declined. The cost of processing a concession depends on whether the application needs to be notified or not (see Public Notification section above), and/or whether the application is a standard application or is complicated/complex.

The cost of processing a standard non-notified concession is likely to be between **\$2065 and \$2565 plus GST**. If the application is assessed as complex, covers multiple regions, or includes more than 20 individual locations, this fee is likely to be higher. The Department will send an estimate of costs to the Applicant once the application has been assessed.

The cost of processing a standard notified concession is likely to be between **\$3500 and \$5500 plus GST**. This fee is likely to be higher if the application is assessed as complex, covers multiple regions, or if a hearing is required. The Department will send an estimate of costs to the Applicant once the application has been assessed. The Department will re-estimate the cost and provide this to the Applicant if further costs are likely due to significant public interest during the public notification process.

Applicants are entitled to request an estimate of costs at any point but the Department may impose a charge for preparing such an estimate. Estimates are not binding.

The Department will ordinarily invoice the Applicant for processing fees after a decision has been made on the application but in some cases interim invoices will be issued. If at any stage an application is withdrawn the Department shall invoice the Applicant for the costs incurred by the Department up to that point. Applicants are required to pay the processing fees within 28 days of receiving an invoice. The Director-General is entitled to recover any unpaid fees as a debt.

The Director-General of Conservation has discretion to reduce or waive processing fees. If your application is for landing aircraft for personal recreational use you may be eligible for a reduction of 50% of the processing fee.

The Department may obtain further information either from the applicant or from any other relevant source in order to process the application. The applicant will be advised of any information obtained from other sources. The cost of obtaining such information will be charged to and recovered from the applicant. The applicant will be informed as soon as practicable from receipt of the application if further information is required before this application form can be fully processed by the Department.

Ongoing Fees:

If your application is approved, you will also be required to pay annual fees throughout your concession. These are:

- Annual management fee to cover administration time; and/or
- Monitoring fee (if required) to cover the cost of monitoring the effects of your activity; and/or
- Activity fee per head (if a recreation concession), or a minimum fee per year; and/or
- Annual rental (if a land use concession eg lease)

Please contact the nearest Department of Conservation office to discuss the applicable fee and processing timeframe for the application.

Terms and Conditions for an Account with the Department of Conservation:

Have you held an account with the Department before? (Please tick) Yes No

If yes, under what name: PORT OTAGO LTD ACCOUNT N^o 13722

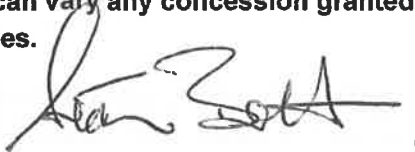
1. I/We agree that the Department of Conservation can provide my details to the Department's Credit Checking Agency to enable it to conduct a full credit check.
2. I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.
3. I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.
4. I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.
5. I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.
6. I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions of the credit account are not met.
7. I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.

Declaration

I certify that the information provided on this application form and all attached additional forms and information is to the best of my knowledge true and correct.

Note: The Minister can vary any concession granted if the information given in this application contains inaccuracies.

Signature
(Applicant)



Date

28 / 2 / 19

Signature (Witness)

H Marshall

Date

28 / 2 / 19

Witness Name

HUGH MARSHALL

Witness Address



This application is made pursuant to Sections 17R and 17S of the Conservation Act 1987 [and (where applicable) Section 49 of the National Parks Act 1980/Section 59A of the Reserves Act 1977].

Applicants should familiarise themselves with the relevant provisions of the Conservation Act 1987, the Reserves Act 1977 and the National Parks Act 1980 relating to concessions.

Once the application is complete, the Minister has 20 days within which to advise the applicant whether the application is declined on the grounds that the application does not comply with or is inconsistent with the provisions of the Act or any relevant Conservation Management Strategy or Conservation

Management Plan. If the Minister does not so advise the applicant the application will be processed in accordance with Section 17T of the Conservation Act 1987.

The purpose of collecting this information is to enable the Department to process your application. The Department will not use this information for any reason not related to that purpose.

Applicants should be aware that provisions of the Official Information Act might require that some or all information in this application be publicly released.

For Departmental use

Credit check undertaken

Comments :

Signed

Name

**Approved (Tier 4 manager
or above)**

Name

If you have a query relating to a permit or concession the offices below specialise in the following topics. For queries relating to topics not listed below contact the office closest to where you are based.

Hamilton

Contact our Hamilton office for:

- agriculture, beehive, vehicle, ski field and grazing concessions

Permissions Team
Private Bag 3072
Hamilton 3240
Ph +64 27 200 9648
Email: permissionshamilton@doc.govt.nz

Christchurch

Contact our Christchurch office for:

- Retail, ski field, access/easements, Wild Animal Recovery Operations (WARO) and helihunting concessions
- Sounds Foreshore authorisations and all permits relating to Marine Mammals

Permissions Advisor (Support)
Private Bag 4715
Christchurch Mail Centre
Christchurch 8140
Ph +64 3 371 3700
Email: permissionschristchurch@doc.govt.nz

Hokitika

Contact our Hokitika office for:

- Events, vehicle, boating, access/easements, grazing and extraction of materials concessions
- Mining and access arrangements.

Permissions Advisor (Support)
Private Bag 701
Hokitika 7842
Ph +64 3 756 9117
Email: permissionshokitika@doc.govt.nz

Dunedin

Contact our Dunedin office for:

- Aircraft (other than helihunting and WARO), boating, ski field, access/easement and grazing concessions.

Permissions Advisor (Support)
PO Box 5244
Dunedin 9058
Ph +64 3 477 0677
Email: permissionsdunedin@doc.govt.nz



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.

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

HAND AVAILABILITY IN MILFORD SOUND IS LIMITED. THERE ARE ONLY LIMITED SITES AVAILABLE

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:

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.

3bA. 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.

Find attached an area of land within the Accommodation Area within the Milford Sound of the Fiordland National Park.

The area of land is designated H1 on the attached drawing by Bonisch Consultants , 19 The Crescent, PO Bo 1262, Invercargill 9840 Tel No 03 218 2546. Email : admin@bonsichconsultants.co.nz

In this area a two storey house or unit may be allowed

FIOBLAND PARK
ACCOMMODATION AREA
MILFORD SOUND

AERIAL VIEW OF AREA H1 - 2660m²





Telephone 03 216 2546 Facsimile 03 214 4285
 Freephone 0800 003 346
 19 The Crescent, P.O. Box 1262
 Invercargill 9840, New Zealand
 Email: admin@bonischconsultants.co.nz
 Web: www.bonischconsultants.co.nz



LEGEND

- Loose Boundary
- Edge of Gravel
- Edge of Seal
- Bottom of Bank
- Top of Bank
- Building (Eave)
- Plantings/Vegetation

LEGEND
(Owner info)

- Sewer
- Sewer Lateral
- Sewer Manhole
- Stormwater
- Stormwater Pit
- Stormwater Sump
- Stormwater Manhole
- Stormwater Culvert
- Watermain
- Gas
- Gas Valve
- Telecom
- Telecom (Fibre)
- Internet Comms
- Power
- Power Comms

AREA H1-H3

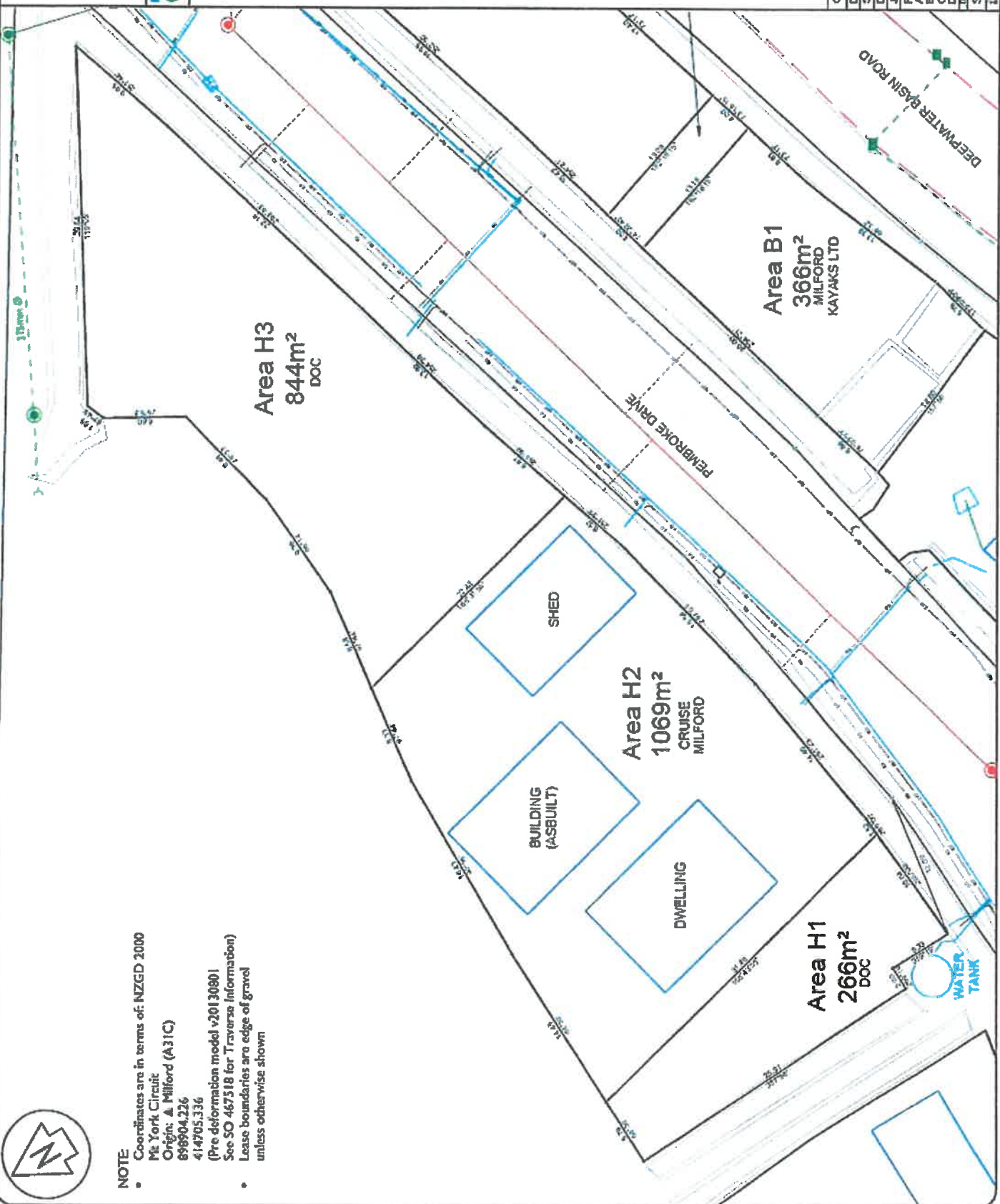
LEASE AREAS OVER
 SECTION 2 SO 467518,
 MILFORD SOUND,
 SOUTHLAND

| | |
|------------------|--------------------------------------|
| CLIENT: | DOC |
| DATE: | 29 March 2017 |
| SURVEYED: | JPH & TJE |
| DRAWN: | CHH |
| JOB NUMBER: | 4750-LPH |
| REVISION NUMBER: | |
| A - | Base Drawing updated |
| B - | Buildings added to Area D & Z |
| C - | Areas V, B & H split into two areas |
| D - | Buildings added to areas D, G, H & N |
| DATE PUBLISHED: | 27/08/2017 11:59 AM |
| SCALE: | 1:300 @ A3 |



NOTE

- Coordinates are in terms of NZGD 2000
 Mt York Circuit
 Origin: A Milford (A31C)
 898904.226
 414705.336
 (Pre deformation model v201 30801
 See SO 467518 for Traverse Information)
- Lease boundaries are edge of gravel
 unless otherwise shown



Attachment 3b:A

Port Otago Ltd has a subsidiary Company called Fiordland Pilot Services Ltd which has been involved as a Pilotage Company providing Qualified Pilots to provide services in the designated compulsory Pilotage areas under Maritime Rule Part 20 to Fiordland and Stewart Island.

Fiordland Pilot Services has been operating in Milford Sound, Thompson/Doubtful Sounds, and Breaksea/ Dusky Sounds since 2006.

Fiordland Pilot Services now have 4 Qualified Pilots and another Pilot in training, actively involved in assisting Cruise Vessels visiting Fiordland during the season which is from the end of September to April.

Port Otago Ltd recognized the importance of the availability of qualified Pilots to protect the Safety of the Fiordland Region and its Environment.

A pilot launch was purchased and deployed at the Deepwater Basin in Milford Sound to safely transport the Pilots to or from the Cruise vessels calling at Milford Sound.

The Pilot launch is berthed at Pen No 1 at the Deepwater Facility in Milford Sound. In the early days the Pilot Launch was moored at a swing mooring in Deepwater Basin due to the lack of Pens being available at Deepwater Basin. Port Otago Ltd have provided power to the berth to ensure that the vessel is maintained in good condition, ie heated, warm and ready to be used at all times. The vessel complies with the environmental conditions set by Environment Southland.

The cruise ship industry injects a considerable financial contribution into the southland economy with around this 18-19 season 117 vessel calls to Milford Sound ships bringing approximately 400,000 people into Fiordland.

As discussed with previously in discussions with Antonia Croft, to maintain this service Port Otago and South Port needs to have accommodation for our pilots and pilot boat operator, deckhand and various auditors from Maritime NZ or Environment Southland. Accommodation in Milford is a critical step in being able to maintain a service of this magnitude for the NZ economy and tourism sector.

Currently we have people spread from Te Anau to Gunn's Camp to Mitre Peak Lodge and at times the DOC house in Milford and this presents issues particularly when last minute schedule changes occur. Communication is very difficult in Milford as you know and we ideally need a place where we can centralise. The Highway 94 from Te Anau to Milford Sound is some 110 kilometres which takes approximately 2 hours to transit and also is a risk in certain circumstances which could affect our servicing the cruise ships.

The current Cruise vessel season is nearing its end, Port Otago are keen to resolve this issue and work around any problems that might prevent our accommodation in Milford being realised in time for next season.

From previous conversations a possible site has been identified but not as yet finalised. Port Otago Ltd are wishing to finalise the available site and then progress to the build of a suitable structure on the site to meets its requirements for the future and complies with the existing legislation.

The current arrangement with the Mitre Peak Lodge is not a fully guaranteed option for the future.

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.

3bF. 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.

We would like to be considered for a 20 year lease.

We understand that in the Accommodation Area within Milford Sound leases of greater than 10 years do not require to be publicly notified.

We also understand that there may not be a right of renewal on the lease.

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 |
|--------------------------------------|------------------------------------|--|---|
| EG: Tararua Forest Park | Northern rata - threatened species | Damage to the plants by construction | Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage |

3bH. 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 **Special feature or value**

Guide to Environmental Impact **Potential effects of your activity on the feature or value (positive or adverse)**

Assessment to help you fill in this **Methods to remedy, mitigate or avoid any adverse effects identified**

section. **Location on public**

conservation land

EG: **Tararua Forest Park** **Northern rata - threatened species**

Damage to the plants by construction

Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage

Accommodation Area – Milford Sound, Fiordland National Park, South Island, New Zealand

This site is a modified site with exception of Construction. There are other buildings within close proximity to the site designated.

There are minimal effects to this area. The area is of gravel currently. A nearby area of trees and bush will not effected by vehicles

Pedestrians in the area will be requested to adhere to designated paths or roadways.

It is believed that the site was developed in 2009/2010 as an area to provide buildings for the infrastructure requirements within Milford Sound

Pedestrians in the area will be requested to adhere to designated paths or roadways.

Any buildings subsequently erected on the site will comply and adhere to the local CLEDDAU VILLAGE – Design Guidelines version 2 – 2010.

Noise levels will be minimised to comply with the local limits

Compliance to all local regulations will be strictly adhered to

Planting of Plants or vegetation suitable to the local environment as screening would be made.

I. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Attachment 3a.i.

Attachment 3b:I Other

It is difficult to provide full details of the nature of the building or indeed the impact this may have on the environment until a site can be secured.

In any case Port Otago Ltd would actively be involved in the processes and requirements of the department of Conservation during the entire process.

Port Otago Ltd wish to be considered for any area of land which may become available should the current application be placed on Hold.

CLEDDAU VILLAGE

DESIGN GUIDELINES

Version 2.0 – August 2010



Prepared for Te Anau Area
Department of Conservation

by



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CLEDDAU VILLAGE DESIGN GUIDELINES

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1 INTRODUCTION

The Cleddau Village Design Guidelines are intended to provide a framework for directing and guiding the architectural and landscape character of the Cleddau Village. Cleddau Village in this context applies to the staff accommodation area for personnel providing essential services in Milford Sound. This accommodation area is located adjacent to the airport.

The Guidelines have been developed for the 'Accommodation Activity Area' in accordance with the Southland Conservancy Conservation Management Strategy and the Fiordland National Park Management Plan and the Southland District Plan. These documents set out overarching principles and provisions, which apply to the Cleddau Village. The Cleddau Village Design Guidelines develop and interpret these principles and provisions specific to the Cleddau Village. They apply to all new buildings, site works, landscaping and alterations.

The Guidelines should be read as aides to decision-making, rather than prescriptions or formulas.

2 THE PURPOSE OF THE GUIDELINES

The purpose of these guidelines is to assist existing and future lessees of the Cleddau Village in the development of their individual sites and to guide decision makers in their assessment of proposals and applications for new development.

Future developments in Cleddau Village must complement the natural setting; blend in as though a part of the setting and at the same time encourage a distinctive style to emphasize the special nature of the place.

The guidelines also seek to avoid a haphazard, piecemeal approach to development which creates visual clutter or incoherence, and which is inconsistent with the intent of the Fiordland National Park Management Plan.

Specifically the guidelines aim to ensure:

- New buildings and facilities blend with the natural environment, emphasising non-intrusive design
- Avoidance of a typical suburban subdivision model in terms of layout, buildings and landscape
- A unified and coherent development appropriate to the National Park setting.
- Retention of natural site character where possible, including setting, materials, and ecological processes

- Built structures fit in with their sites rather than dominate them. Buildings are subordinate to the environment.
- Coordination and integration of the design of individual structures with those of the site plan as a whole
- Enhancement of unifying architectural and landscape themes and elements within the Village.
- Creation of a bush setting for the Village appropriate to the National Park
- Emphasis on simplicity and restraint in design.

The Design Guidelines should assist Department of Conservation staff and designers make informed and consistent decisions as facilities are planned, designed, constructed, modified, and maintained.

All new development, which does not fall within the Design Guidelines, may at the discretion of the Department of Conservation either be reviewed by the Milford Development Design Review Board, (DRB), or, the applicant required to amend the proposal to meet the Design Guidelines. The DRB is an independent Design Review Board to be established to assess proposals for the Cleddau Village to ensure a level of consistency and cohesiveness with buildings (and landscape treatment) and to avoid compromising adjoining lease areas and buildings. The DRB is to include an architect, a landscape architect, and Department of Conservation representative.

The following guidelines set out the objectives against which the development will be assessed. A preferred means of meeting each objective is also set out.

3 PLAN PROVISIONS AND IMPLEMENTATION OF GUIDELINES

As stated in the introduction to this document, the Conservation Management Strategy, the Fiordland National Park Management Plan and the Southland District Plan provide the over-arching principles and set out provisions for use and management of the Fiordland National Park. These documents outline how development should occur within the Park specifically in regard to buildings and structures, their location and design, visual appearance and impact on the environment. The relevant sections of these documents are attached in Appendix 5.

The Cleddau Village Design Guidelines provide the mechanism by which the provisions of the various guiding plans are carried forward, interpreted and implemented. They provide objectives and controls /methods to achieve these objectives against which developments will be assessed.

Guidelines are included for site development, buildings and landscape design.

4 THE GUIDELINES

The Guidelines cover all aspects of site development including site layout and design, building design and landscape design.

4.1 SITE CONTEXT /SIGNIFICANCE

The residential area is within Fiordland National Park and World Heritage Area. It is important that the residential area is sympathetic to National Park/World Heritage values and fits comfortably within the Milford Sound environment.

The site is also visually sensitive, being adjacent to the airport and visible from SH 94, the only road entrance to Milford Sound.

5 SITE LAYOUT /DESIGN

The objectives and associated controls for Site Layout /Design apply to the structure plan activity areas in the Fiordland National Park Management Plan. Refer Part 2 Objectives 6, and 12 and Implementation 14, 15, 24, 33-36.

5.1 OBJECTIVES

- To ensure individual building sites and the village as a whole are developed in a coordinated manner, where the architectural and landscape components of the 'built environment' are balanced and residential amenity is maintained.
- To seek to locate dwellings to take advantage of site features, such as sun exposure, shelter, outlook, privacy and provide for human comfort.
- To utilise the site to maximise advantages of passive solar gain.
- To avoid visually dominant, large monolithic forms.
- To make best use of the space available.
- To locate dwellings and structures so that they relate to and respect neighbouring lease areas of dwellings in terms of amenity and spatial considerations.

5.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

Control /Methods are included for Setbacks, Aspect /Orientation and Site Coverage

5.2.1 SETBACKS

- Each lease area is to have a 3m set back from all boundaries for structures and parking. This setback should be maintained to allow for continuity of vegetation within the village, natural stormwater soakage and visual screening.
- Structures and parking should generally not be located within the 3m building restriction lines of the lease area. There may be some leniency for building encroachment within the 3m building restriction line on boundaries where the lease area does not border another residential section or the road frontage.

- If the same tenant occupies two or more adjoining lease areas, the building restriction will apply to the external boundary only of the total area.
- Vehicle and pedestrian access can pass through the building restriction lines if it is proven to be advantageous to the village as a whole (eg. shared access).
- Avoid, where possible locating underground services in setback areas.
- Chimneys, of a width of no more than 2.0m parallel to the boundary may protrude into the setbacks by up to 1m.

5.2.2 ASPECT /ORIENTATION

- Buildings should generally be oriented north to northwest to maximise passive and active solar gain and natural light.
- Employee housing units should be clustered in groups around the edges of open spaces to take advantage of natural light and views.

5.2.3 SITE COVERAGE

- The building footprint should not exceed 40% of the lease area.
- Verandahs maybe additional to the maximum footprint area, and should be incorporated in a way that respects the living environment of adjoining lease areas and minimises site disturbance.
- Individual lease areas will vary in terms of amount of site coverage to be planted or revegetated. As a guide approximately 30% should be 'green'.

6 BUILDING DESIGN

6.1 OVERALL OBJECTIVES:

- To ensure development is responsive to both the natural character of the site and respectful of its World Heritage Status - to create a high quality built environment, with a strong sense of place.
- To design buildings to blend in with their natural setting. Employ the colours, texture, and materials found in the surrounding landscape
- To ensure that building colours are recessive and avoid finish materials that are highly reflective.
- To use of current building technology and materials will contribute to architectural character, but should be used with appropriateness and restraint.
- To design any building to suit the conditions it will experience throughout its lifetime.

6.2 BUILDING FORM

6.2.1 OBJECTIVES

- To ensure that the form and design of all buildings is visually unobtrusive.
- To ensure building massing reflects a balance between the functional requirements of the building and the capacity of the site.
- To ensure that groups of buildings and village-type clusters of dwellings relate to each other and demonstrate similar or complementary styles and appearances.
- To restrict building height to protect topographical and /or viewshafts, where necessary.

6.2.2 CONTROLS / METHOD TO ACHIEVE OBJECTIVES:

- Building footprints should be broken down into logical elements that fit the site.
- Use of building elements that project or surround portions of a building such as verandahs, porches, and raised terraces serve to break down the mass of a large building.
- Reduce the mass of large buildings and accommodate requirements by using a series of linked smaller structures. Simple rectangular shapes and architectural details help to further reduce the bulk of large buildings.
- Use darker-coloured building exteriors to absorb solar radiation and promote heat gain.
- Minimise exposure to wind through plan orientation and configuration, number and position of wall and roof openings, and relationship to vegetation.
- Building heights
 - Building height restrictions apply to specific lease areas within the residential area -(refer to the Cleddau Village Indicative Landscape Concept Plan included in the Guidelines).

- Two storey building up to a maximum of 9.0m are designated on lease areas away from visually prominent sites or where there is a backdrop of tall canopy trees.
- Single storey buildings up to a maximum height of 5.0m are designated on lease areas visually prominent from the airport and SH94.

6.3 EXTERIOR CLADDING

The major components of a building's exterior are the walls, base, windows, entrances, and porches.

6.3.1 OBJECTIVES

- To provide a range of building materials that are sufficiently durable to withstand the climate of Milford Sound.
- To encourage the use of natural or 'raw' materials and colours that relate to the surrounding mountainous landscape.
- To develop a coordinated and limited palette of materials, colours and external finishes that have durability, honesty, integrity and are appropriate to the site's landscape setting.

6.3.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

- For one-story buildings, limit wall siding to one pattern. For two-story buildings, use of one siding pattern is preferred, but no more than two patterns should be used.
- Entrances should be placed on the gable ends or under porches for protection from the weather.
- Outside cladding materials listed below that are not highly reflective and are natural in character and that visually complement the Milford Sound /Piopiotahi landscape should be used:
 - Natural Cedar or heart Macrocarpa weatherboard.
 - Plywood or natural timber board and batten in approved finish.
 - An opaque stain could be used for all wood elements including siding and exposed framing members. Weatherboards may be either naturally weathered, stained dark brown to black. Appropriate finishes for wood cladding include paints or opaque stains in colours compatible and semi-transparent stains or natural weathering sealers.
 - Fibre-cement composite weatherboards such as 'linea weatherboard' in low glare finish of colours that complement the natural elements of the land.
 - 'Onduline' (may be either black or brown).
 - Concrete tilt panels finish of exposed aggregate
 - In-situ or board form concrete walls to an approved finish
 - Approved metal finishes such as colourcote and coloursteel in a corrugated or tray profile with a low glare finish
 - or a combination of 2 of the above materials
- The colour selection should be used to soften the impact of buildings and accessories in this setting. In order to achieve this, colours at the lighter end of the tonal spectrum should be treated with caution. Any colour that is used for large

areas should not be too reflective or too light. This does not imply that the only colour possible is dark green or brown. Mid to dark greys, greens and browns may be the most recessive in Milford Sound/Piopiotaahi setting.

- By accenting smaller areas on buildings and accessories with a brighter hue but not necessarily tone can help lighten a building with little visual impact from a distance. The use of colour for accents could include red, navy blue i.e. dark colours which are recessive from a distance but add visual interest when closer.
- A detailed external colour plan along with colour samples will be required to be submitted as part of proposals.
- Façades should be modest in character. They could have a protective base of masonry or board-formed concrete. The upper walls should have one material treatment.
- Windows trims and doors and smaller walls on buildings should be painted or powder-coated in dark tones.

6.4 ROOFING MATERIAL

Metal roofing can produce undesirable reflections when viewed from above. Metal roofing materials used should be of a tray roofing or corrugated type with low reflectivity.

6.4.1 OBJECTIVES

- To assist building forms integrate with the surrounding landscape Utilise roofing materials with low reflectivity and recessive colours.

6.4.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

- For residential dwellings roofing materials may be:
 - Asphalt shingles.
 - Cedar shakes or shingles
 - Recycled rubber shingles
 - Black Zinc Tray
 - Corten steel
 - Metal roofing of a corrugated or tray profile.
 - Glare: All sheet metal roof colours must have a low reflectivity value.
 - Colour: The colour selection is limited to dark, recessive colours in the range of browns, greys, greens and blacks,

6.5 ROOF PITCH

6.5.1 OBJECTIVES

- To create a built environment where the roofing component is recessive so as not to dominate the village.

- To ensure the roof profile provides effective rainwater dispersal in accordance with best practice in Milford's high rainfall environment.
- To promote harmony of building types and visual continuity.
- To ensure that dwellings are 'not readily visible' from the State Highway.
- To ensure chimneys, satellite dishes and any other roof protrusions are visually unobtrusive.

6.5.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

- The roof form should consist of a simple geometry. Valleys and intersections should be kept to a minimum.
- Roof accessories and structures such as chimneys and mechanical equipment should be combined where possible
- Gable and shed roof forms of medium pitch are recommended. Common roof is a simple gable, with moderate overhangs (600mm minimum)
- Roof pitch (excluding stand alone garages) shall be between 15 - 30 degrees.
- Flat or flattish roofs associated with the main residential form shall have a maximum coverage of 20% of the total roofing area of the residential dwelling (excluding stand alone garages). Flat roofed areas are seen primarily as linking structures or adjuncts to the dominant form.

6.6 ROOF DETAILS

6.6.1 OBJECTIVES

- To ensure that the quality of the roofing materials is followed through to the roofing details i.e. gutters, downpipes etc.
- To ensure the roofing provides effective long-term protection of the building and its occupants for the weather conditions.

6.6.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

- All roofing details i.e. Gutters, downpipes and flashings shall be of materials to complement the roof or wall materials (avoid galvanizing or white pvc).
- All buildings must have eaves no less than 600mm wide for a minimum of 75% of the building footprint.
- Skylights while encouraged need to be used with care as their reflective surface can create an adverse visual impact. Their careful placement on roof pitches facing away from significant vantage points would be acceptable.

6.7 ROOF PENETRATIONS

6.7.1 OBJECTIVES

- To ensure that roof penetrations (other than chimneys), are positioned to minimise their visual dominance.

6.7.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

- Ensure that roof penetrations, including aerials or dishes are discretely located or screened from public view.
- Chimneys are permitted to exceed the maximum height of buildings by 1.5m provided they do not exceed 1.2m widths in any direction above roof level.

6.8 GARAGES AND OTHER BUILT FORM

Landscape facilities such as skips and other trash storage, self storage units, and the like, should be clustered and screened behind structures that harmonize with the surrounding architectural character.

6.8.1 OBJECTIVES:

- To ensure that accessory buildings do not unduly affect the open space nature of the lot and the connectivity of open spaces within the site.
- To minimise the dominance of parking on the streetscape by providing parking within the lease area and to ensure that there is adequate space for parking.

6.8.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

- Maximum garage height of a stand-alone garage or accessory building is to be 4.5m
- The garage shall be setback from the road to provide for adequate space on site for parking in front of the garage.
- Garages and accessory buildings shall not be permitted to be located within the yard setbacks

7 LANDSCAPE DESIGN

7.1 OVERALL OBJECTIVES

- To ensure individual lease areas, and the village as a whole is developed in a unified and coordinated manner.
- To draw upon indigenous vegetation and locally sourced materials as defining characteristics of the residential area.
- Landscape surfaces and materials should be sympathetic to the local environment. As a general rule use recessive colours and textures and where possible materials that are locally sourced.
- In order to enhance groundwater recharge, use local gravel in appropriate grades, for pathways, parking areas, driveways, etc.

7.2 EARTHWORKS

7.2.1 OBJECTIVES

- To ensure earthworks result in a natural appearance, effective drainage and avoid damage to vegetation.

7.2.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

- Excavated material should not be stockpiled within the root zone of trees and existing vegetation.
- Except where unavoidable, do not allow any excavation or fill within the dripline of trees.
- Avoid non-natural and artificial looking landforms when grading. Emulate existing surrounding landforms and natural drainage patterns.
- Mounding may be appropriate for planted areas to create division or a degree of privacy. To avoid a contrived unnatural appearance mounds should be no higher than about 1.0m grading gently to existing ground level.
- The limits of earthworks and the disposal of excavated material must be agreed with the Department of Conservation representative prior to commencing siteworks.

7.3 UTILITIES AND UTILITY CORRIDORS

7.4.1 OBJECTIVES

- To ensure minimum disturbance to soil and vegetation, utility supply lines eg power, telephone should be planned as part of the site layout and design.
- To design above ground structures so that they are appropriate and subservient to the surrounding environs

7.3.1 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

- Trenching or excavation for utility supply should ideally be situated beneath vehicle or pedestrian access ways. Where this is not possible, restoration planting should be carried out on disturbed ground.
- Any above ground structures to be designed and of appropriate colour to blend with the environs. Where satisfactory design can not be achieved screen with vegetation.
- Where practical underground services should not be located in setback areas.

7.4 STORMWATER CONTROL

7.4.1 OBJECTIVES

- Stormwater and runoff to be efficient and effective to avoid flooding and ponding.

7.4.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

- Stormwater is to be disposed of by being directing to the formed roadside swales or soakpits within the building restriction zones and by use of permeable gravels for the platform.
- Avoid use of white plastic pipes above ground to convey water, as these are visually intrusive.
- Culverts can be used to bridge roadside swales or where surface runoff is likely to be restricted.
- Avoid exposed white plastic pipes for culverts. Use dark colours such as black, brown or dark green as available and conceal as best possible.
- Abutments at either end of culverts can be formed using local stone boulders either dry stacked, or mortared to contain road gravel. Gabion baskets may also be suitable.
- Details of the stormwater system and /or materials to be used may be required.

7.5 LANDSCAPE SURFACES AND MATERIALS INCLUDING VEHICLE ACCESS WAYS AND PARKING AREAS

Landscape surfaces include vehicle access ways, parking areas, paths, walking tracks and paved areas around buildings.

7.5.1 OBJECTIVES

- To ensure landscape surfaces and materials are sympathetic in material, type, texture and colour to the local environment and where possible use materials that are locally sourced
- To enhance groundwater recharge, use local gravel in appropriate grades, for pathways, parking areas, driveways, etc.

7.5.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

- Access from the roads to lease areas and parking areas should be compacted local gravel with materials using a suitable base course and top course.
- Timber ground treated board and batten can be used to contain gravel and provide a neat edge between paved surfaces and planting.
- Generally pedestrian areas should be compacted gravel with timber board and batten edging. Gravel gives a natural appearance appropriate to the National Park.
- Exposed aggregate concrete for footpaths and timber decking or boardwalks are also appropriate. Local river boulders for feature paving will also fit well.
- As a general rule where possible use materials that are locally sourced and use recessive colours and textures
- Avoid the use of urban materials such as coloured unit pavers, coloured concrete, and tiles.
- New paths and walkways in developed areas should be compatible with existing materials, widths, and alignments where feasible.
- Avoid large impervious surface areas and building footprints that collect rain and concentrate runoff onto site.
- Careful consideration should be given to the problem of icy walkways in winter, both in the selection of paving type and decisions on gradient.
- Ensure there is sufficient gradient to allow for run-off but avoid excessive gradients on paved areas.

7.6 PLANTS AND PLANTING

Vegetation can enhance privacy and be used to create "natural rooms". Plants also contribute to the visual integrity of a new development in a natural setting.

7.6.1 OBJECTIVES

- To integrate planting, habitats and natural systems with the National Park environs and within the residential area itself.
- To provide critical connections to adjacent habitats through the use of appropriate indigenous plants.
- To promote biodiversity. New plantings must deliberately attempt to re-establish diverse natural habitats in organic patterns that reflect the processes of the original site.
- To allow the planting to be self-maintaining to the greatest extent possible.
- To carry out planting using proper horticultural techniques appropriate to the environs

7.6.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

The following controls /methods include all aspects relating to plants and planting.

PLANTS

- All plants i.e 100% of plants in planted areas in residential lots shall be from the prescribed plant list (Appendix 2 and 3) and sourced where possible from parent stock within Milford Sound.
- No exotic plant species apart from grass and lawn species already present in Milford Sound shall be planted.
- There should be a partial screen consisting of under-story trees and shrubs (reinforcing existing natural conditions) and based on forest plant communities.
- The vegetation layout throughout the village should be naturalistic and subtle.

PLANT SOURCING, SUPPLY AND COLLECTION

- Plant material should be grown from local sourced material where circumstances allow, otherwise plants are to be sourced from within the ecological district (see Appendix 2 and 3)
- Sourcing from parent stock i.e collection of seed and cuttings requires approval and undertaken by an approved nursery.

Note: No plant material shall be removed from or brought into the National Park without being authorized by the Department of Conservation.

PLANTING OF TREES, SHRUBS, GRASSES, AND FERNS

- Planting is to be carried out in a manner to provide screening between buildings, lease areas and roads and to enhance the sense of being within a National Park environment.
- Plants suitable for these various uses are outlined in Appendix 2 and 3 and include trees, shrubs, grasses and ferns.

TIMING OF PLANTING

- Planting can occur at any time except mid winter. As a general rule spring and autumn are best.

SITE PREPARATION FOR PLANTING

- The existing topsoil from cleared areas (such as it is at Milford Sound – mainly gravel and decomposed material) should be spread over the area to be planted.
- If there is grass and weeds this can be sprayed or spot sprayed with an approved herbicide (Round-up GL or similar) no less than two weeks in advance of planting. Boulders or stones can either be removed or left where they are.

SETTING OUT

- Ideally planting should be placed in ecological groupings of three or more species of varying height. But for maximum amenity in a built environment there are situations where mass planting of groundcovers is appropriate.
- In areas of block planting, plants should be spaced so that when established they will completely and evenly fill the areas to be planted so that a total groundcover effect is achieved.

FERTILISER

- Fertiliser at the time of planting at Milford Sound is very important as natural fertility is low. A specified fertilizer i.e. a minimum average fertilizer application rate of 50 grams of 8-9 month slow release fertilizer or approximately one handful and the application of a balanced NPK, mix per shrub or plant and shall be thoroughly mixed with the soil in the base of the planting hole, prior to planting.

MULCH

- Locally sourced mulched plant material would be a useful means of providing soil condition and weed suppression for new plants as they establish.
- Biodegradable Fibre weed mat may be useful on dry open sites, where topsoil is insufficient or on sites where weed species are predominant
- The importation of organic mulch into Milford Sound is not permitted.

7.7 SCREENS AND BARRIERS

Fences demarcating boundaries are not permitted, however short sections of screen fences for privacy, shelter or for screening storage or utility areas are permitted within lease areas.

Temporary windbreaks using windbreak cloth may also be used until re-vegetation screens become established. Low timber barriers to restrict vehicles are also permitted.

7.7.1 OBJECTIVE:

- To ensure continuity in the village and assist in blurring the legal demarcation of property lines, while at the same time defining spaces and privacy for homeowners.
- To achieve screening by the use of vegetation wherever possible.
- To ensure some degree of visual coherence between screen fences and barriers within the village while maintaining compliance with all safety regulations and personal requirements of homeowners.
- To ensure that screens and barriers contribute positively to village environment, the safety of the village, and maintain a visual connection between site development and the community environment.
- To provide for temporary windbreaks and screening using windbreak cloth until planted windbreaks and screens become established.

7.7.2 CONTROLS / METHOD TO ACHIEVE OBJECTIVES:

- Local native plant species can be used effectively to provide enclosure and screening and are encouraged as the primary form of long-term screening. Broadleaf, red beech or coprosma sp. make good hedges.
- Screen fences /barriers may be used to provide immediate screening or shelter, however wherever possible the aim should be for vegetation to in time take over the role of providing screening /privacy.
- Built screen barriers i.e fences /barriers shall be a maximum of 1.8m high and are not permitted to be located on lease boundaries. They are permitted within the lease areas and within the 3.0m setback..
- Built screen barriers i.e fences /barriers shall be a maximum of 1.8m high and should be simple robust structures, preferably timber .
- Screen fences are to be restricted to a maximum continuous length of 4m and broken by a minimum of 3.0m with planting between. Short sections and variation in alignment are appropriate. The maximum total aggregate length of screen fence within a lease area is 15m.
- Childproof fencing, internal to the property is to integrate with the house and landscape design and must comply with any applicable NZ Standards.
- Post and rails for screen fences should be timber with either spaced vertical battens, or lattice style panels, or pre-fabricated powder-coated metal type fences.
- Very urban type fences and materials are to be avoided.
- Vehicle barriers to keep vehicles to hard surface areas define parking bays and protect planted areas are permitted. These should be timber.
- Bollards of recycled round telegraph poles either spaced approximately 1.5m apart with or without a rail makes a good barrier. Some consistency within the village would be beneficial for a unified effect
- Windcloth fencing (erected on timber posts) and up to 3.0m high can be used for temporary shelter /screen.

7.8 LIGHTING

Preserving the night darkness is crucial to the overall pursuit of preserving nature and its enjoyment in the park. The nocturnal environment is an important part of the visitor's park experience.

7.8.1 OBJECTIVES

- To preserve the night-time ambience of the national park surrounds and to ensure that 'light spill', 'light trespass', and 'night sky pollution' is kept to a minimum, whilst maintaining a need for safety and security in the community.
- Ensure that light does not trespass into neighbouring environments, nor overshoot its target.

7.8.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVES:

- Low intensity, indirect light sources are to be used for all exterior lighting applications.

- Use fully shielded lighting gear, the use of hoods, louvres, and other attachments designed to direct light and minimise 'light spill' are required for any exterior lighting.
- Minimize light cast onto building walls, and light steps from directly above as much as possible.
- Light sources are to be incandescent, halogen or other white light not sodium vapour or other light.
- Floodlighting or accent lighting is not permitted.
- Lighting should be also be simple and avoid lighting details that are too urban or bright.
- Subdued down lighting or bollard lighting of footpaths and entranceways is appropriate, the light fitting should not be a feature, preferably innocuous. Use long-life, naturally weathering materials or materials designed to minimize degradation, non-ferrous metals like copper and brass, supports of Cor-Ten steel, and appropriately treated wooden poles.
- Design lighting systems that produce an absolute minimum of intrusion on the night. Avoid floodlights, lanterns, post top globes, and any other luminaries that emit light other than downward within a 60degree cone. Designs should prevent viewing the lamp or a bright lens or reflector, and luminaries should not be mounted higher than 4m.
- Uniform illumination is not required except in very specific areas such as stairs or building entrances. The use of pools of light is strongly encouraged along paths if illuminated at all.
- Avoid strongly designed luminaries and seek timelessness in style and mounting.
- Mounting luminaries and feeder lines on trees is not permitted.

7.9 SIGNAGE

7.9.1 OBJECTIVES

- To provide signage that provides clear direction and is appropriate and subservient to the National Park environs.

7.9.2 CONTROLS /METHOD TO ACHIEVE OBJECTIVE:

- Signage should be clear, simple and of a consistent style throughout the village; the body of the sign should be a subdued natural colour with contrasting information.
- Where an entrance marker is required it should be sited and designed to be compatible with surrounding natural setting and the architectural character of the associated complex.
- Design and detailing of entrance markers at gateways to different areas should use rustic Fiordland materials (e.g., native stone boulders, heavy timbers, driftwood logs,etc.) representative of the area and the Valley. New entrance markers should be made of materials in common with their development.

APPENDIX 1

INDICATIVE EXAMPLES OF SITE LAYOUT AND LANDSCAPE DESIGN

FIGURES 1 – 4

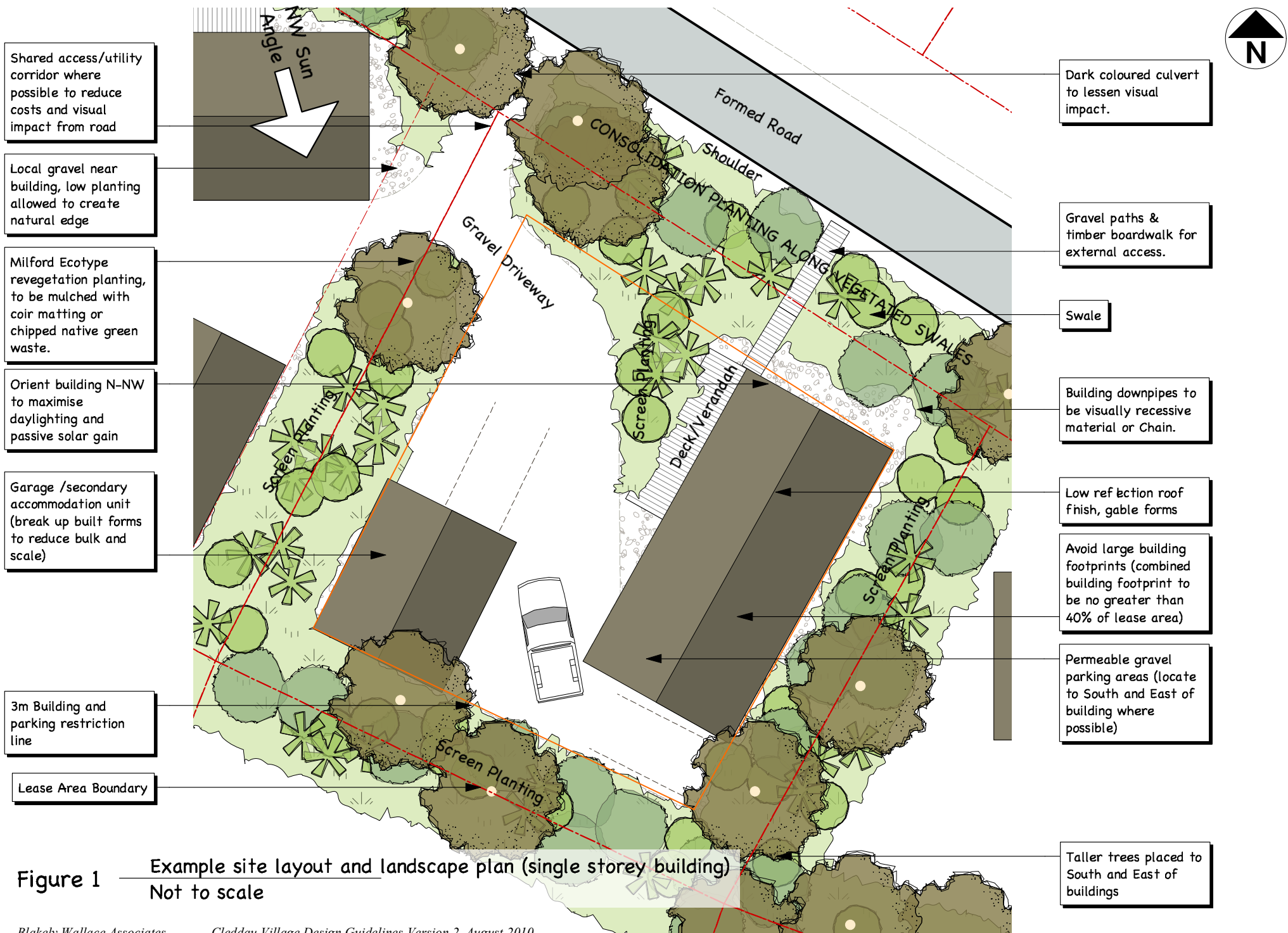


Figure 1 Example site layout and landscape plan (single storey building)
Not to scale

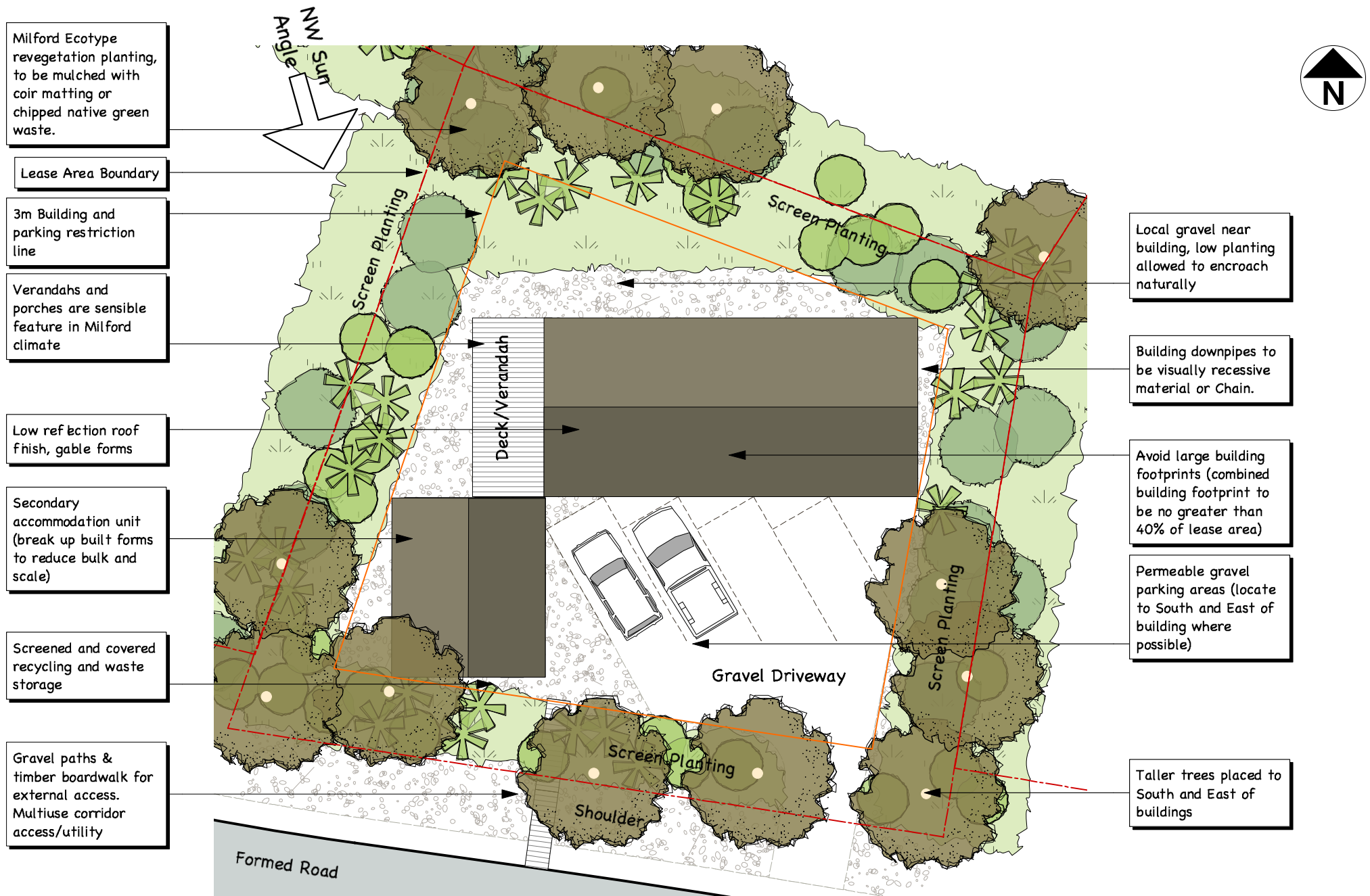
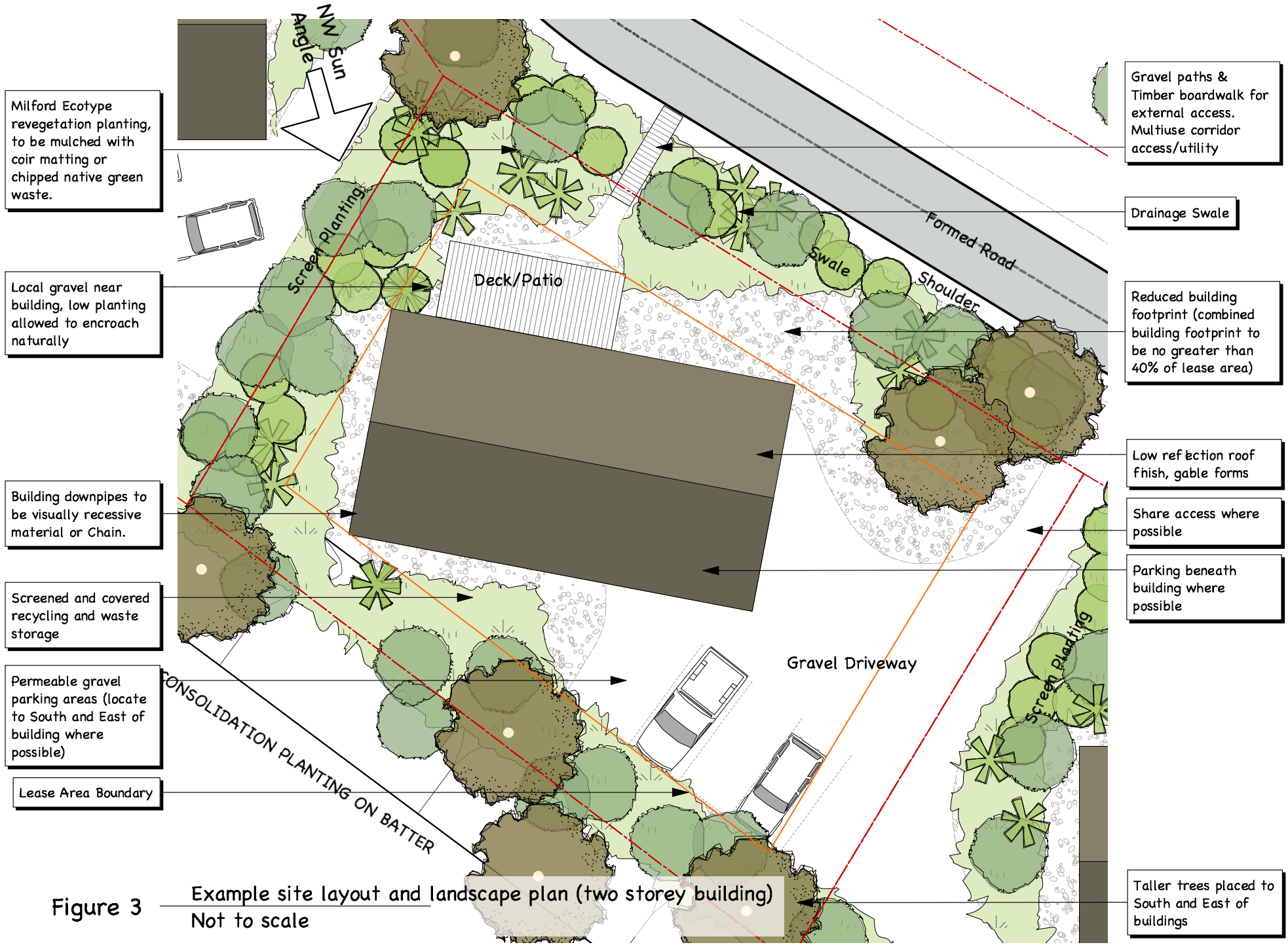


Figure 2 Example site layout and landscape plan (single storey building)
Not to scale



Milford Ecotype revegetation planting, to be mulched with coir matting or chipped native green waste.

Local gravel near building, low planting allowed to encroach naturally

Building downpipes to be visually recessive material or Chain.

Screened and covered recycling and waste storage

Permeable gravel parking areas (locate to South and East of building where possible)

Lease Area Boundary

CONSOLIDATION PLANTING ON BATTER

Gravel paths & Timber boardwalk for external access. Multiuse corridor access/utility

Drainage Swale

Reduced building footprint (combined building footprint to be no greater than 40% of lease area)

Low reflection roof finish, gable forms

Share access where possible

Parking beneath building where possible

Taller trees placed to South and East of buildings

Figure 3 Example site layout and landscape plan (two storey building)
Not to scale

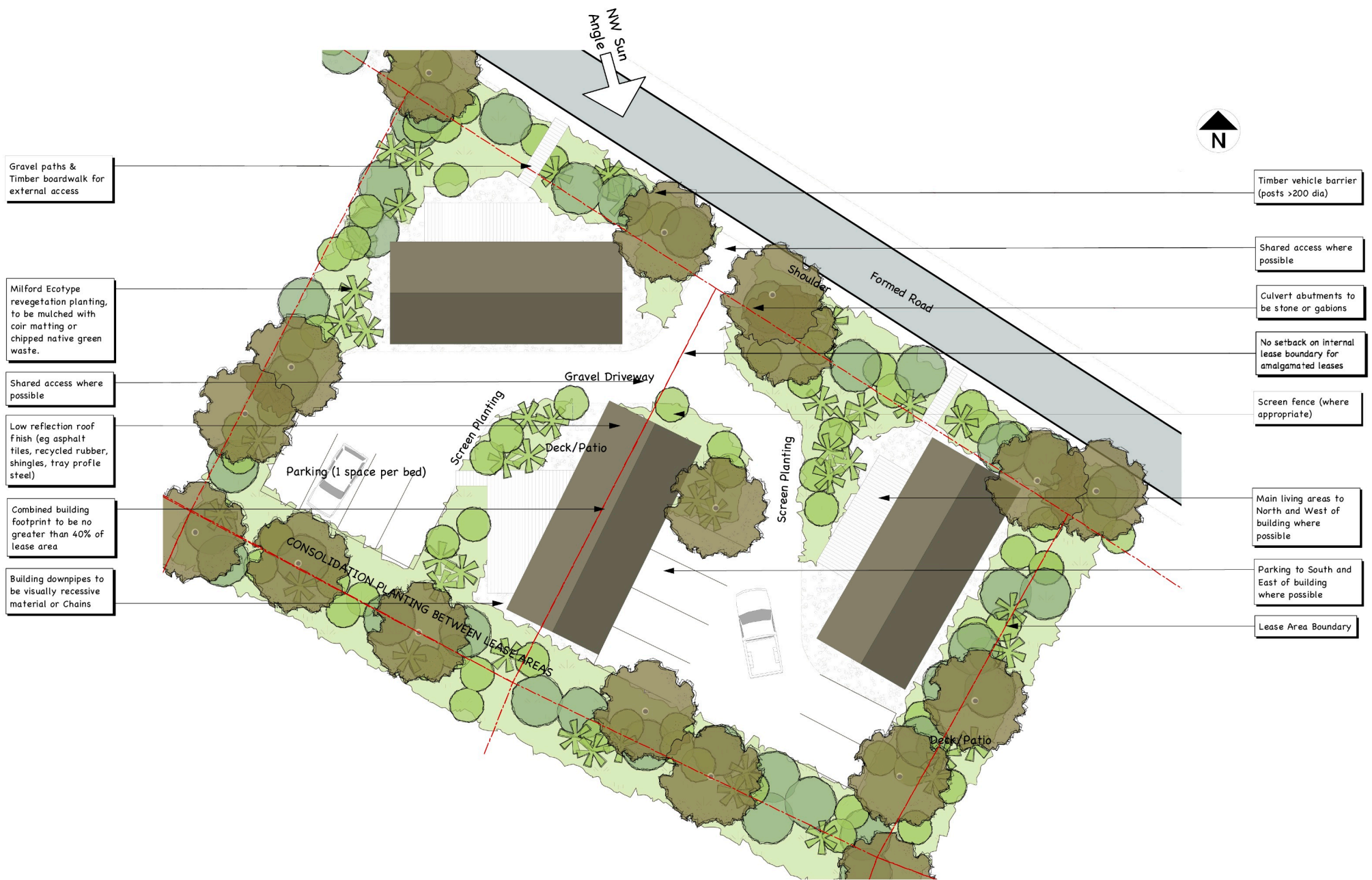


Figure 4 Example site layout and landscape plan for amalgamated leases
Not to scale

APPENDIX 2

LIST OF RECOMMENDED PLANT SPECIES FOR OPEN SITES

| SPECIES | COMMON NAME | PLANT TYPE |
|-------------------------------------|---------------------|-------------------|
| Trees | | |
| Aristotelia serrata* | wineberry | Small tree |
| Carpodetus serratus* | marble leaf | Small tree |
| Coriaria arborea* | tree tutu | Small tree |
| Hoheria glabrata | Mountain ribbonwood | Small tree |
| Melicytus ramiflorus* | mahoe | Small tree |
| Myrsine australis | mapou | Small tree |
| Myrsine divaricata | weeping mapou | Small tree |
| Nothofagus menziesii* | silver beech | Canopy tree |
| Nothofagus solandri cliffortioides* | vamountain beech | Canopy tree |
| Pittosporum tenuifolium colensoi | subsp | Small tree |
| Pseudopanax crassifolius* | lancewood | Small tree |
| Weinmannia racemosa* | kamahi | Canopy tree |
| Shrubs | | |
| Aristotelia fruticosa* | shrubby wineberry | shrub |
| Carmichaelia australis | native broom | shrub |
| Coprosma foetidissima* | stinkwood | shrub |
| Coprosma lucida* | | Tall shrub |
| Coprosma propinqua* | mingimingi | shrub |
| Coprosma rotundifolia | | tree |
| Coprosma rugosa* | | shrub |
| Coriaria sarmentosa* | tutu | shrub |
| Gaultheria rupestris | | shrub |
| Griselinia littoralis* | broadleaf | Tall shrub |
| Hebe salicifolia* | koromiko | Tall shrub |
| Neomyrtus peduncularis* | rohutu | Tall shrub |
| Pseudopanax colensoi* | three finger | Tall shrub |
| Ferns | | |
| Blechnum novae-zelandiae* | kiokio | fern |
| Blechnum penna-marina | | Groundcover fern |
| Dicksonia squarrosa* | wheki | tree fern |
| Paesia scaberula | ring fern | fern |
| Polystichum vestitum* | prickly shield fern | fern |
| Grasses/Sedges | | |
| Carex dissita* | | sedge |

| | | |
|------------------------|--------|--------------|
| Carex flagellifera* | | sedge |
| Carex geminata* | | sedge |
| Carex virgata* | | sedge |
| Chionochloa conspicua* | | grass |
| Cortaderia richardii* | toetoe | grass |
| Libertia ixioides* | | monocot herb |
| Phormium tenax* | flax | monocot herb |

Vines/Climbers

| | | |
|--------------------------|-------------------|------|
| Muehlenbeckia australis* | muehlenbeckia | vine |
| Pyrrhosia cleagnifolia | leather leaf fern | fern |

** Denotes more hardy and commonly available species*

APPENDIX 3

LIST OF RECOMMENDED PLANT SPECIES FOR UNDERSTOREY PLANTING

| SPECIES | COMMON NAME | PLANT TYPE |
|--------------------------------|-----------------------|-------------------|
| Trees | | |
| Aristotelia serrata* | wineberry | Small tree |
| Carpodetus serratus* | marble leaf | Small tree |
| Dacrycarpus dacrydioides | kahikatea | Tall podocarp |
| Dacrydium cupressinum | rimu | Tall podocarp |
| Fuchsia excorticata | tree fuchsia | Small tree |
| Hedycarya arborea* | pigeonwood | Small tree |
| Hoheria glabrata | ribbonwood | Small tree |
| Melicytus ramiflorus* | mahoe | Small tree |
| Myrsine australis | mapou | Small tree |
| Nothofagus menziesii* | silver beech | Canopy tree |
| Nothofagus solandri var. | mountain beech | Canopy tree |
| Pennantia corymbosa | kaikomako | Canopy tree |
| Podocarpus hallii | Hall's totara | Canopy tree |
| Prumnopitys ferruginea | miro | Tall podocarp |
| Pseudopanax crassifolius* | lancewood | Small tree |
| Schefflera digitata* | seven finger | Small tree |
| Weinmannia racemosa* | kamahi | Canopy tree |
| Shrubs | | |
| Coprosma colensoi | | shrub |
| Coprosma lucida* | | Tall shrub |
| Coprosma rotundifolia | | shrub |
| Cordyline indivisa | mountain cabbage tree | Tall monocot herb |
| Griselinia littoralis* | broadleaf | Tall shrub |
| Hebe salicifolia* | koromiko | shrub |
| Myrsine divaricata | weeping mapou | Tall shrub |
| Neomyrtus peduncularis | rohutu | Tall shrub |
| Olearia arborescens* | | Tall shrub |
| Pittosporum tenuifolium subsp. | | Tall shrub |
| Pseudopanax colensoi* | three finger | Tall shrub |
| Ferns | | |
| Asplenium bulbiferum* | hen and chicken fern | fern |
| Blechnum discolor* | crown fern | fern |
| Blechnum novae-zelandiae* | kiokio | fern |
| Blechnum penna-marina | | Groundcover fern |
| Blechnum vulcanicum | | fern |
| Dicksonia squarrosa* | wheki | tree fern |

| | | |
|------------------------|---------------------|------|
| Microsorium pustulatum | hound's tongue fern | fern |
| Polystichum vestitum | prickly shield fern | fern |

Grasses/Sedges

| | | |
|----------------------|-----------------|--------------|
| Astelia fragrans* | bush flax | monocot herb |
| Carex dissita* | | sedge |
| Carex solandri* | | sedge |
| Libertia ixioides* | | monocot herb |
| Microlaena avenacea* | bush rice grass | grass |
| Uncinia uncinata | hooked sedge | sedge |

Vines/Climbers

| | | |
|-----------------------|-------------------|------|
| Clematis paniculata* | white clematis | vine |
| Metrosideros diffusa* | white rata | vine |
| Pyrrosia eleagnifolia | leather leaf fern | fern |
| Ripogonum scandens | supplejack | vine |
| Rubus cissoides | lawyer | vine |
| Rumohra adiantiformis | | fern |

* Denotes more hardy and commonly available species

APPENDIX 4

CLEDDAU VILLAGE CONCEPT PLAN AND INDICATIVE
LANDSCAPE PLAN

Legend

- Existing Tall Canopy Trees retained - Beech/Kamahi Forest)
- Existing shrubland
- Proposed revegetation
- Planted 3.0m setbacks (within lease areas) and road verge planting
- Road verge
- Indicative lease area
- Single storey
- Double storey
- Walkway



Consultant URS Corp, Christchurch

| Mark | Date | Description |
|----------------|----------------|-------------|
| Sheet Scale | 1:1500 @A3 | |
| Date | 4/8/10 | |
| Issue/Revision | | |
| Project ID | MS51 | |
| CAD File Name | CV-2B-04-08-10 | |
| Drawn By | PS | |
| Checked By | PB | |

Client Department of Conservation
Southland Conservancy
PO Box 743 Invercargill
03-214-4589

Project Title
Cleddau Village
Staff Accommodation

Sheet Title
**Cleddau Village Concept Layout
Indicative Landscape Plan**

Drawing No. L01 of 2



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APPENDIX 5

RELEVANT PROVISIONS OF CONSERVATION MANAGEMENT STRATEGY, FIORDLAND NATIONAL PARK MANAGEMENT PLAN AND SOUTHLAND DISTRICT COUNCIL DISTRICT PLAN

CLEDDAU VILLAGE DESIGN PRINCIPLES

Conservation Management Strategy

| Part | Objective/Policy Reference | Provision |
|-------------|-----------------------------------|------------------|
|-------------|-----------------------------------|------------------|

| | | |
|------|------------------|---|
| 5.14 | Objective 1 | To maintain the lands administered by the Department of Conservation as free as possible from the adverse impacts of roading and vehicle use, or other land transport, on natural and historic values and visitor use values as prescribed in part 6 of this CMS. |
| | Implementation 1 | No new roads or other land transport facilities will be constructed on lands administered by the Department except to provide vehicle access to administrative and residential land or to adjoining private land where there are no practical alternatives, or except where provided for in Part 6 of this CMS. |
| | Implementation 3 | All applications to use lands administered by the Department involving vegetation clearing, earthworks or the erection of any structure will require an environmental impact assessment which should clearly show that all alternatives have been investigated. Applications should only be accepted if the report shows the application to be acceptable in terms of minimising adverse impacts on natural values. |
| 6.1 | Objective 1 | To maintain the ecological and landscape integrity of the Te Wahipounamu World Heritage Area. |
| | Implementation 4 | In managing for ecological values within the Te Wahipounamu World Heritage Area the international status of this designation will be taken into account. |

Fiordland National Park Management Plan

| Part | Objective/Policy Reference | Provision |
|------|----------------------------|---|
| 2 | Objective 1 | To give effect to the principles of the Treaty of Waitangi to the extent that they are compatible with the provisions of the National Parks Act 1980, and in accordance with the General Policy for National Parks 2005. |
| | Implementation 1 | Actively consult and work with papatipu rünanga and also, where required or appropriate, with Te Rünanga o Ngäi Tahu from the early stages of proposed undertakings that may affect Ngäi Tahu values. |
| | Implementation 2 | Recognise the role of Ngäi Tahu as kaitiaki of Fiordland National Park. |
| | Implementation 3 | Support Kaitiaki Roopu as a forum to assist effective communication between papatipu rünanga and the Department of Conservation. |
| | Implementation 4 | Ensure that consultation on conservation issues is early, ongoing and informed. |
| | Implementation 5 | Explore with Ngäi Tahu the means whereby customary Ngäi Tahu conservation practices such as rähui (restrictions on the use of resources) may be used and supported to achieve shared conservation goals. |
| 3 | Objective 1 | To maintain the ecological and landscape integrity of the Te Wähipounamu – <i>South West New Zealand</i> World Heritage Area. |
| | Objective 2 | To develop a co-ordinated approach to the management and servicing of visitors to the Te Wähipounamu – <i>South West New Zealand</i> World Heritage Area. |
| | Implementation 3 | In managing for ecological values within Te Wähipounamu – <i>South West New Zealand</i> World Heritage Area the international status of this designation will be taken into account. |
| | Implementation 4 | Advocate to protect the values of the Te Wähipounamu - <i>South West New Zealand</i> World Heritage Area. In particular, advocate to ensure integrated management of the marine areas adjoining this world heritage area to support the values of the area. |
| 4.3 | Objective 1 | To maintain natural biodiversity by preventing, where possible, the further loss of indigenous species from areas where they are currently known to exist within Fiordland National Park and adjacent lands and waters. |
| | Objective 2 | To retain indigenous biodiversity in such condition in |

| Part | Objective/Policy Reference | Provision |
|-------------|-----------------------------------|---|
| | | Fiordland National Park that all ecosystems are self-sustaining with minimal management input. |
| | Objective 3 | To restore ecological processes and biotic communities which maintain the indigenous biological diversity and ecological integrity of Fiordland. |
| 4.4 | Objective 1 | To preserve the intrinsic natural values of Fiordland National Park. |
| | Implementation 1 | Monitor Fiordland National Park for biosecurity risks and take immediate action, where practical, to remove any new exotic organisms discovered. |
| | Implementation 2 | Where any species are illegally introduced into Fiordland National Park, take steps where practical to eradicate them as soon as possible. |
| 4.6 | Objective 1 | To control and, where appropriate and practical, eradicate all undesirable introduced plants within Fiordland National Park. |
| | Implementation 9 | All machinery and plant should be properly cleaned before being taken into Fiordland National Park. Park users will be encouraged to clean their boats and vehicles well clear of water edges and before entering Fiordland National Park. Biosecurity issues relating to plant pest introduction will be managed through increased public awareness of issues, managed through education programmes together with compliance enforcement, management agreements and legal and contractual requirements. In some situations protocols may be developed that specify the role and responsibilities of different organisations to assist in the effective implementation of this mechanism. |
| 4.7 | Objective 1 | To ensure that the freshwater systems within Fiordland National Park maintain their unique, intact, high-quality nature through active management and advocacy. |
| | Objective 2 | To protect indigenous freshwater fish and their habitats including shellfish, fish passage and the marine interface. |
| | Implementation 1 | Maintain fish passage in and to Fiordland National Park. Survey rivers and streams to identify artificial barriers to fish passage. Action will be taken to remove or remedy barriers to fish passage in Fiordland National Park. |
| | Implementation 5 | Preserve all indigenous fish within Fiordland National Park, including eels except as provided for in section 6.6, Whitebait Fishing and section 6.10 Ngäi Tahu Customary Use. |

Part Objective/Policy Provision Reference

| | | |
|-------------------|-------------|--|
| Implementation 10 | | <p>Advocate for the preservation of freshwater ecosystems, indigenous freshwater fish and other indigenous aquatic life and their habitats through Resource Management Act processes and by working with local authorities and other parties. Priority areas for advocacy are:</p> <ul style="list-style-type: none"> a) Maintaining existing fish passage and where appropriate advocating that structures impeding fish passage are modified to enable fish passage. Advocate that all new structures in waterbodies that are located in and into Fiordland National Park will provide for fish passage; i) Promoting to Southland Regional Council that the 'Natural State Waters (NS)' classification used in its planning documents be retained over the inland waters of Fiordland National Park and the coastal areas adjoining it. In the event that NS classification and National Park status are not providing sufficient protection for Fiordland National Park waterways, Water Conservation Orders under the RMA may also be sought. |
| Implementation 11 | | <p>All activities within Fiordland National Park will be consistent with the Natural State classification identified in Implementation 10 (i).</p> |
| 4.12 | Objective 2 | <p>To protect historic resources within Fiordland National Park from injurious human actions.</p> |
| 5.1 | Objective 1 | <p>To ensure the preservation of Fiordland National Park's natural characteristics, including the iconic status of Fiordland National Park, values and historic features while meeting the needs and aspirations of visitors.</p> |
| 5.3.9.1 | Objective 1 | <p>To manage Milford Sound / Piopiotahi as a place where nature dominates, while ensuring a world-class experience for all visitors. The following attributes will be protected and enhanced:</p> <ul style="list-style-type: none"> a) A place which is reflective of its national park and World Heritage Area status; b) A place known world-wide for its scenic grandeur; c) A destination where the road end is the end of the journey; d) A terminus for those whose main focus is visiting Milford Sound / Piopiotahi and its surrounds; e) A place where a small fishing fleet can operate; f) A place where conflicting activities are separated and managed; g) A place where only essential staff working at Milford may live; h) A place which offers a quiet and peaceful experience from |

Part Objective/Policy Provision Reference

| | |
|-------------------|--|
| | early evening through to mid morning; and i) A place where visitors flow through the site so as to avoid congestion and the feeling of overcrowding. |
| Objective 2 | The need to recognise that natural hazards are a significant constraint to site development. |
| Objective 6 | To manage the Accommodation Activity Area so that it provides a comfortable place for essential staff working at Milford Sound / Piopiotahi to live, while ensuring that it remains visually unobtrusive. |
| Objective 10 | To provide an area for good quality accommodation options for visitors to Milford Sound / Piopiotahi within the Milford Lodge Activity Area. |
| Objective 12 | To ensure, and advocate for, the integrated management of the land, sea and air within the Milford Sound / Piopiotahi environment to ensure a world class visitor experience consistent with the preservation of the natural values of Milford Sound / Piopiotahi. |
| Implementation 5 | Every applicant who is developing a facility or a structure or extending and upgrading an existing facility or structure should be required to provide an assessment of the natural hazard risks and outline how they intend to address such risks. In particular, applicants will need to demonstrate that they have discussed and satisfactorily resolved any issues on this matter with the Southland District Council and Southland Regional Council which hold information on the natural hazard risks at Milford Sound / Piopiotahi. |
| Implementation 11 | The existing car parking areas (2006) should not be extended. No further car parking opportunities will be provided (unless in accordance with approved sites in the Accommodation Activity Area, or located in the Parking Activity Area; or in accordance with the new marina development identified in Implementation 25) |
| Implementation 13 | The noise produced in the following Activity Areas should not exceed the stated rating levels at any place within the boundary of the zone: a) Deepwater Basin, Milford Lodge, Accommodation, Visitor Services, Parking, Foreshore and Freshwater Basin Activity Areas: i) 8.30am to 6.00pm Leq – 50 dB(A) ii) All other times L ₁₀ – 40 dB(A) L _{max} – 70 dB(A) |

**Part Objective/Policy Provision
Reference**

- Implementation 14 The following criteria should be applied to any new building or structure or the extension or upgrade of buildings or structures located at Milford Sound / Piopiotahi:
- a) General
 - i) Locate buildings and accessories, such as aerials, satellite dishes, water tanks and other similar developments on already modified sites or disturbed sites rather than sites with high natural/ecological values; and
 - ii) Location, design, bulk, height, form, materials, colour and reflectivity, should all be chosen to minimise visual impact.
 - b) Siting and Design
 - i) Avoid buildings and accessories on ridgelines/ hill tops, especially skylines where the structure is silhouetted against the sky;
 - ii) Avoid buildings and accessories on steep faces where earthworks become highly visible;
 - iii) Ensure there is a backdrop of landform and/ or tall vegetation for buildings and accessories when seen from obvious viewing points, rather than these buildings and accessories protruding onto the skyline;
 - iv) In general, site buildings and accessories where there is a change in the landform, e.g. at the interface of mountain slope and delta and where the building is in harmony with the land contours;
 - v) Avoid siting buildings and accessories where they visually dominate or detract from the experience of Milford Sound / Piopiotahi e.g. from SH94 the entrance road to Milford Sound / Piopiotahi or from the fiord and harbour areas;
 - vi) Buildings and accessories should relate to their specific site and environs both in terms of scale, height, bulk and design; and

Explanation: For example, buildings and accessories of greater height and mass could be absorbed more easily on the Freshwater Basin / Hotel site because of the mountain wall directly behind, as opposed to the Cleddau Residential Area or Deepwater Basin.

 - vii) Buildings and accessories should not dominate their surroundings nor views. In general, break up the form of buildings and accessories to decrease the apparent mass and assist with merging into the landscape.
- c) Colour
 - i) Avoid colours which would lead to a building appearing highly visible;
 - ii) Avoid colours which do not derive from nor complement the colours of natural elements of the landscape (such elements include soil, rocks, streams, rivers, vegetation and the sea);

Part Objective/Policy Provision Reference

- iii) Use of light and/or reflective colours for large areas on buildings and accessories should be avoided; and
- iv) Use accent colours in dark tones on smaller areas of buildings and accessories such as window trims and doors and smaller walls; and

Explanation

In order to soften the impact of buildings and accessories in this setting, colours at the lighter end of the tonal spectrum should be treated with caution. Any colour that is used for large areas should not be too reflective or too light. The rock and bush setting is very absorbent of light and therefore any significant area of colour that is too light tends to stand out and detract. Predominant colours should complement the natural elements of the land (such as soil, rocks, vegetation). Note this does not imply that the only colour possible is dark green or brown. Mid to dark greys, greens and browns may be the most recessive in the Milford Sound / Piopiotahi setting but the emotional response to limiting the colour range to these would be that it would be too drab. By accenting smaller areas on buildings and accessories with a brighter hue but not necessarily tone can help lighten a building with little visual impact from a distance. The use of colour for accents could include red, navy blue, purple, i.e. dark colours which are recessive from a distance but add visual interest when closer.

d) Materials

- i) Avoid highly reflective materials;
 - ii) Use materials that are natural in character and visually complement the Milford Sound / Piopiotahi landscape; and
 - iii) Natural wood, hard dense stone and metal to be the predominant materials for buildings and accessories.
- e) The applicant, in their Assessment of Environmental Effects, will need to demonstrate it meets the above criteria; and
- f) All applications for facility and structure development should be submitted to an advisory panel of architects and landscape architects who should provide recommendations to the Department of Conservation. This panel composition should be determined by the Department of Conservation.

Implementation 15 The use of street and exterior lighting should be designed so as to protect the natural night vista.

Implementation 33 -36 (Accommodation Activity Area) 33. This is the only area where staff accommodation facilities will be provided at Milford Sound / Piopiotahi (outside of the existing hotel site located in the Visitor Services Activity Area and at Milford Lodge). No new areas will be provided.

Part Objective/Policy Provision Reference

34. This site will provide and be designed for a maximum number of 260 beds. The design of this site will be in accordance with the following principles:

- a) The bush setting will be retained;
- b) Significant vegetation such as mature silver beech/kamahi forest will be retained. Secondary regrowth areas will generally be available for accommodation buildings;
- c) The residential areas will remain secluded and not obvious from surrounding areas;
- d) All buildings, accessories and associated infrastructure will not be visible from the coastal marine area and the Cleddau River as far as possible;
- e) The vegetation buffer adjacent the runway will be preserved and enhanced to a minimum width of four metres where practicable;
- f) Housing types will be a mix of low to medium/high density;
- g) Buildings and accessories will be located where they can be absorbed into the natural environment;
- h) Provision will be made for pedestrian ways within the activity area; and
- i) Roading will be minimised. Refer also to Implementation 14.

35. No retail facilities, commercial storage or non-residential accommodation will be provided within this Activity Area.

36. An authorisation is required to provide staff accommodation in this activity area. Each applicant will be required to demonstrate the necessity for locating staff in this activity area. Necessity will be defined in terms of the following:

- a) The accommodation is required by those undertaking operations at Milford Sound / Piopiotahi for which their staff can not be reasonably transported to Milford Sound / Piopiotahi each day. Examples of this include (but are not limited to):
 - i) Those responsible for essential services;
 - ii) Airways Corporation;
 - iii) Onsite managers and/or essential staff associated with the operation of Milford Sound / Piopiotahi - based recreation, tourism, and accommodation concessions; and
 - iv) Regulatory authorities' staff required to be based at Milford Sound / Piopiotahi.

Implementation
49-51

Milford Lodge Activity Area

49. Continue to support the existing visitor accommodation options in this Activity Area.

50. This area and the Visitor Services Activity Area are the

Part Objective/Policy Provision Reference

only areas where visitor accommodation will be provided at Milford Sound / Piopiotahi.

51. The following will apply in this Activity Area:

- a) This site will ensure a variety of accommodation options including:
 - i) Basic low cost camping opportunities;
 - ii) Sites for campervans;
 - iii) Backpacker accommodation; and
 - iv) Motel type accommodation.
- b) This site will not be developed into high quality hotel accommodation;
- c) Retail facilities will be limited to those that provide necessary goods for clients of the Milford Lodge Activity Area; and
- d) A restaurant/café opportunity is considered appropriate in this activity area.

Implementation 53 Ensure consultation with papatipu rünanga over the management and future developments within Milford Sound / Piopiotahi.

Southland District Plan

Part Objective/Policy Provision Reference

- 4.3 Objective FDL.1 To preserve and protect the outstanding natural and wilderness qualities of the areas landscapes, landforms, waterbodies and indigenous vegetation and habitat from inappropriate subdivision use and development.
- Objective FDL.2 To maintain and where possible enhance public access for the purpose of recreation and enjoyment of the area where that access will not create adverse effects or cause damage to ecosystems and landscape values.
- Policy FDL.1 To ensure that development and activities under District Plan control have regard to the Fiordland and Mt Aspiring National Park Management Plans, and appropriate Conservation Management Strategies.
- Policy FDL.2 To ensure development involving structures is:
 - (a) demonstrably beneficial to the public’s enjoyment of the Park, and
 - (b) will not adversely affect the environment, and that there is
 - (c) no appropriate alternative locations beyond the park.

| Part | Objective/Policy Reference | Provision |
|-------------|-----------------------------------|--|
| | Policy FDL.3 | To minimise the adverse impact of structures where these are visible from the Parks or approaches to the Parks |
| | Policy FDL.4 | To assess any proposed development on a case by case basis. |
| | Policy FDL.5 | To ensure that priority is given to the protection of landscape and ecological values in the consideration and assessment of all development. |
| | Policy FDL.6 | To ensure that any amenity planting associated with development does not include exotic species |
| | Policy FDL.7 | To co-operate and consult with other agencies on any studies of existing or proposed developments. |
| | Policy FDL.8 | To work closely with the Department of Conservation to identify cross boundary issues between the land administered by the Department of Conservation and adjacent areas. |
| | Rule FDL.2 | Residential activities involving the erection of a dwelling house or building on an area of land which existed in one or more certificates of title as at the date of public notification of this Plan and which are owned by a person who did not own contiguous land shall be considered as controlled activities. Provided that all relevant rules and standards of this Plan are complied with and are controlled in respect of: <ul style="list-style-type: none"> * Bush clearance being limited to a maximum of 300 m² * The visual impact of any building, structure or dwelling on adjoining national park values * The extent of bush clearance that is required * The material and external finishing to be used in the construction of the dwelling * The height of the building being restricted to 4.5 metres * The total floor area of the building being limited to 150 m² |
| | Rule FDL.3 | All activities excluding those provided in Rule FDL.2 involving the disturbance of any land, vegetation, waterbody or involve the erection of any building or structure, shall be considered as discretionary activities. Any application requires a comprehensive assessment of environmental effects to accompany it. In assessing the merits of the proposal, Council will consider the following: <ul style="list-style-type: none"> • the public benefit of the proposal as opposed to its effect on the ecosystem and landscape values of the area • the ecological sensitivity, and inter-connections between landscape and ecological values • the visual impacts • impact on water and soil qualities |

**Part Objective/Policy Provision
Reference**

- the impact of any amenity planting associated with the development
- impact on any adjoining conservation land
- alternatives considered
- consultation carried out.



Department of Conservation
Te Papa Atawhai

Ref: 76889-ACC

27 May 2019

Port Otago Limited
Email: sbolt@portotago.co.nz

Attention: Sean Bolt

Dear Sean

CONCESSION APPLICATION 76889-ACC REQUEST FOR FURTHER INFORMATION

The Department is currently assessing your concession application to enable public notification to occur prior to a decision being made and has determined some clarification and additional information is necessary.

The information you need to supply is detailed below:

1. Regarding application form 3b, attachment A: you have stated the need to have accommodation for your pilots, pilot boat operator, deckhand and various auditors for the season which is from the end of September to April.

Considering this, are you applying for accommodation to house all these personnel at the same time?

2. Regarding application form 3b, section D: you have stated this application is not an exclusive possession. Unless the buildings are open to the public it is considered an exclusive possession.

Considering this, are you applying for an exclusive possession?

3. Provide detailed design and concept plans for the building showing the number of rooms the proposed building will accommodate.
4. Provide a large-scale map showing the location of the proposed lease area, incorporating the wider Milford Sound area for context.
5. Explain how the application fits with the Fiordland National Park Management Plan (<https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/statutory-plan-publications/national-park-management/fiordland-national-park-management-plan/>).

This information is required firstly to enable a clearer understanding by members of the public about what is being proposed and secondly to enable the Department to start assessing the application in the detail required for a decision to be made.

Please note that the more detailed the information you provide to support your application through a public notification process, the more likely it is to lessen the chances of a hearing being requested.

All requested information must be provided by 28th June 2019 to Lisa Wheeler the Permissions Advisor assigned to your application at lwheeler@doc.govt.nz.

If the requested information is not provided by 28th June 2019, the Department may opt to return your application pursuant to Section 17SD(4) of the Conservation Act 1987. If this occurs, you will be charged for all costs incurred processing your application to date.

If you require additional time to provide this information, please contact Lisa immediately. If you wish to withdraw your application you may do so in writing, however you will be charged for all costs incurred until such notice is received.

If you have any questions about this letter or the on-going application process please contact Lisa on 027 5728523 or by email lwheeler@doc.govt.nz.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'David Griffin', with a stylized flourish at the end.

David Griffin
Acting Manager, Permissions and Land

Information Request 1 - Response

From: Rebecca McGrouther <rmcgrouther@portotago.co.nz>
Sent: Wednesday, 24 July 2019 11:58 a.m.
To: Lisa Wheeler <lwheeler@doc.govt.nz>
Cc: Sean Bolt <sbolt@portotago.co.nz>
Subject: RE: 76889-ACC Port Otago - Request for additional information

Hi Lisa,

I trust all is well.

Please find attached the answers (in red) to your letter dated 27 May 2019.

I have also provided the site plan (in answer to your point 4). Please let me know if it is suitable or if you would like it over a greater area of Milford.

In respect to your point 3, we are currently awaiting designs from Archer Construction, and at this point I do not believe we will meet the 26 July deadline for further information. Could we please extend that deadline by approximately 2 weeks to allow the construction design to be completed?

If you have any further information requests please do not hesitate to contact me.

Regards



Rebecca McGrouther
Environmental Manager

Mobile: +64 21 627 188
DDI: +64 3 472 9716
Email: rmcgrouther@portotago.co.nz
15 Beach St, Port Chalmers 9023
New Zealand
portotago.co.nz

CONCESSION APPLICATION 76889-ACC REQUEST FOR FURTHER INFORMATION

The Department is currently assessing your concession application to enable public notification to occur prior to a decision being made and has determined some clarification and additional information is necessary.

The information you need to supply is detailed below:

1. Regarding application form 3b, attachment A: you have stated the need to have accommodation for your pilots, pilot boat operator, deckhand and various auditors for the season which is from the end of September to April.

Considering this, are you applying for accommodation to house all these personnel at the same time? **No, there will be a maximum of 4 people at any one time. Four bedroom accommodation.**

2. Regarding application form 3b, section D: you have stated this application is not an exclusive possession. Unless the buildings are open to the public it is considered an exclusive possession.

Considering this, are you applying for an exclusive possession? **Yes, we are applying for exclusive possession**

3. Provide detailed design and concept plans for the building showing the number of rooms the proposed building will accommodate. **Archer Construction is currently working on the design. Will be provided once completed**

4. Provide a large-scale map showing the location of the proposed lease area, incorporating the wider Milford Sound area for context. **Large Scale map is attached**

5. Explain how the application fits with the Fiordland National Park Management Plan (<https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/statutory-plan-publications/national-park-management/fiordland-national-park-management-plan/>). **In respect to section 36 of the Accommodation Activity Area, this application fits with the Fiordland National Park Management Plan as follows:**

- **Port Otago Limited's subsidiary company Fiordland Pilot Services Ltd is contracted by the cruise ship companies to provide pilotage for cruise vessels entering Milford, Dusky, Thompson, Breaksea, and Doubtful Sound. The pilotage service is regulated by Environment Southland, and licenced by Maritime New Zealand, and approved by the Southland Harbour Master.**
- **Fiordland Pilot Services operates during the cruise season from September to April each year, with 5 trained pilots currently rotating through the Fiordland Pilot roster. To be able to place pilots on the cruise vessels, Fiordland Pilot Services also employs a pilot boat skipper and deckhand to transport the pilots to and from vessels on the Port Otago pilot boat that is based at the Deep Water Facility in Milford Sound during the cruise season.**
- **At present, the Fiordland Pilot Service staff are accommodated in Te Anau, Gunn's Camp, Mitre Peak Lodge, and at times the DOC house in Milford Sound during the cruise season.**
- **Not having a central base or being based on the Te Anau side of the Homer Tunnel presents a significant risk to our ability to be able to service the cruise vessels visiting.**

- The limited communication methods in and around the Milford area also present challenges to our ability to manage the requirements of the cruise season, and we ideally need a place where we can centralise our operations.
- There is potential impact to the cruise industry if Fiordland Pilot Services staff are unable to reach the pilot boat stationed at Deepwater Basin, as cruise vessels will be unable to enter the sounds.
- Weather patterns in the Fiordland region are difficult to predict due to heavy rainfall, road avalanche, flooding and vehicle accidents.
- Weather disturbances in the area can cause cruise vessels to omit calling at Milford, which can lead staff to being stranded in Milford for several days with the possibility of no accommodation available.
- On certain occasions, 2 cruise vessels requiring 2 pilots are navigating within The Sounds area. If we were unable to accommodate the pilots and pilot boat skipper in Milford there could be a chance that they are unable to meet the vessels. Apart from the vessels missing the sounds it also puts them off schedule for the remainder of their New Zealand/Australia itinerary.
- Our view is that we provide an essential service to the Fiordland cruise industry. There is expected to be 120 vessel calls during the 2019/2020 season bringing approximately 400,000 people to Fiordland, and this is expected to grow in the coming years.
- The Sounds are the jewel in the New Zealand cruise crown, with passengers disappointed if they are unable to enter the sounds for various reasons. Not being able to enter the sounds due to pilots not being onsite in Milford could have long-term effects on the New Zealand cruise industry.

Site Plan



From: Rebecca McGrouther <rmcgrouther@portotago.co.nz>
Sent: Thursday, 8 August 2019 3:34 p.m.
To: Lisa Wheeler <lwheeler@doc.govt.nz>
Cc: Sean Bolt <sbolt@portotago.co.nz>
Subject: RE: 76889-ACC Port Otago - Request for additional information

Hi Lisa,

Please find attached the concept design for the site in Milford Sound.

We are happy with the house layout but may end up changing the roof line design to account for snow a little better. It will still be within the design guidelines

- As you are aware the setbacks are outside of the design guidelines ,as otherwise we would end up with a 15m long structure that is 5.3m wide at one end and 300mm wide at the other due the size and shape of the section.
- Currently the building is sitting 1.2 off the east boundary & 1.6m from the west boundary. The building needs to be a minimum of 1000mm from the boundary otherwise we will have to put fire walls and remove the windows to comply with the Building code.
- The carparking area we have had to keep without a set back from the street in order to fit both the building and carparks within the section boundary. In order to mitigate this we can plant a native screen between car park and home this will help achieve what is set out in the design guidelines. Native screening (as per the plant list and authorised by DoC) would also be good on the east and west to help with privacy and the look of the area.
- If we need to we can move the house north but would like to keep a good sized area for outdoor living in the summertime.
- Claddings would be a metal tray roof and walls on the main pods and cedar or larch on the link units.
- We have kept the building single storied and the roof pitch are within the design guidelines
- 4 bedrooms are required to accommodate up to 4 people at one time during the busy cruise season

If you require any further information please do not hesitate to contact me.

Regards



Rebecca McGrouther
Environmental Manager

Mobile: +64 21 627 188
DDI: +64 3 472 9716
Email: rmcgrouther@portotago.co.nz
15 Beach St, Port Chalmers 9023
New Zealand
portotago.co.nz



Department of Conservation
Te Papa Atawhai

Ref: 76889-ACC

28 August 2019

Port Otago Limited
Email: sbolt@portotago.co.nz

Attention: Sean Bolt

Dear Sean

CONCESSION APPLICATION 76889-ACC REQUEST FOR FURTHER INFORMATION

Thank you for supplying the additional information requested in the letter dated 27 May 2019. This request was made up of 5 questions and you have provided enough details in response to questions 1, 2 and 4.

With regards to questions 3 and 5, we are seeking further information to support what has already been provided. This information is to ensure the application is as robust as possible before public notification. As previously mentioned, the more detailed the information you provide to support your application, the better the public can understand your application which may reduce the chance of a hearing being requested.

The further additional information being requested is detailed below:

For question 3, you have provided detailed building design plans.

- a) Can you please provide a more detailed explanation of how your application does not meet the objectives within the Cleddau Village Design Guidelines including what has been considered when preparing the proposed design plans where these do not meet the guidelines.
- b) To assist with this please consider a visual representation showing the m2 and percentage calculations of the proposed buildings footprint, parking, accessways, and landscape plan ratios, this will help illustrate the differences between the proposal and the village guidelines.
- c) Also show or explain how the eastern boundary will be treated to retain the required planted buffer between adjoining sites where the full setback and bund cannot be achieved.

For question 5, you have provided details about how the application meets the Fiordland National Park Management Plan's objective under the Accommodation Activity Area implementation 36.

- a) Can you please also provide further details on how the application fits with the other Accommodation Activity Area implementations 33 to 35 Area (see

the map on page 155 and implementations on page 168 of the Fiordland National Park Management Plan).
(<https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/statutory-plan-publications/national-park-management/fiordland-national-park-management-plan/>).

All requested information must be provided by 13 September 2019 to Lisa Wheeler the Permissions Advisor assigned to your application at lwheeler@doc.govt.nz.

If the requested information is not provided by 13 September 2019, the Department may opt to return your application pursuant to Section 17SD(4) of the Conservation Act 1987. If this occurs, you will be charged for all costs incurred processing your application to date.

If you require additional time to provide this information, or if you have any questions about this letter or the on-going application process please contact Lisa immediately.

If you wish to withdraw your application you may do so in writing, however you will be charged for all costs incurred until such notice is received.

Yours sincerely,

A handwritten signature in blue ink that reads "Judi Brennan". The signature is written in a cursive style with a large initial "J".

Judi Brennan
Permissions Manager

Information Request 2 - Response

From: Rebecca McGrouther <rmcgrouther@portotago.co.nz>
Sent: Thursday, 29 August 2019 11:41 a.m.
To: Lisa Wheeler <lwheeler@doc.govt.nz>; Sean Bolt <sbolt@portotago.co.nz>
Subject: RE: 76889-ACC Port Otago - Request for further additional information

Hi Lisa,

Thank you for your email.

Please find attached our response to question 5.

I have sent question 3 to our designer to answer those questions, and should have the answers back early next week.

If you have any questions please let me know.

Regards



Rebecca McGrouther
Environmental Manager

Mobile: +64 21 627 188
DDI: +64 3 472 9716
Email: rmcgrouther@portotago.co.nz
15 Beach St, Port Chalmers 9023
New Zealand
portotago.co.nz

Accommodation Activity Area

33. This is the only area where staff accommodation facilities will be provided at Milford Sound / Piopiotahi (outside of the existing hotel site located in the Visitor Services Activity Area and at Milford Lodge). No new areas will be provided. **Site is located within the area mapped as accommodation activity area**

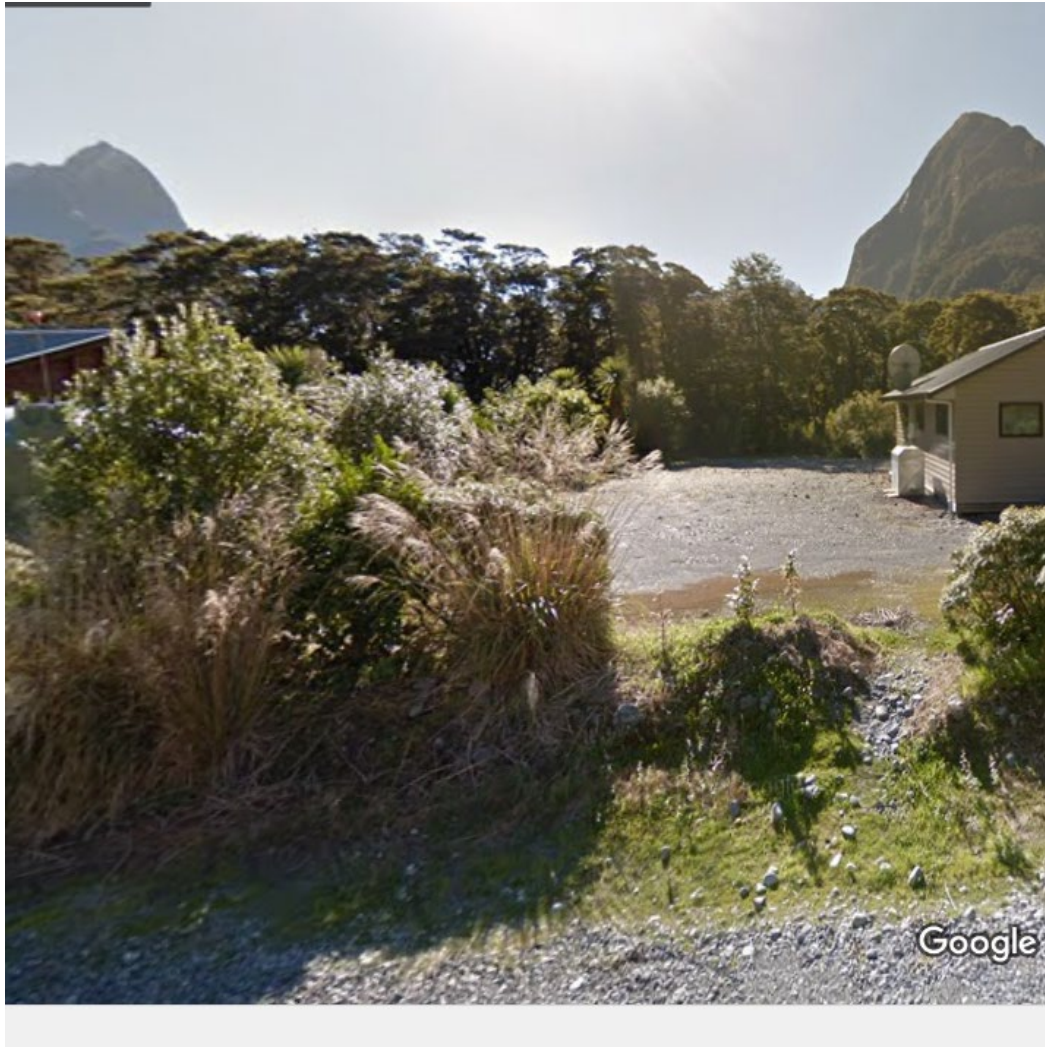
34. This site will provide and be designed for a maximum number of 260 beds. The design of this site will be in accordance with the following principles:

- a) The bush setting will be retained; **Yes, there will be no removal of bush from site. See attached pictures**
- b) Significant vegetation such as mature silver beech/kamahi forest will be retained. Secondary regrowth areas will generally be available for accommodation buildings; **No removal of any mature vegetation. This is all located at the rear of the site**
- c) The residential areas will remain secluded and not obvious from surrounding areas; **Site has residential properties on both east and west boundaries. Planting at east and west boundary and around parking area will screen the area from road**
- d) All buildings, accessories and associated infrastructure will not be visible from the coastal marine area and the Cleddau River as far as possible; **House will be approximately 100m from river, and single story. Other buildings are situated between river and proposed site**
- e) The vegetation buffer adjacent the Milford Aerodrome will be preserved and enhanced to a minimum width of four metres where practicable; **Accommodation site is not near aerodrome. Other building are between the site and aerodrome. No existing vegetation will be disturbed at rear of site**
- f) Housing types will be a mix of low to medium/high density; **House is single story 4 bedroom house with kitchen/dining and living areas.**
- g) Buildings and accessories will be located where they can be absorbed into the natural environment; **Building is located as far back off road in section as possible. Cladding is metal tray for walls and roof. Larch or cedar will be used for the link units**
- h) Provision will be made for pedestrian ways within the activity area; and **Pedestrian walkway is already established on western boundary of site**
- i) Roading will be minimised. **Road is already present adjacent to site. A driveway and parking for 2 cars will be made within the site**

Refer also to Implementation 14.

35. No retail facilities, commercial storage or non-residential accommodation will be provided within this Activity Area. **This site will not be used for the purposes list in 35. Will be used to accommodate Port Otago pilots/staff who will be servicing the Fiordland Cruise Ship market**

Below are google streetview images of the proposed site showing vegetation (that will be retained) at the rear of the site, buildings on either side of the site. A pedestrian pathway on the western side of the site is evident in picture 3.







From: Sean Bolt <sbolt@portotago.co.nz>
Sent: Wednesday, 11 September 2019 12:34 p.m.
To: Lisa Wheeler <lwheeler@doc.govt.nz>
Subject: FW: Milford Accom - info for DRB

Hi Lisa,

Please find attached information you were waiting for.

Please let me know if you need anything further.

Regards
Sean

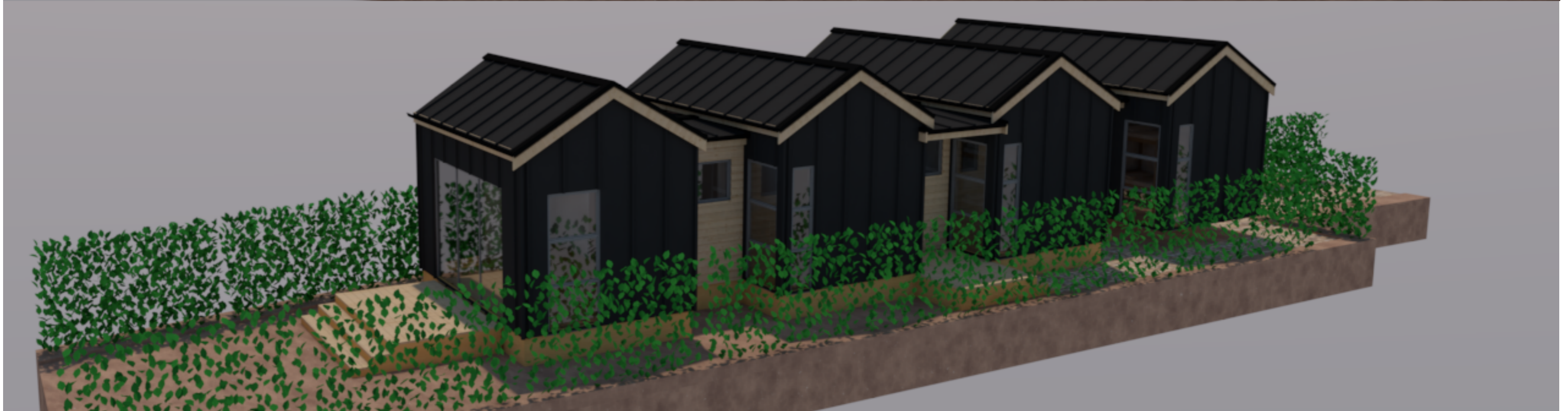
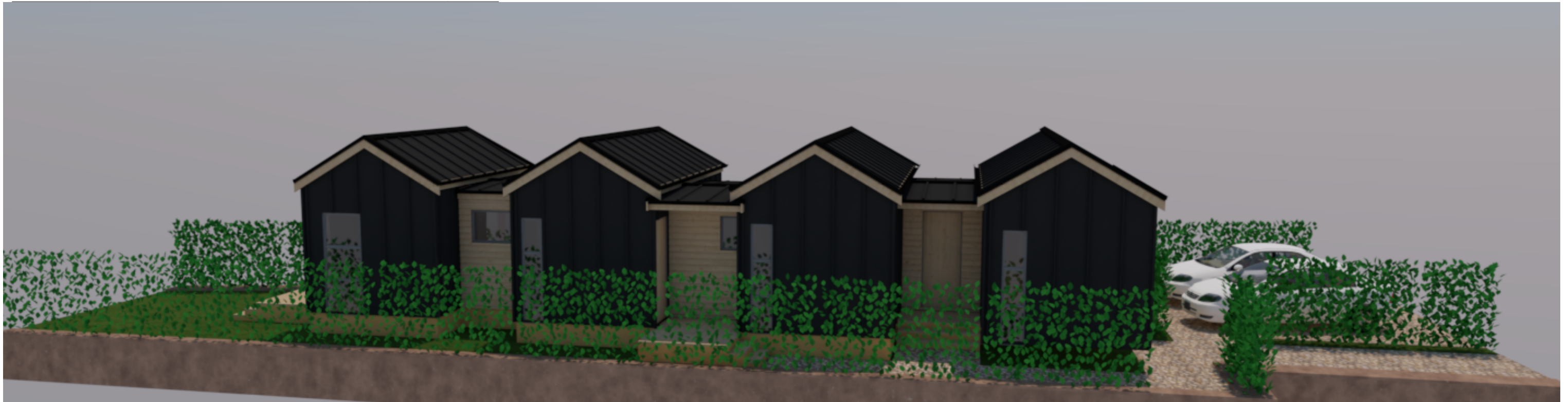


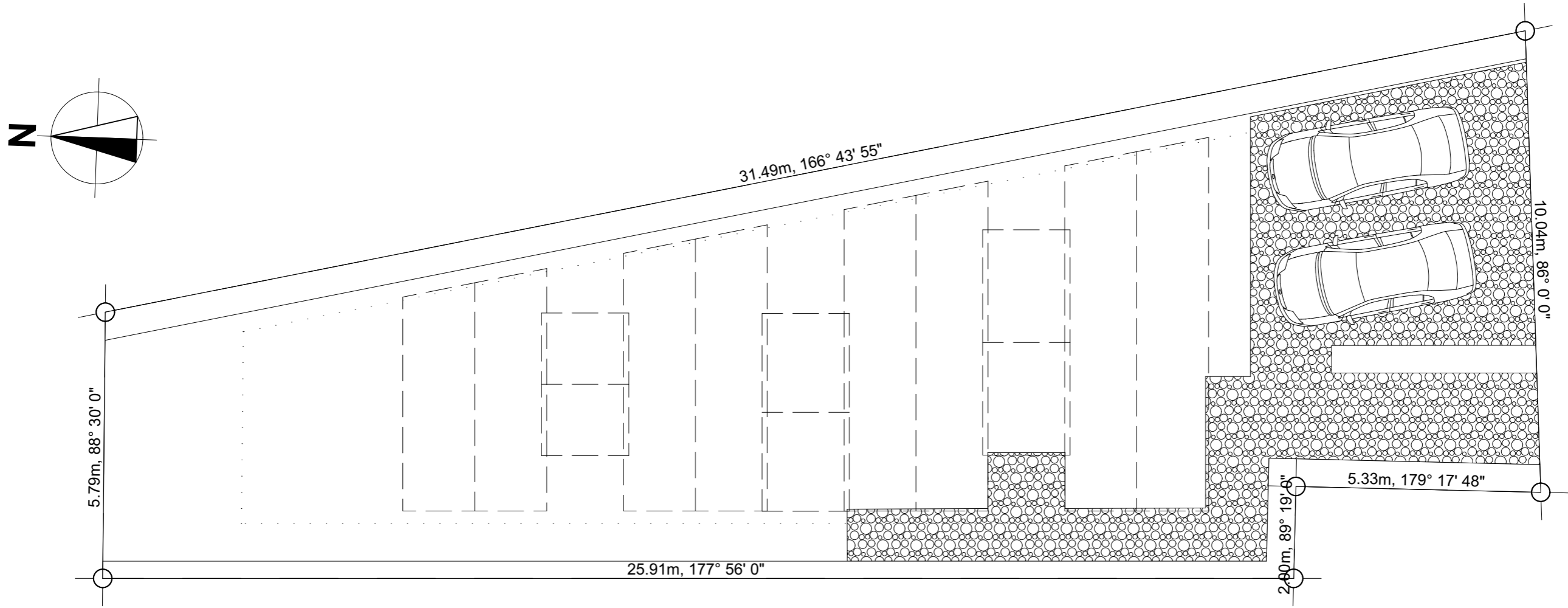
Sean Bolt
General Manager Marine & Infrastructure

Mobile: +64 21 828 710
sbolt@portotago.co.nz
15 Beach St, Port Chalmers
New Zealand
portotago.co.nz

| Sheet Index | | | |
|-------------|-----------------------------|--------------------------|--------|
| Layout ID | Layout Name | Issued | Remark |
| | Cover Page | <input type="checkbox"/> | |
| A3-101 | Site Plan | <input type="checkbox"/> | |
| A3-102 | Foundation Plan | <input type="checkbox"/> | |
| A3-103 | Floor Framing Plan | <input type="checkbox"/> | |
| A3-104 | Floor Plan | <input type="checkbox"/> | |
| A3-105 | First Floor Plan | <input type="checkbox"/> | |
| A3-106 | Roof Plan | <input type="checkbox"/> | |
| A3-107 | Plumbing Plan | <input type="checkbox"/> | |
| A3-201 | Sections | <input type="checkbox"/> | |
| A3-301 | Elevations | <input type="checkbox"/> | |
| A3-401 | Floor Details | <input type="checkbox"/> | |
| A3-402 | Roof, Wall & Window Details | <input type="checkbox"/> | |

Milford Staff Accom Port Otago





1

Site Plan

1:100



P 03 216 5692 M 0272 338 089
 A PO Box 6013, Invercargill 9841
 E office@archerconstruction.co.nz
 W www.archerconstruction.co.nz

Milford Staff Accom

Site Plan

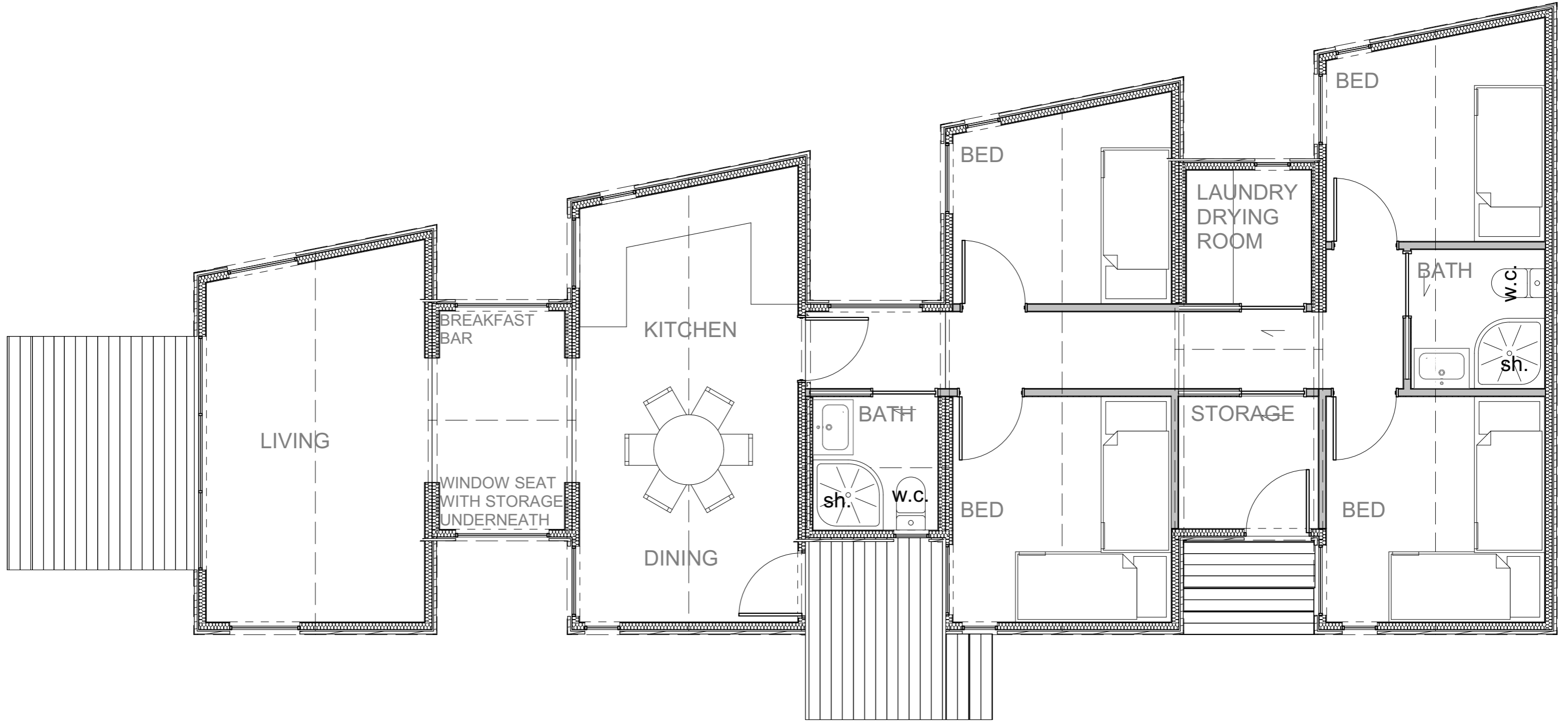
Concept 3

| | |
|-----------|--------|
| Drawing # | A3-101 |
| REV # | 01 |

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| Project #: | #Pln | Issued: | 6/08/2019 |
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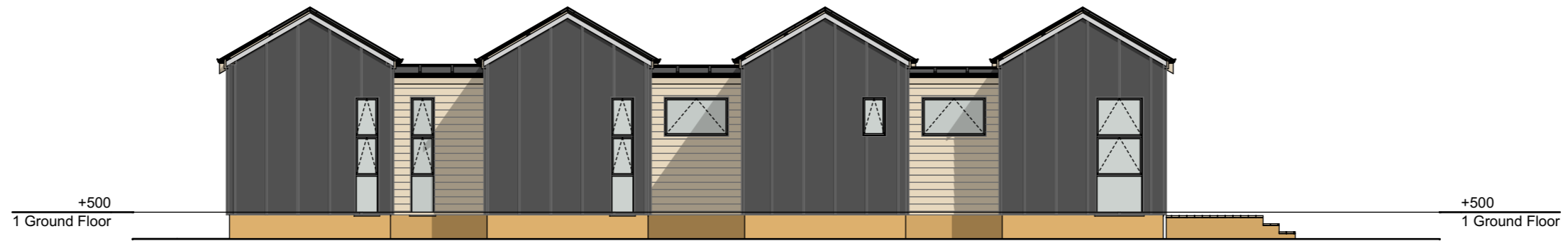
#Site Full Address

Port Otago



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|--|---|---------------------|---------|-----------|--------------------|--|------------|-----------|--------|
| | P 03 216 5692 M 0272 338 089 A PO Box 6013, Invercargill 9841 E office@archerconstruction.co.nz W www.archerconstruction.co.nz | Milford Staff Accom | | | Floor Plan | | Concept 3 | Drawing # | A3-104 |
| | Project #: | #Pln | Issued: | 6/08/2019 | #Site Full Address | | Port Otago | REV # | 01 |



1

North Elevation

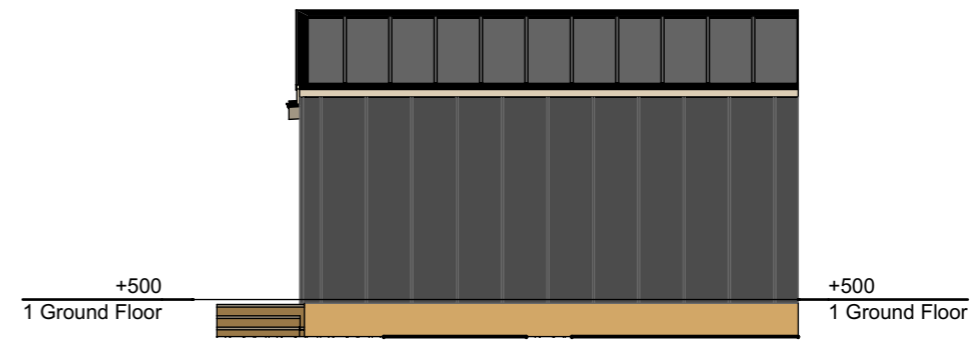
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4

West Elevation

1:100 2



East Elevation

1:100



3

South Elevation

1:100



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 E office@archerconstruction.co.nz
 W www.archerconstruction.co.nz

Milford Staff Accom

Elevations

Concept 3

Drawing # A3-301

Project #: #PIn Issued: 6/08/2019

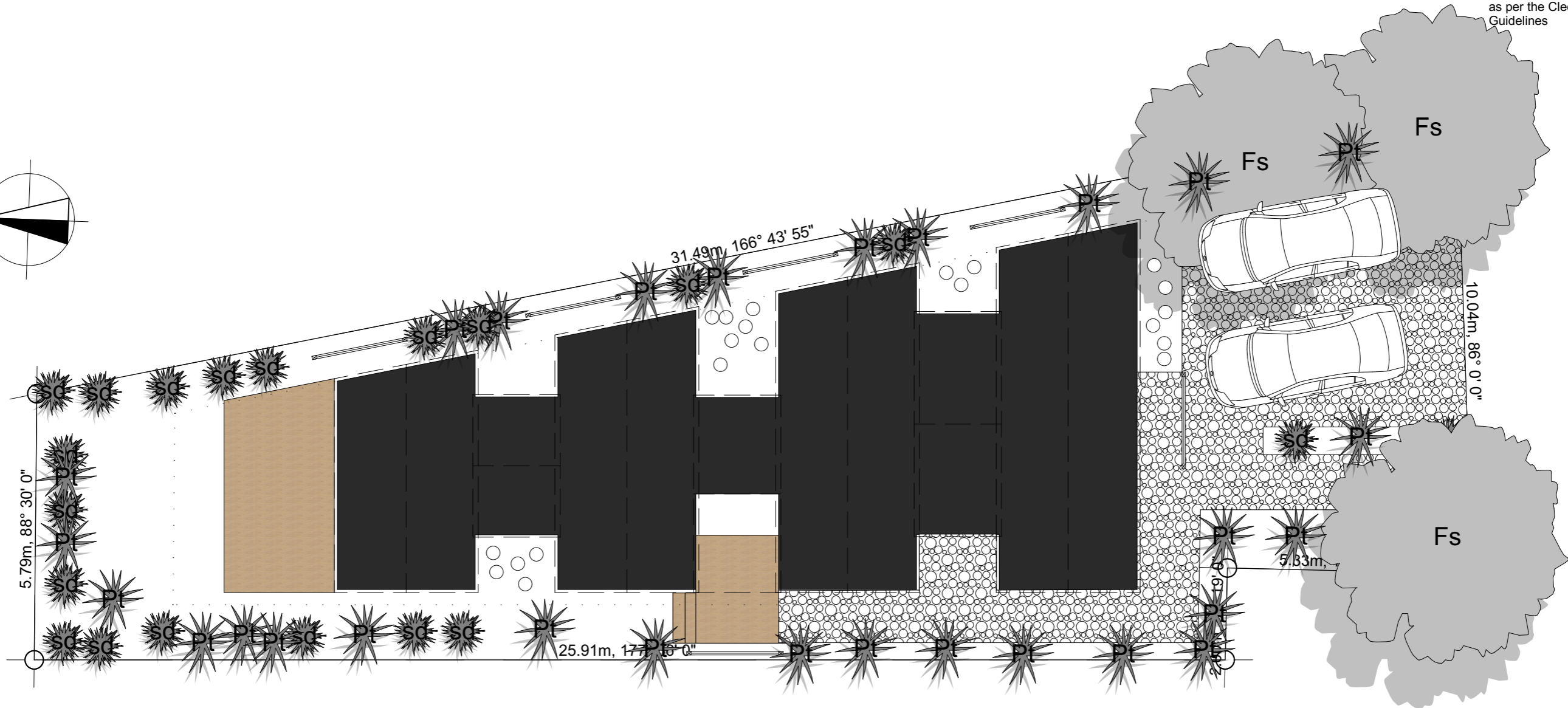
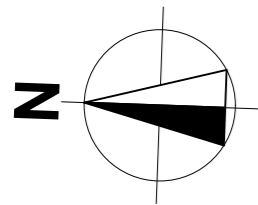
#Site Full Address

Port Otago REV # 01

SITE KEY

Site area: 266m²
 Building coverage: 93m² (35%)
 Carpark: 34m²
 Driveway width: 6m
 Green area: 108m² (40%)

Fence screens to be cedar to match cladding and will blend into the environment in time.
 carpark and area around building to be locally sourced gravel, all planting to be as per the Cleddau Village Design Guidelines



1

Site Plan

1:100



P 03 216 5692 M 0272 338 089
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 E office@archerconstruction.co.nz
 W www.archerconstruction.co.nz

Milford Staff Accom

Site Plan

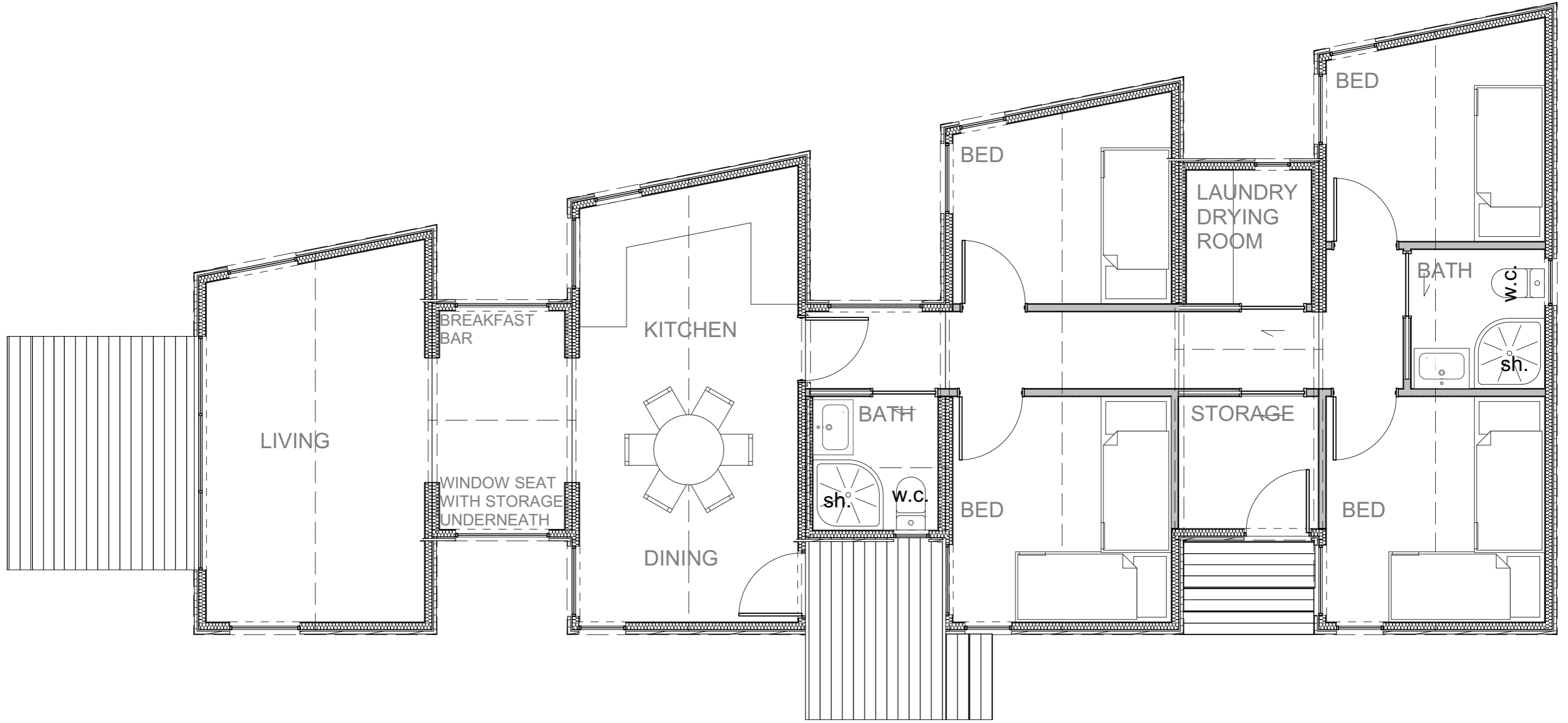
Concept 3

Drawing # A3-101

Project #: #PI# Issued: 11/09/2019

#Site Full Address

Port Otago REV # 01



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|  ARCHER CONSTRUCTION | P 03 216 5692 M 0272 338 089 A PO Box 6013, Invercargill 9841 E office@archerconstruction.co.nz W www.archerconstruction.co.nz | | Milford Staff Accom | | | Floor Plan | | Concept 3 | | Drawing # | A3-104 |
| | Project #: | #Pln | Issued: | 11/09/2019 | #Site Full Address | | Port Otago | REV # | 01 | | |

ELEVATION KEY

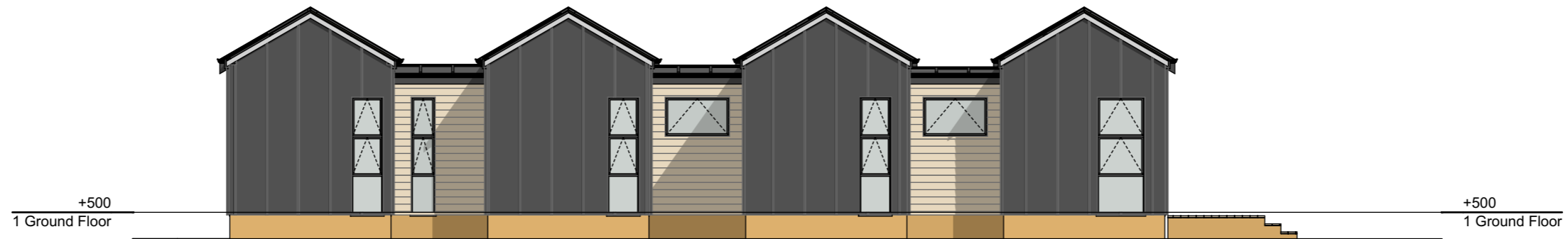
Roof to be .55g V8 Colorcote Iron finished in a dark colour

Main Cladding to be .55g V8 Colorcote iron finished in a dark colour

Feature Cladding to be cedar wetherboard finished with natyral stain

Fascia to be either metal or timber painted to match roof

Spouting to be 125 box spouting with 80mm metal downpipes painted to match roof



1

North Elevation

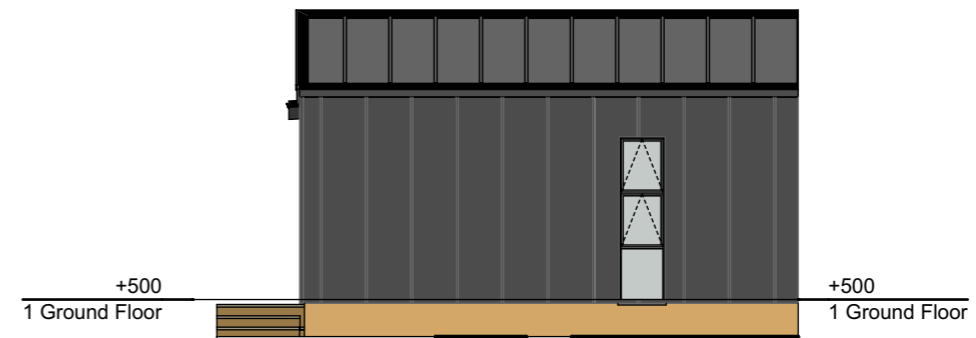
1:100



4

West Elevation

1:100 2



East Elevation

1:100



3

South Elevation

1:100



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W www.archerconstruction.co.nz

Milford Staff Accom

Elevations

Concept 3

Drawing #

A3-301

Project #:

#Pln

Issued:

11/09/2019

#Site Full Address

Port Otago

REV #

01

ite

11 September 2019

Port Otago Ltd

Email: sbolt@portotago.co.nz

Dear Sean

RE: DoC_Request for more info for application 76889_acc.

Please find below the response to question 3 in the letter dated 28th of August 2019 from DoC.

In response to 3a,

Objectives not achieved:

5.2.1:a,b,d,e – due to the size of the section we can not achieve the 3m set back on both the east and west boundaries, and the set back on the south boundary is occupied by the carpark once again due to the overall section size.

6.5.2 & 6.6.2 – the eaves on the design are less than 600mm, this was done to reduce further encroachment of the set backs and to eliminate the need for valleys on the connecting links to help with effective stormwater diversion. The roof line has been designed in such a way to try and reduce the visual disturbance and shading due to the fact we have encroached into the 3m setback especially on the east boundary as the other boundary walkways or the road.

General notes: During the building design process consideration was given to function on site and how best to comply as much as possible with the Design Guidelines. There has also been consideration for these building to be built off site and transported to Milford. Roofing will need to be done on site due to height restriction during transport.

The shape has been constructed in such a way to give the impression of small huts to ensure they are not over bearing on the site and in the sub division overall. Due to the fact that we have encroached the eastern boundary consideration of potential shading has been taken into account. We feel the roof design will ensure this will be kept to a minimum.

Screening will be installed to screen rubbish bins. All Planting to comply with the Design Guidelines to create the unified appearance, planting also to create natural screening for privacy and reduce the visual impact of the building. Area to the north of the building to be restored with ground covering plant as per the plant schedule in the Design Guidelines.

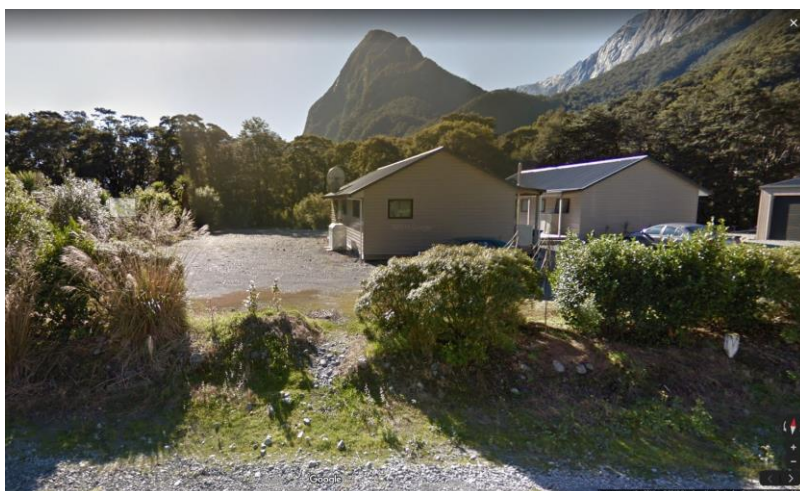
I have attached below a couple of photos of the other tenant's taken in April 2019 showing a similar width driveway to help support our approach.



3b,

- Total m2 of section = 266 m2
- Building size = 93m2 (35% coverage)
- Carpark area = 34m2
- Driveway width = 6m
- Green Area = 108m2 (40% Site coverage)

3c, the eastern boundary as we can not maintain the 3m set back for planting our proposal is to create a combination of a native plant screen and a natural timber slatted screen set back from boundary to ensure the intentions of the design guidelines are kept. Above is a street view image that was taken in April 2019 showing the boundary location. I note that the planting and bund area has not yet been provided by the section to the east. Once this is in place, I feel the combination will achieve the desired results. See revised plan



Rapid Rooms

Kind Regards

Matt McLaren

ARCHER CONSTRUCTION Ltd