



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](mailto: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.

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## 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:A1.

Proposed activity – YHA New Zealand youth hostel / backpacker located at 4 Kitchener Drive, Aoraki Mt Cook.

The purpose of the hostel is to provide budget accommodation for travellers supported by necessary facilities and amenities. The hostel comprises –

- 47 beds in multishare (dorm) configuration (see attached photograph – Appendix 1)
- 17 beds in private room configuration (see attached photograph – Appendix 2 )
- Shared bathroom facilities spread across 9 bathrooms incorporating 10 shower cubicles, 7 toilets, 9 hand basins (see attached photograph – Appendix 3)
- Guest lounge (see attached photograph – Appendix 4)
- Guest TV room (see attached photograph – Appendix 5)
- Guest kitchen for self catering purposes incorporating 1 oven, 16 gas hobs, 1 extraction unit, 5 Sinks, 3 refrigerators, 1 freezer, 24 guest food lockers, 1microwave oven, and associated food preparation bench space (see attached photograph – Appendix 6)
- Guest dining room incorporating seating for 29 persons (see attached photograph – Appendix 7)
- Guest sauna (see attached photograph – Appendix 8)
- Guest Luggage store (see attached photograph – Appendix 9)
- Guest laundry (see attached photograph – Appendix 10)
- Hostel laundry (see attached photograph – Appendix 11)
- Guest Shop (see attached photograph – Appendix 12)
- Hostel linen store (see attached photograph – Appendix 13)
- BBQ deck (see attached photograph – Appendix 14)
- Landscaped gardens (see attached photograph – Appendix 15 )
- 76 solar pv panels (see attached photograph – Appendix 16)
- 300 solar hot water cells (see attached photograph – Appendix 17)
- Hostel reception including area for sale of miscellaneous shop products to hostel guests and village residents (see attached photograph – Appendix 18)
- Managers office (see attached photograph – Appendix 19)
- Bike Store (see attached photograph – Appendix 20)
- Drying Room (see attached photograph – Appendix 21)
- Guest Lockers (see attached photograph – Appendix 22)
- Diesel Generator (see attached photograph – Appendix 23)
- Managers apt incorporating lounge, kitchen 2 x bedrooms, bathroom (see attached photograph – Appendix 24)
- Guest car parks (Proposed increase from existing 12 parks to 30 parks plus bus park – Attachment 3b:A1).

The attached hostel floor plan (Attachment 3b:A2) provides an overview of the YHA Aoraki, Mt Cook hostel facility.

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## 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:

Not applicable as YHA New Zealand have operated this hostel on site since 1985.

- 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

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## C. Larger area

Is the size of the area you are applying for **larger** than the structure/facility **YES**

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:

The attached landscaping plan (Attachment 3:bC) shows the proposed revised site boundary and hostel facility in relation to the overall site.

Is this necessary for safety or security purposes? **NO**

Is this necessary as an integral part of the activity? **YES**

Is this essential to carrying on the activity? **YES**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:C.

The external garden area is essential to provide appropriate outdoor relaxation and social space for hostel guests.

As public transport options to and from Aoraki, Mt Cook are limited it is necessary to provide sufficient parking for hostel guests. Monitoring of guest parking requirements for a 1 month period in Aug / Sept shows that an average of 18 cars are parked in the vicinity of the hostel each night with the maximum number of cars recorded being 28. The attached landscape plan makes provision for 30 car parks and a bus park which could potentially also be utilised for car parking on nights where there is no bus park requirement.

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## 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**

*(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**

**Required to protect sleeping guests.**

Is exclusive possession necessary to protect physical security of the activity?

**Required to protect guests and hostel property.**

**YES**

Is exclusive possession necessary for the competent operation of the activity?

**YES**

**Required to facilitate effective management and control.**

If the answer to any of the above is yes, please provide details and attach supporting evidence **if necessary** and label Attachment 3b:D.

See Attachment 3b:D

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## E. Technical Specifications (for telecommunications sites only)

N/A

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

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## 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.*

49 years. An interim 9 Month provisional temporary lease (29B – 1280) has been granted by Department of Conservation

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## **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**

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.

10 x 45 KG LPG Cylinders are stored in a purpose built and certified enclosure. (see attached photographs – Attachment 3b:G1 and 3b:G2)

## H. Environmental Impact Assessment

This section is one of the most important factors that will determine the Department’s decision on the application. Please answer in detail.

In column 1 please list all the locations of your proposal, please use NZTM GPS coordinates where possible. In column 2 list any special features of the environment or the recreation values of that area. Then in column 3 list any effects (positive or adverse) that your activity may have on the values or features in column 2. In column 4 list the ways you intend to mitigate, remedy or avoid any adverse effects noted in column 3. Please add extra information or supporting evidence as necessary and label Attachment 3b:H.

Refer to Steps 1 and 2 in your Guide to Environmental Impact Assessment to help you fill in this section.

Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
<i>EG: Tararua Forest Park</i>	<i>Northern rata - threatened species</i>	<i>Damage to the plants by construction</i>	<i>Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage</i>
Aoraki Mount Cook		Carbon Emissions	YHA New Zealand are the only certified carbon zero accommodation network on the planet (Certification attached as Appendix 25)
			<p>In 2017 YHA new Zealand Implemented a range on environmental initiatives to reduce the environmental impact of our hostel facility on the park. These include;</p> <ul style="list-style-type: none"> <li>• Insulating the hostel ceiling cavity with Terralana wool insulation</li> <li>• Installation of solar PV panels</li> <li>• Installation of solar hot water cells</li> </ul> <p>As a result of these initiatives YHA Aoraki Mt Cook carbon emissions have reduced by 65.2 % per annum.</p>

			YHA New Zealand are now working in partnership with Meridian Energy to install an electric vehicle (EV) charging unit at our YHA Aoraki Mt Cook hostel. YHA New Zealand intend to make this unit available to all visitors to Aoraki Mt Cook thus making it viable for electric cars to travel to the park.
			YHA New Zealand will work with DOC to establish additional native species as part of the proposed landscaping plan (Attachment 3:bC).

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## I. Other

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

YHA New Zealand is a leading provider of quality budget accommodation delivered through 38 hostels across New Zealand. We are a membership-based incorporated society and a registered charitable organisation, operating in New Zealand since 1932.

**YHA New Zealand's mission is:**

To deliver quality budget accommodation and travel experiences which enrich people's understanding of each other, the environment, and New Zealand.

**YHA New Zealand is committed to:**

- Living our values of respect, integrity, passion, and excellence
- Focusing on sustainability through our triple bottom line of People, Planet, and Profit
- Recognising and respecting the status of Māori in Aotearoa New Zealand
- Providing a safe and healthy workplace and hostel experience for all