

9 Application for an Easement on Public Conservation Land



Department of
Conservation
Te Papa Atawhai

New Zealand Government

Is this the right application for me?

Use this application form if you seek an easement concession across public conservation land, either to benefit other land or in gross (e.g. right of way), for the following purpose:

- a right to convey water.
- a right to drain water.
- a right to drain sewage.
- a right of way.
- a right to convey electricity.
- a right to convey telecommunications.
- a right to convey gas.

Use this form for new applications and variations to an existing easement concession across land administered by the Department of Conservation (DOC).

How do I complete this application form?

- Complete all sections of this form.
- DOC encourages electronic applications (e.g. a typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record the document details in section **L Attachments**.
- It is recommended that you read the standard and optional terms and conditions in the [concession \(easement\) template](#)¹ to inform your application.

Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#).

If I need some help, where do I get more information?

- Check DOC's [Access/Easement](#)² webpage.
- Arrange a pre-application meeting (either face to face or over the phone) by contacting the local [DOC office](#)³ closest to where your activity is taking place. You can use [DOC maps](#)⁴ to identify which District Office you should contact. Or arrange a meeting with any of our [offices that process concessions](#)⁵ – choose the one closest to where the activity is proposed.
- It is recommended that you seek legal advice for guidance when completing this form.

¹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

² <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

³ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

⁴ <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

⁵ <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

Have you considered DOC's statutory planning documents?

Your easement concession must not be inconsistent with [DOC's relevant statutory planning documents](#)⁶ as they set out how DOC and our Treaty partners manage public conservation land. Statutory planning documents can have a direct impact on your application.

Book a pre-application meeting with DOC staff if you require assistance navigating DOC's statutory planning documents.

Have you considered the environmental effects of your easement concession?

It is your responsibility, as the applicant for the concession (easement), to **provide a detailed description** of the:

- Activity.
- The potential effects.
- Ways that you can remedy, mitigate, or avoid any potential adverse effects.

A list of potential effects is supplied in this application form, under section **K Effects Assessment** for you to consider and attach to this application. The size and scale of your environmental effects assessment should be in proportion with the size and scale of the activity and its potential effects. You will need to describe the existing environment, the potential effects and describe your methods to avoid, remedy or mitigate these effects. For further information check [DOC's Environmental Impact Assessment](#)⁷ and [DOC's guide to preparing your environmental impact assessment](#)⁸. We also recommend that you read the standard conditions in the [concession \(easement\) template](#)⁹ about protecting the environment to inform your application. In many cases an Assessment of Environmental Effect (AEE) prepared for a resource consent under the Resource Management Act 1991 may be sufficient.

Book a pre-application meeting with DOC staff if you require assistance in scoping the environmental effects you will need to consider in your application.

How do I submit my application?

Email your completed application, recommended location forms, and any other attachments to:

permissions@doc.govt.nz

What happens next?

Once received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

Why does DOC ask for this information?

The questions in this application form are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- The effects of your activity and your proposed methods to avoid, remedy or mitigate any adverse effects of the activity.
- Your qualifications, resources, skills, and experience to adequately conduct the activity on public conservation land.

⁶ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

⁹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

- Your creditworthiness is a factor in determining whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

Note: Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

Treaty Partner consultation

DOC has a statutory responsibility to give effect to the principles of the Treaty of Waitangi. One component of this may be DOC consulting with Treaty Partners about your application. This consultation will feed into DOC's decision-making process. More information can be found on the DOC website on our [iwi/hapū/whānau consultation](#)¹⁰ page.

Contact your local [DOC office](#)¹¹ if you require further information about consultation.

What fees will I pay?

You may be required to pay a **processing fee** for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition, if you are granted an easement concession over public conservation land you may also be required to pay a **bond, insurance, monitoring fees and ongoing concession easement activity**¹² and **management fees**. Minor easement concession fees are listed on the [Access/Easement](#)¹³ page on the DOC website.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

Will my application be publicly notified?

- Your application for an easement concession may be publicly notified if having regard to the effects of the activity it is considered appropriate to do so.¹⁴

What does DOC require if my application is approved?

If your application is approved DOC may require:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- A **bond** may be required to be in place before undertaking your activity.¹⁵

Note: The Minister can vary the easement concession if the information on which the easement concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

¹⁰ <https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/>

¹¹ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

¹² <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/ongoing-concession-fees/>

¹³ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

¹⁴ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM7475509.html>

¹⁵ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM104654.html>

Registration

If you wish to register the easement concession on the Record of Title (formerly known as a Certificate of Title) you need to:

- Discuss with DOC your intention to register your application.
- Record your intent to register in section **M Registration on a Record of Title**.
- Gain DOC's permission to register your application.
- Engage your own legal advice to complete your registration.
- Check the conditions in the [concession \(easement\) template](#).
- Provide detailed plans to DOC (GIS shapefiles (.shp) are recommended).

Note: The applicant will be responsible for registering the easement concession and all the costs of registration.

A. Applicant details

Legal status of applicant (tick)	<input type="checkbox"/> Individual (Go to ①)
	<input checked="" type="checkbox"/> Registered company (Go to ②) <input type="checkbox"/> Trust (Go to ②)
	<input type="checkbox"/> Incorporated society (Go to ②) <input type="checkbox"/> Other (Go to ②)

①	Applicant name (individual)		
	Phone	Mobile phone	
	Email		
	Physical address		Postcode
	Postal address (if different from above)		Postcode

②	Applicant name (full name of registered company, trust, incorporated society or other)		Cardona Alpine Resort Limited [TCIL Limited]	
	Trading name (if different from applicant name)		Treble Cone	
	NZBN (To apply go to: https://www.nzbn.govt.nz)	CARL 9429030203556 TCIL 9429036371006	Company, trust or incorporated society registration number	CARL 4462678 TCIL 123269
	Registered office of company or incorporated society (if applicable)		CARL - Level 1, 70 Town Centre, Te Anau 9600 TCIL – Level 1, Westpac Building, 106 George Street, Dunedin 9016	
	Company phone		Company website	www.cardrona.com www.treblecone.com
	Contact person and role		Fiona Black – Real Journeys Manager Concessions & Consents	
	Phone	03 249-9033	Mobile phone	027 491-2087
	Email		fblack@realjourneys.co.nz	
	Postal address	PO Box 1, Te Anau	Postcode	9640
	Street address (if different from postal address)	14 Captain Roberts Road, Te Anau	Postcode	9600

B. Variation of an existing easement concession.

Is this application *varying* an existing easement concession?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>
Easement concession number you wish to vary	

C. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC in relation to this application?

No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

If yes, state when and who you met/spoke with.

Various meetings during 2019 and 2020 with John Roberts and other DOC staff, however the most recent meeting was with Matthew Day (Wayfare Group); Maree Baker Galloway (Anderson Lloyd) and Jonty Somers (Chief Legal Advisor DOC) on 31 January 2020.

D. Location and nature of the proposed easement concession

Name (physical description/common name) and land status of public conservation land on which the concession (easement) will cover.

Main Ski Field

Part Run 333A and Part Run 334B MOTATAPU SD Parcel ID 3096126 being approximately 770,000 hectares in area contained within Computer Interest Register OT8C/243. Refer figures 1, 6, 7, & 10 in Appendix -IV. In addition, Cardona Alpine Resort Limited (CARL) contends that the existing Treble Cone Ski Field lease also includes Part of North Motatapu Conservation Area (Part Run 444) as this is where the top of the Saddle Quad (and associated buildings) are located – refer figure 4 & 5 in Appendix - IV.

Moreover, CARL wishes to regularise use of another part of Motatapu Conservation Area (Section 10 SO 367599) outside the defined margins of the ski field; that is use of Matukituki Basin – refer figures 12, 13 Appendix - IV and drawing number MDP-012.

2083 Wanaka-Mount Aspiring Road Treble Cone, Queenstown Lakes District, 9382

And as stated below these proposals will require additional licence areas for outdoor seating around the cafés on the mountain.

The Access Road

Treble Cone Ski Field Access Road - Wanaka-Mount Aspiring Road, Wanaka 9382

Section 12 SO 367599 and Section 2 SO 22995 - Parcel ID 6874993 – refer figures 8, 9, 12, 15, & 16 in Appendix IV and drawing number MDP- 004A

Including access (above and below) to gravel hopper halfway up the access road – refer figure 17 & 18 in Appendix IV

Will your easement concession benefit other land?

No

Yes

If yes, provide the Lot, Deposited Plan (DP) and record of title of the other land that the easement concession will benefit.

Rest of Motatapu Conservation Area and rest of North Motatapu Conservation Area outside recognised Ski Field area

Provide the following documents (as attachments) and record the document details in the section L Attachments of this form:

- **Detailed site plan** - with proposed easement, for example:
 - For a road: the length, width, area and position where the easement will be situated.
 - For a pipe: length, width, diameter of the pipe, area and position where the easement is situated.
- **Map** of the site
- **Aerial photo** of the site
- **Drawings of the proposal** (DOC's recommendation is for a GIS shapefiles (.shp) especially if you are going to register the easement on the title of the land)
- **GPS coordinates** (if available) and **provisional survey plan** (if available).

E. Description of activity

Select (by ticking the box) all the easement concession types you are applying for:

A right to convey water:	<input checked="" type="checkbox"/>
A right to drain water:	<input checked="" type="checkbox"/>
A right to drain sewage:	<input checked="" type="checkbox"/>
A right of way:	<input checked="" type="checkbox"/>
A right to convey electricity:	<input checked="" type="checkbox"/>
A right to convey telecommunications:	<input checked="" type="checkbox"/>
A right to convey gas:	<input checked="" type="checkbox"/>

Treble Cone Ski Field

We are applying for an easement which is ancillary to the main ski area functions, services, and facilities to enable the continued operation of services and utilities to the ski area and associated activities. This includes ownership, control, operation, maintenance and management of services and facilities for both winter and summer activities (as applied for under a lease and licence as part of this overall application).

The following details the easement requirements:

- a) a right to drain water; store and convey water for 'domestic purposes' (drinking water, to supply bars, kitchens, and bathrooms etc.) and snowmaking;
- b) a right to drain sewage and process wastewater;
- c) a right to convey electricity;
- d) a right to convey LPG;
- e) a right of way; and
- f) a right to convey telecommunications and computer media.

The easements pertain to the following services;

- Utilities and services (above and under the ground infrastructure) for water storage including stormwater (water tanks) and reticulation, sewage, electrical, LPG, telecommunication, and computer media.
- Ancillary equipment (above and under the ground infrastructure) such as snowmaking and pumping equipment (snow guns), chairlift cables, lift carriers, magic carpet, (chairs and cabins) and equipment associated with telecommunications and computer media communications.

For completeness sake of this section, the Applicant considers the water reservoirs should be considered as part of the lease application. The water reservoirs are large volumes of water and surrounded by fencing to ensure no persons can enter the area for safety and security reasons. Exclusive occupation of this area of land seems more appropriate.

Treble Cone Access Road

The primary easement we are applying for is "a right of way" to provide for access to Treble Cone Ski Field including a car park at the base of the access road. This 'right of way' application includes the required road maintenance activities to keep the road open. Part of the use of the access road includes the operation of a shuttle bus from the car park at the base of the mountain to the Home Basin. In addition, as part of maintaining the access road we will require 'a right to drain water' to provide for drainage ditches, culverts and bridges.

There is a gravel hopper halfway up the access road which is used for road maintenance. This site includes a track to access the top of the hopper – Refer figure 17 in Appendix IV.

In the future it would be logical to convey water, electricity, and telecommunications services (especially fibre) along the access road corridor and consequently we are including this in our application now rather than applying for a variation in future. The following details the easement requirements:

- a) a right to drain water;
- b) a right to convey electricity;
- c) a right of way; and
- d) a right to convey telecommunications and computer media.

Describe in detail the reasons for your proposed easement concession, including why an easement is required (as opposed to a lease, license, or permit). Location details can be completed in section D.

This Treble Cone Ski Field and Treble Cone Access Road easement application is part of a suite of concessions applications (lease and licences) related to the use, maintenance and occupation of the Treble Cone Ski Field Area and Treble Cone Access Road. That is a lease and licence are also required. That is, the operation of the Treble Cone ski field involves the provision of 'services' and the use of the site by skiers and other visitors which need to be addressed through an easement concession.

F. Permanent or temporary structures or facilities

As part of your easement, do you wish to build, extend or add to any permanent or temporary structures or facilities on public conservation land (e.g. pipes, pumps, pump sheds, storage tanks, towers, poles, fences, storage facilities)?

No

Temporary structures and facilities (signage, ski run gates, screening, marques) which are utilised during events held on the Ski Field

Yes

The main aspect of the application relates to permanent structures and facilities especially in the context of this Easement Application

If yes, answer the following four questions.

- 1** Provide full details about the structure or facility (e.g. dimensions, materials, location, purpose) and methods of construction (e.g. number of people and vehicles involved).

Treble Cone Ski Field

This application relates to existing facilities accordingly any construction has already occurred. Most of the resort services and facilities at Treble Cone are situated within one large building at the base area of 'Home Basin'. The upstairs area includes a café and small retail shop in addition there is a "cafeteria" near the top of the 6-pack chair lift. The downstairs component of the base building includes toilet facilities, lift ticket purchases, rental equipment, ski school and a medical centre.

Resort facilities include:

- Carparking at the base of the mountain and in Home Basin;
- Snowsports School (kids and adults lessons)
- Childcare Centre (for kids 3 months - 5 years)
- Snowboard and Ski Rentals (Rental Shop)
- Cafe and Bar (food, hot-drinks and alcohol); Allpress Altitude Pizzeria
- Ski Patrol
- Medical Centre

- 1 learners conveyor lift, 1 six-seater express chairlift, 1 quad chairlift and 1 platter lift¹⁶

Treble Cone Access Road

It is likely that drainage culverts would need to be replaced as part of road maintenance activities. In addition, it is likely road safety signage (both temporary and permanent) will need to be updated and maintained along the access road in conjunction with wire rope safety barriers &/or w-beam guardrails along the edge of the road where the mountain drops away steeply and at the switchbacks on the road. We cannot be specific about the aforementioned structures, as it will depend on weather conditions and what we learn about driver behaviour on the access road.

In addition there is an approximately 20 metre road bridge on the access road, which will require ongoing maintenance to keep the road serviceable.

Also located approximately halfway up the access road is a gravel hopper which includes an access track and is provided for to maintain the access road and car parks.

Maintaining (or replacing) the fencing along the boundary of Section 1 SO 23260 Section 2 SO 22995 - Parcel ID 6874993 may form part of the activities within the access road corridor as we are unsure of the arrangements with the adjacent land owner. Nonetheless we would assume Treble Cone (Cardona Alpine Resort) would repair any boundary fences damaged by activities associated with the Ski Field activities.

As stated above, in the future it would be logical to convey water, electricity and telecommunications services along the access road corridor hence this would involve laying and burying pipelines or cables along the edge of the access road. As this is proposed activity; we cannot be specific about the construction methods. Nevertheless, it is unlikely to involve a significantly different level of activity compared to road maintenance activities which have occurred for decades on the road. Ongoing road maintenance is required due to the relatively severe climatic conditions and quality of underlying schist rock which can be subject to landslides.

Refer Appendix II: for full details of the infrastructure on the Treble Cone Access Road and Treble Cone Ski Field.

- 2** Could your structure or facility, or addition/extension to an existing structure or facility, be reasonably located outside public conservation land?
- If yes, provide details of other sites/areas that have been considered.
 - If no, provide reasons why existing structures or facilities outside of public conservation land are not suitable.

Treble Cone Ski Field

No as Treble Cone Ski Field is already developed on Public Conservation Land (PCL).

¹⁶ https://www.wikiwand.com/en/Treble_Cone

We contend that it is impractical to consider an alternative location for the Treble Cone Ski Field as it is an existing long-established facility. Treble Cone Ski Field was first established in 1968 as a small club field by Murray Raffills and Ralph Markby. In 1975 Treble Cone was listed as a public company to raise funds to improve the access road, establish modest base building and ski hire facilities, which opened in 1976. Development continued throughout the '80s and early '90s with the mountains first double chair lift installed in the Home Basin in 1983, the installation of a T-Bar in the Saddle Basin in 1989 and the first permanent snowmaking facilities installed in 1991.

Treble Cone received its next major upgrade in 1995/96 with the installation of New Zealand's first high speed, detachable 6-seater chairlift in the Home Basin. The pre-existing double chair was relocated to the Saddle Basin to further improve access to the terrain. In the same period, major extensions to the base building took place, a new car parking area was developed, and a snowmaking pond was installed. In the 2000s the beginner and intermediate slopes in the Home and Saddle Basin and access to the Saddle Basin were all improved.

In 2005. Treble Cone saw a new fixed grip quad chairlift installed in the Saddle Basin and Ski Patrol hut at the top of the Six-Seater. In 2006 and again in 2007, further investment increase snowmaking facilities across the Home Basin. ¹⁷

Treble Cone Access Road

No as the Treble Cone Access Road Conservation Area is the main means (apart from via air) for accessing the Treble Cone Ski Field - PT RUNS 333A 334B MOTATAPU SD – Parcel ID 3096126. That is, there is no other practical access to the Treble Cone Ski Field and the rest of Motatapu Conservation Area and rest of North Motatapu Conservation Area.

- 3** Could any potential adverse effects of your structure or facility (or addition/extension to an existing structure or facility) be significantly less (and/or different) in another conservation area or another part of the conservation area you are applying for? Give details/reasons.

Treble Cone Ski Field

No - The land which is the subject of this application is now a modified environment to provide for Ski Field activities consequently if this ski field infrastructure were to be installed on alternative Public Conservation Land (PCL) this would result in significant adverse effects on any new environment. Moreover, the effects of the current ski area operation are generally well known and well managed and are such that it is not necessary to consider alternative locations.

Treble Cone Access Road

No as the Treble Cone Access Road is already well established, also the adjacent land between the Mount Aspiring – Wanaka Road and Treble Cone Ski Field - PT RUNS 333A 334B MOTATAPU SD is now freehold, consequently the Treble Cone Access Road offers the only practical means to access the Treble Cone Ski Field (or Motatapu Conservation Area and North Motatapu Conservation Area).

¹⁷ https://en.wikipedia.org/wiki/Treble_Cone

- 4** Could you use an existing structure or facility? Could you use the existing structure or facility without any additions?
- If yes, provide details of any existing structures or facilities that you have considered using, or how your activity might be undertaken without making an addition to the existing structure or facility.
 - If no, provide reasons why any existing structure or facility could not be used without any additions.

Treble Cone Ski Field

We are proposing to use existing structures and facilities however over the term of the concession it is highly likely additional facilities will be required as the nature of winter snow sports evolve, and summertime uses of the ski field are further developed.

Specifically, the Applicant proposes to provide the Department of Conservation with an Annual Works Plan which will detail repair and maintenance activities required for the structures, facilities, and utilities, as well as proposed developments. This may include but not necessarily be limited to:

- terrain modification;
- erection of signage;
- avalanche protection devices;
- fencing for safety or security purposes;
- the upgrade of chairlifts or T bar structures and facilities;
- building repairs and maintenance;
- maintenance and upgrade of snow making infrastructure;
- maintenance of sewage system and wastewater treatment plant, upgrade of sewage system; and
- the maintenance of vehicle access roads and car parks.

NB Because of the loss in revenue due to the effects of COVID-19 on our business, the proposed installation of avalanche protection devices is at least five years away.

Treble Cone Access Road

No as the access road will always require on-going maintenance and Health and Safety improvements.

G Are you applying for any other DOC permissions?

Are you applying for other DOC permissions in addition to this easement?

No

Yes e.g. Permanent and temporary structures (that are not part of your easement)

If yes, state the other permits you are applying for?

Land use: Use of public conservation land for private/commercial facility/structure

Land based guiding activities

Aircraft activities

Other Activities – activities to be included in the licence (carparking etc.)

G. Duration (term of easement)

In accordance with section 17Z(3)(a)(c) of the Conservation Act 1987, an easement may be granted for a term not exceeding 30 years, except:

- (a) In exceptional circumstances, the Minister may grant a term not exceeding 60 years
- (b) Where the easement provides a right of way access to a property to which there is no other practical access, the term may be for such longer period as the Minister considers appropriate
- (c) Where the easement is for a public work (as defined in the Public Works Act 1981), the term may be for the reasonably foreseeable duration of that public work.

Detail the length of the term sought (i.e. **must be** number of years or months) and why (*Note: in perpetuity/forever or similar meaning is not a term under the Act and not able to be granted*):

30 years

If you are seeking over 30 years, explain why:

H. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This often requires consultation with our Treaty Partner (iwi/hapū/whānau of local Maori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders, DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

No

Yes

If yes, supply details of each Treaty Partner or interested stakeholders consulted with.

Copy and paste the table below and complete for each Treaty Partner or interested stakeholders. If you received a written response to consultation attach a copy and record all attachments in section 'L Attachments', including:

- Additional pages with the required information
- Written responses to your consultation with Treaty Partners or interested stakeholders.

Whānau/hapū/iwi or other interested party consulted with:

Name of individual you consulted with:

Maree Kleinlangevelsloo and Tania Brett

Date of consultation:	A concession application summary was emailed through on 29 July 2020. When it can be arranged, we are proposing to meet with iwi representatives.
Form of consultation (e.g. email, meeting):	We have supplied the, local aforementioned (Wanaka based) iwi representatives with a summary of our Treble Cone Concession Applications to be circulated to relevant 'Rūnanga' members including coastal Otago 'Rūnanga' or 'Rūnaka'. Also, we have offered to meet iwi representatives if this would be helpful.
Outcome of consultation:	To be advised

Other interested stakeholders consulted with e.g. Conservation Boards or community groups:	
Name of individual you consulted with:	Otago Conservation Board (OCB)
Date of consultation:	(A Concession application summary was emailed through on 28 July) for OCB meeting on 27-28 August 2020
Form of consultation (e.g. email, meeting):	We have supplied OCB a summary of our Treble Cone Concession Applications to be tabled at their August 2020 online meeting. We have also present to an OCB meeting.
Outcome of consultation:	To be advised

I. Consistency with DOC statutory plans

List the [DOC's statutory planning documents](#)¹⁸ relevant to your application.

[Otago Conservation Management Strategy \(CMS\)](#)

Are you aware of any potential inconsistency of your easement concession with DOC's statutory planning documents?

No



Part Three – Specific policy requirements section 3.25 Ski Fields (page154) includes the policies and milestones for the Otago Ski Fields on PCL.

¹⁸ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

	Access to Motorised vehicle access through Motatapu Conservation Area is provided for in the outcomes, policies and milestones for the Western Lakes and Mountains /Ngā Puna Wai Karikari a Rākaihautū Place refer Table 2.3 Access to Western Lakes and Mountains/Ngā Puna Wai Karikari a Rākaihautū Place - page 70 of CMS
Yes	<input type="checkbox"/>

If you have answered yes, explain why it is inconsistent with the statutory planning documents

J. Effects assessment

Identify actual or possible effects of the easement concession applied for. Describe the actions you propose to take to avoid, remedy or mitigate any adverse effects. For further information check [DOC's Environmental Impact Assessment](#)¹⁹ and [DOC's guide to preparing your environmental impact assessment](#)²⁰. If you have identified effects or mitigation measures for adverse effects not included in the table below or you have a full Environmental Impact Assessment attach this information to your application. Record this additional information in the table below and in section K as an attachment.

Have you attached a full Environmental Impact Assessment?

Yes	<input checked="" type="checkbox"/> Refer Appendix V
No	<input type="checkbox"/>

K. Attachments

Attachments should *only* be used if there is:

- A specific question requiring a map or further information
- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

¹⁹ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

²⁰ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

Section of the application form the attachment relates to	Document title	Document format (e.g., Word, PDF, Excel, jpg etc.)	Description of attachment
D.	Drawing No: MDP-012A	PDF	TC Existing Infrastructure Plan
D.	Drawing No: MDP-013	PDF	TC Base Area Infrastructure Plan
D.	Drawing No: MDP-004A	PDF	TC Road – Existing access Road
D.	Existing TC Base Building Floor Plans	PDF	Base building floor plans
	Ecological Assessment	PDF	Ecological Assessment
	2800 EIA Landscape		Landscape and Visual Assessment
D. / E.	Appendix II		Infrastructure list & photos
D. / E.	Appendix IV		Maps & Diagrams
K.	Appendix V		Environmental Impact Assessment
	Appendix IX		Background info

L. Registration on a Record of Title

Are you going to register your easement concession (if granted) on the Record of Title (formerly known as the Certificate of Title)?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

If yes, you will be responsible for registering the easement concession, including all costs.

L. Checklist

Application checklist	Tick
I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete.	<input checked="" type="checkbox"/>
I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge, true and correct.	<input checked="" type="checkbox"/>
I have supplied maps to accompany my shapefiles (.shp) and/or NZTM GPS locations listed in section E Locations.	<input type="checkbox"/>
I have detailed, in Section 'K Effects assessment', the easements environmental effects or I have supplied a full Environmental Impact Assessment and attached to section 'L Attachments'.	<input checked="" type="checkbox"/>


I have indicated in section 'M Do you intend to register the easement concession' that I do or do not want the easement registered.	<input checked="" type="checkbox"/>
I understand if I want the easement registered on the Record of Title, I will be paying all the costs of the registration including surveying and independent legal advice.	<input checked="" type="checkbox"/>
I have appropriately labelled all attachments and completed section 'L. Attachments' to match.	<input checked="" type="checkbox"/>

M. Terms and conditions for a credit account with the Department of Conservation

Have you held an account with the Department of Conservation before?	Tick
No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>
If "yes", under what name:	Real Journeys Limited (Real Journeys purchased Cardrona Alpine Resort however now Real Journeys and Cardrona Alpine Resort are subsidiary companies of the Wayfare Group)

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	<input checked="" type="checkbox"/>
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	<input checked="" type="checkbox"/>
I/We agree to pay all costs incurred (including interest, legal costs, and debt recovery fees) to recover any money owing on this account.	<input checked="" type="checkbox"/>
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 (as above) of the credit account are not met.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>

Applicant Name/s (of authorised person/s)	Fiona Black 	Date	14 July 2021
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For Departmental use

Credit check completed	
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Comments:	
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Signed		Name	
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Approved (Tier 4 manager or above)		Name	
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