



**Note: Include pages two and three of this form with your response to DOC.
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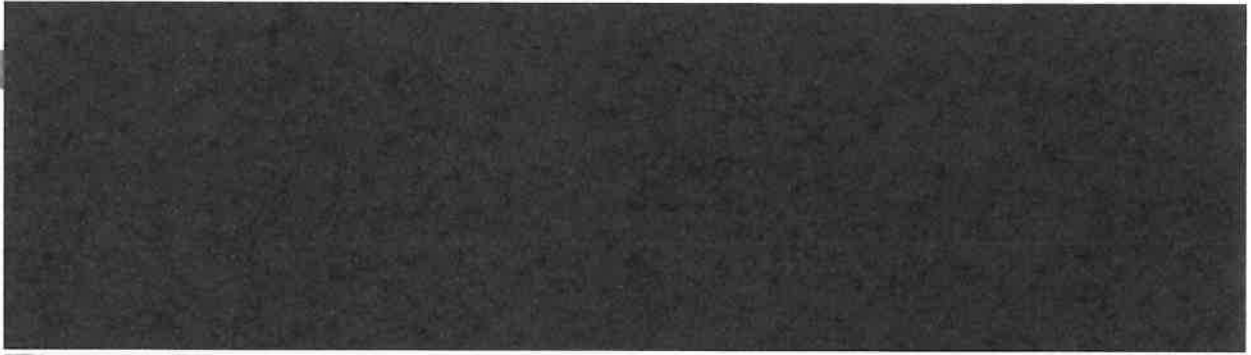
A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Oppose this Application.

E. Hearing Request

I (circle one): Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

Private business operating within a National Park.

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My submission is [include the reasons for your views]:

The concentrating of a private business within a National Park is totally inappropriate within the boundaries of a National Park.

Privatisation of New Zealand's public conservation estate is utterly at odds with the National Parks Act and goes against the tradition of open and elegant access. In particular I oppose the application and request that it be declined on the grounds that:

- a. it conflicts with the purpose of maintaining national parks in their natural state;
- b. it unfairly restricts public access to accrue a private benefit to a profit-driven entity;
- c. it directly contradicts policies for accommodation in section 9 of the General Policy for National Parks, which excludes that any new facilities are not for exclusive use;
- d. it is contrary to the Fiordland National Park Management Plan; specifically section 5.3.9.2; and
- e. that the accommodation is not required as there are already sufficient public and private facilities in close proximity to the proposed site.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

The application should be denied outright.

G. Your Signature



__16 July 2018_____
Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor

(12)

(51)



COMMENT SUBMISSION FORM
Publicly notified application for leases,
licences, permits, or easements

This form is to be used to provide submissions concerning publicly notified applications for leases, licences, permits, or easements under section Sections 17SC and 49 of the Conservation Act 1987.

Notes to Submitter:

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c/o Department of Conservation
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Dunedin 9058

Attention: Lisa Wheeler
Permissions Advisor

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64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Support / Neutral / **Oppose** this Application.

E. Hearing Request

I (circle one): Do / **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

*Commercial accommodation or any other input that does not serve conservation in
National Park/Heritage Site*

My submission is [include the reasons for your views]:

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Goes against the Conservation Act.

"The New Zealand national parks system aims to preserve in perpetuity for their intrinsic worth and for the benefit use and enjoyment of the public those parts of the country that "contain scenery of such distinctive quality, ecological systems, or natural features so beautiful, unique, or scientifically important that their preservation is in the national interest".

The Fiordland National Park Management Plan.

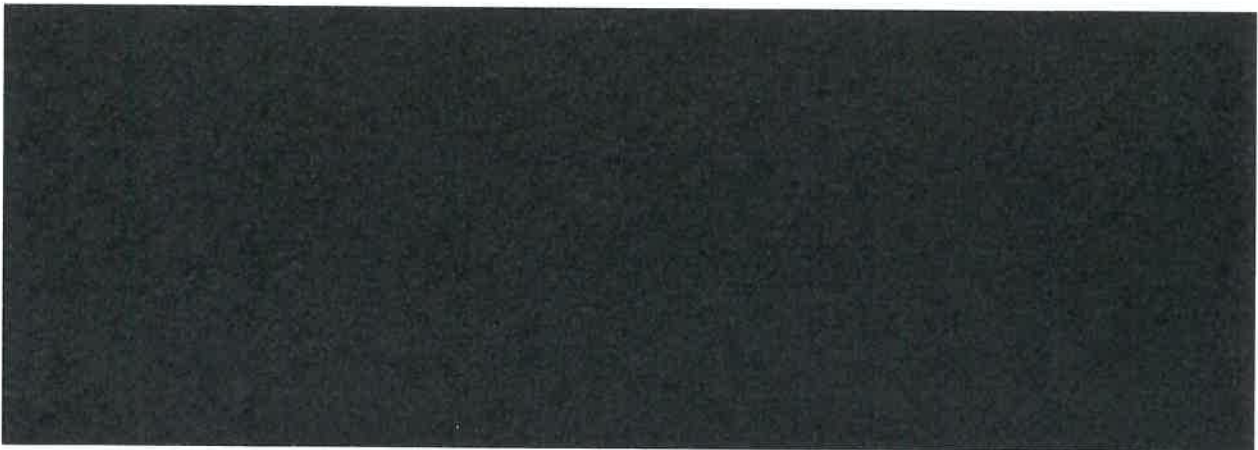
<https://www.doc.govt.nz/.../nat.../fiordland/fnpmp-june-2007.pdf> states "Private huts are considered inappropriate in national parks as they appropriate public resources for exclusive private benefit and are not consistent with the National Parks Act 1980.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

The outcome should be really that DOC is doing what it should and that is CONSERVATION. Any commercial hotel/motel complex and intervention of humans is a no brainer and enough of what is there already.

NZ is increasingly aiming to turn DOC into a profit and political driven excuse allowing for commercial operations that are hiding behind "sustainable and conservation" efforts to make millions that won't go into conservation. This is bribery of its finest backed by an increasingly politically driven Department that forgets its main purpose and that is conservation. Sad to see that more and more submissions are granted by DOC where it goes straight against the effort of a few that are trying to preserve what's left of ancient NZ.

G. Your Signature



16 July 2018

Date

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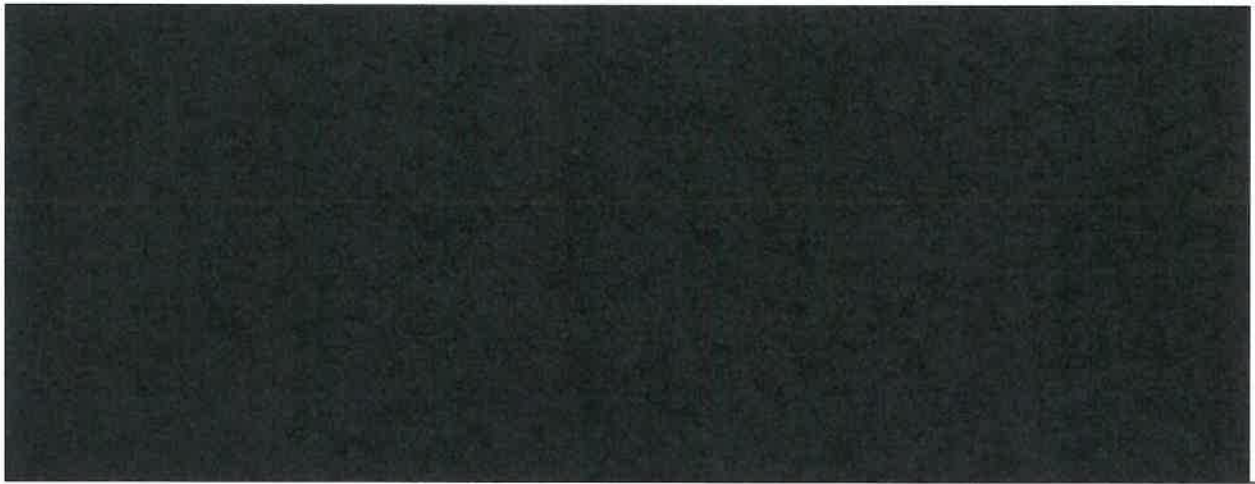
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64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

Oppose

I (circle one) **Support / Neutral / Oppose** this Application.

E. Hearing Request

Do not

I (circle one): **Do / Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

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Entire Proposal due to the location within a national park when Te Anau is down the road.

My submission is [include the reasons for your views]:

- conflicts with the purpose of maintaining national parks in their natural state and being places where the public have the right of entry
- directly contradicts policies for accommodation in section 9 of the General Policy for National Parks, (GPNP) especially 9(d) which states that applicants should place accommodation outside of the park, or share existing facilities; but including policy 9(e) which provides that any new facilities are not for exclusive use and provide for public use
- is contrary to the Fiordland National Park Management Plan; specifically the objectives for Milford Road, (section 5.3.9.2 – 13 page 176)

The proposal of these facilities misses the point of having a national park.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

All of the proposal to be declined.

G. Your Signature

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16/07/2018
Date

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B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) -----/ -----/ **Oppose** this Application.

E. Hearing Request

I (circle one):---/ **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

ENTIRE Application and Proposal

My submission is [include the reasons for your views]:



A National Park is designated as such to be enjoyed by all and remain secure for its natural environment. Why do we have to fight to hold onto what is supposed to be protected National Park? The area has been dedicated as National Park, so should NOT be available for private development. The construction of this luxury lodge will deface the natural beauty and a car park will add to a very unnatural appearance to this scenically significant area. Where is the benefit? Only a few will benefit and many will be denied access to yet another pristine area of our beautiful country. We need to protect this area for its unique beauty, landscape, biodiversity and the overall environment.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

This application is TOTALLY unacceptable and should be declined.

G. Your Signature



16-07-18
Date _____

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64177-ACC – Path New Zealand Limited

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Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) **Support** / ~~Neutral~~ / **(Oppose)** this Application.

E. Hearing Request

I (circle one): ~~Do~~ / **(Do Not)** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The entire proposal

My submission is [include the reasons for your views]:

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National Parks are supposed to be preserved in their natural state. Building structures and roads is the exact opposite. The Impact extend far beyond the proposed structure – let's consider the added noise and pollution from traffic to the site. Let's not forget about the impact of construction (road, carpark and the lodge itself). National park isn't a construction site, it is a natural environment.

I also have problems with the commercialisation of public land. I don't think a private business should profit from public land, while ruining the experience for the public.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I would like the application to be declined. There's no adjustment that would make it acceptable.

G. Your Signature



16/7/2018 _____

Date

22

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C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) / **Oppose** this Application.

E. Hearing Request

I (circle one): **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The entire submission including the use of national park land for private gain with minimal benefit to other park users and the environment.

My submission is [include the reasons for your views]:

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Against the proposal as I believe it conflicts with the purpose of maintaining national parks in their natural state and being places where the public have the right of entry directly contradicts policies for accommodation in section 9 of the General Policy for National Parks, (GPNP) especially 9(d) which states that applicants should place accommodation outside of the park, or share existing facilities; but including policy 9(e) which provides that any new facilities are not for exclusive use and provide for public useis contrary to the Fiordland National Park Management Plan; specifically the objectives for Milford Road, (section 5.3.9.2 -- 13 page 176)

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

The outcome of the submission to have accommodation facilities that are for profit and uncontrolled by the government within a national park and do not add to the access capabilities are easily covered by the nearby facilities in te anau (nearby the proposed location) nor add significantly to the environment in the area

G. Your Signature



_____ 16/7/2018 _____
Date

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22



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A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglington Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Support / Neutral / Oppose this Application.

E. Hearing Request

I (circle one): Do / ~~Do Not~~ wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The water applications

(52)

(57)

My submission is (include the reasons for your views):

I have looked at the Te Anau area for some time and my family and I are interested in the project. I don't want to see the area being developed - including the proposed road through the area. I strongly feel that there needs to be some sort of protection for the area. I have included a group's points for this in particular. There is a lot of history in the area and it is important to preserve it. I would like to see some sort of protection for the area.

What outcomes would you like to address with your submission? (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

I think the whole application should be turned down.

G. Your Signature



21/1/21
Date

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D. Statement of Support/Opposition

Oppose

I **Oppose** this Application.

E. Hearing Request

Do not

I **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

I oppose the location of this proposal, although I do not oppose building structures

(28)

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within the national park but I do not believe this is in the best interests of the national park, I believe this market can be catered for within the Te Anau privately owned property region there is no need to build within the national park in such an accessible place for the wealthy visitors. If the company wished to explore location in remote areas only accessible via hiking or helicopter giving an area that is currently unavailable to enjoy access, then I think this is in the interest of a national park and could be considered, in its current location this proposal should be considered pure profiteering for personal gain within a national treasure.

In particular I oppose the location due to the close proximity to the Dore pass track, developing the tracks in that proximity will inevitably lead to the Dore pass access to the Milford track becoming well known, which as it currently is formed is a risk to the average unprepared public entering rugged terrain and in the distance future risks turning the Milford track a true treasure and draw card for New Zealand tourism to become over run with people as the Tongariro crossing is.

My submission is [include the reasons for your views]:

- conflicts with the purpose of maintaining national parks in their natural state and being places where the public have the right of entry
- directly contradicts policies for accommodation in section 9 of the General Policy for National Parks, (GPNP) especially 9(d) which states that applicants should place accommodation outside of the park, or share existing facilities; but including policy 9(e) which provides that any new facilities are not for exclusive use and provide for public use
- is contrary to the Fiordland National Park Management Plan; specifically the objectives for Milford Road, (section 5.3.9.2 – 13 page 176)
- in addition to these legal standpoints my reasons are stated as above

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

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The location of the proposal within the national park to be declined.

G. Your Signature



16/07/2018
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B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):
Otago Tramping and Mountaineering Club

D. Statement of Support/Opposition

I (circle one) Support / Neutral / Oppose this Application.

E. Hearing Request

I (circle one): Do / Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

Accommodation facilities (includes staff accommodation) and associated services
A car park

P2

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My submission is [include the reasons for your views]:

We oppose the application by Path New Zealand Limited to construct Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park. We do this because the proposed facility will lead to the destruction of native vegetation with a resulting loss of bio-diversity, it will negatively affect the visitor experience for a significant number of users of Fiordland National Park and it conflicts with the Fiordland National Park management Plan. These objections are outlined below.

1. The proposed activity will cause an unacceptable destruction of native vegetation and a loss of bio-diversity because it is located at the edge of a beach forest and will intrude into an area occupied by native shrubs, beach forest and grasslands. As noted in the vegetation assessment, the grasslands are significantly modified due to a long history of pastoral agriculture however they do contain significant native species including extensive mossy herbfields, which (as noted by the vegetation report by Prof. David Norton) has a "very high richness" of native species. Unfortunately a significant area of mossy herbfields will be lost if this project goes ahead due to the construction of the accommodation pods. In addition the car park and vehicle/foot track connecting this to the accommodation facilities will cause a significant loss of mature beach forest. Also the installation of subsurface dripper irrigation system that the applicants intend to use to dispose of wastewater (both grey and black) will also potentially disrupt a significant area of native forest. There is also the possibility of pollution of the pristine Eglinton River. The application states that similar systems are used in other parts of the conservation estate to dispose of wastewater but the examples they give refer to isolated public toilets that will not have anywhere near the volume of waste that their accommodation facility will generate.
2. The location of a very large and intrusive accommodation facility in this natural environment will significantly degrade the visitor experience of a significant number of users of this part of the park. The proposed location of the site on SH94 must be passed by every visitor to Milford Sound including large numbers of overseas tourists. The site is obviously not compatible with the wild and undeveloped character of the upper the Eglinton and this will potentially negatively affect the visitor experience of a large number of visitors to Fiordland National Park. In addition there are a recreational resource in their own right for fishermen, picnickers and family groups who are drawn to the Eglinton river. Indeed casual use of this part of the Eglinton Valley is likely to be quite high because of the existence of two DOC campsites located close to this area. It is also located just across the Eglinton River from the Door Pass route and will be visible to all users of the track and thus will degrade the visitor experience for a significant number of trampers.
3. The proposed facility is not consistent with the Fiordland National Park Management Plan. As the applicants point out, their proposed activity would occur in the "front country" and the Fiordland National Park Management Plan (2007) makes provision for travellers' accommodation facilities which may also be appropriate in these visitor settings however "the preference would generally be to have new facilities located at already modified sites". However the proposed location for this site is in a relatively pristine part of the park and quite remote from any other similar development. For this reason we oppose this facility as proposed. We would prefer that the application be denied but if it is to go ahead we feel, at the very least it should be moved to a site adjacent to an existing accommodation facility. The Knobs Flat facility located 6 km south would be one option.

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What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

1. The location of the proposed facility is unacceptable because it is inconsistent with the wild and undeveloped nature of the upper Eglington Valley and will lead to an unacceptable loss of native vegetation. It is also inconsistent with the Fiordland National Park plan. We believe that the application should either be denied or moved to a more appropriate location either outside the park or adjacent to similar existing facilities, for example Knobs Flat located about 6 km to the south. A site located on the other (west) side of the road from this facility would avoid despoiling a pristine part of the park. The site appears to be dominated by introduced grasses with no mature native forest. It would also avoid conflict with track users on the Dore Pass Route.

G. Your Signature



17 July 2018 _____
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P2

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17 JUL 2018

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I (circle one) Support / Neutral / Oppose this Application.

E. Hearing Request

I (circle one): Do / Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

all of it.

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My submission is [include the reasons for your views]:

I am completely opposed to this whole development

- There are fewer & fewer places left in NZ without development that tourists can see. The Eglington valley is a seriously remark. You leave Te Anau & enter the Eglington - a valley without significant buildings until you get to Milford. That "pure" beauty is what the millions of tourists come to see. No farming, no forestry just natural vegetation.
 - This is what conservation land is for - NOT tourist resorts - the destruction from a development like this will be huge - sewage, roading etc.
 - Conservation land is not there to provide business opportunities - it is there to conserve ~~the~~ ecosystems surviving into the future.
 - If you approve this development, then there will be a precedent for other developments - and soon the whole valley could become a strip development.
 - There is lots of space close to Te Anau where they could put this development.
 - This development would cater for the minority and destroy for the majority.
- What outcomes would you like to address with your submission? (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

The application is dismissed as a whole.

G. Your Signature



7th July 2018
Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor

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Department of
Conservation
Te Papa Mātauranga

COMMENT SUBMISSION FORM
Publicly notified application for leases,
licences, permits, or easements

17 JUL 2018

ŌTEPOTI / DUNEDIN OFFICE

This form is to be used to provide submissions concerning publicly notified applications for leases, licences, permits, or easements under sections 175C and 49 of the Conservation Act 1987.

Notes to Submitter:

Please download and complete this form, scan and send to DNSubmissions@doc.govt.nz

You may also mail your submission to:

Director-General
c/o Department of Conservation
PO Box 5244
Murray Place
Dunedin 9058

Attention: Lisa Wheeler
Permissions Advisor

Closing Date: The closing date and time for serving submissions to the Director-General on this matter is **5.00 pm, Friday 20 July 2018.**

Privacy: Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the notified permissions application process. Once submitted, submitters' information is subject to the Official Information Act 1982 and may be released under that Act. If you wish to keep any part of your submission confidential, you need to state this in writing when making your submission. Under the Privacy Act 1993, you may request the right of access to, and correction of, personal information provided in this submission.

Do not send page one of this document with your submission. If you require additional space for providing your submission, please attach extra pages as needed and label according to the relevant section.

12

61



Note: Include pages two and three of this form with your response to DOC.
Do not include page one.

A. Permission Application Number and Name of Applicant

84177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



I wish to be contacted alternately by: _____

D. Statement of Support/Opposition

I (circle one) Support / Neutral **Oppose this Application.**

E. Hearing Request

I (circle one): Do **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

My submission relates to the entire proposal and that this application be declined

10

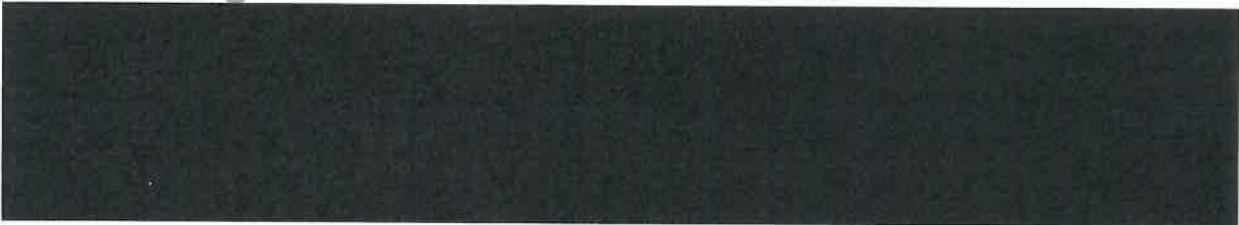
61

My submission is [include the reasons for your views]:

This proposal :

- conflicts with the purpose of maintaining national parks in their natural state and being places where the public have right of entry
- directly contradicts policies for accommodation in Section 9 of the General Policy for National Parks (GP/NP) especially 9 (d) which states that applicants should place accommodation outside the park, or share existing facilities, but including Policy 9(e) which provides that any new facilities are not for exclusive use and provide for public use
- is contrary to the Fiordland National Park Management Plan, specifically the objectives for Milford Rd., (section 5.3.9.2 13 page 176)
- the unique wilderness beauty viewing into the Eglinton Valley takes my breath away. This what is the treasure that must be preserved in its natural state, which is why we come here, What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

G. Your Signature



16 July, 2018

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor



12

Tue 17/07/2018 8:34

Florland National park

To DHSubmissions

You replied to this message on 17/07/2018 4:05 p.m.

I strongly object to the building of Commercial premises in ou National park. It should not be allowed.

62





Note: Include pages two and three of this form with your response to DOC.
Do not include page one.

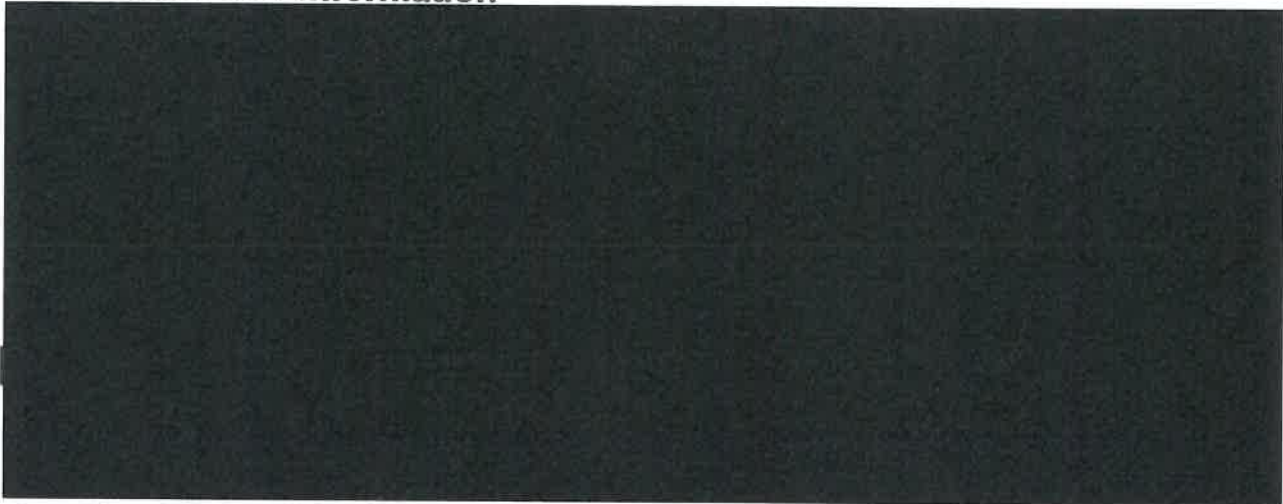
A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) **Oppose** this Application.

E. Hearing Request

I (circle one): **Do not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

(22)

(63)

52

63

Commercial activity in the national park

My submission is [include the reasons for your views]:

This a part of our heritage we cannot populate this area, we cannot put buildings in this area it is a National Park.
Leave it alone for our future.
If you want to stay pitch a tent.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

No buildings, no carpark.

G. Your Signature



17/07/2018

63

63

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058.
Attention: Lisa Wheeler, Permissions Advisor

23

63

Tue 17/07/2018 9:24 a.m.

Webteam

FW: Luxury accomodation in the Edlington valley

To: Lisa Wheeler

You replied to this message on 17/07/2018 4:09 p.m.

www.doc.govt.nz

Sent: Monday, 16 July 2018 6:06 p.m.

To: Webteam <HOWebTeam@doc.govt.nz>

Subject: Luxury accomodation in the Edlington valley

Hi,

The Edlington Valley is a place I have very fond memories of from a late childhood South Island trip with my parents. It is where I went for my first venture into South Island Bush on my own even if not very far from our campsites.

I have not been disappointed on my many return trips through the valley because it has remained unchanged over the years as it should. I note that the Door pass route will look down directly onto the proposed area, so that instead of descending into an almost pristine valley until one reaches the footbridge and road, all visitors will have the wilderness experience reduced by views down onto a development.

I have experienced similar negative impacts on the Route burn track which I first crossed in 1972. Now there is a very wide hard gravel track and views eg particularly the view down into lake McKerza are marred by large obvious buildings and a large hole in the bush for the 'camping' area.

I agree with Forest and Birds comments on the proposal and wish to see DOC refuse this proposal.

Sincerely,

PS please pass this on the Lisa Wheeler as the e-mail I have did not work

63

22

Tue 17 07 2018 9:24 a.m.

Webteam

FW: Luxury accommodation in the Edlington valley

To: Lisa Wheeler

You replied to this message on 17/07/2018 4:02 p.m.

www.dcc.govt.nz

Sent: Monday, 16 July 2018 6:06 p.m.

To: Webteam <HQWebTeam@dcc.govt.nz>

Subject: Luxury accommodation in the Edlington valley

Hi,

The Edlington Valley is a place I have very fond memories of from a late childhood South Island trip with my parents. It is where I went for my first venture into South Island Bush on my own even if not very far from our campsite.

I have not been disappointed on my many return trips through the valley because it has remained unchanged over the years as it should. I note that the Door pass route will look down directly onto the proposed area, so that instead of descending into an almost pristine valley until one reaches the footbridge and road, all visitors will have the wilderness experience reduced by views down onto a development.

I have experienced similar negative impacts on the Route burn track which I first crossed in 1972. Now there is a very wide hard gravel track and views eg particularly the view down into Lake McKenzie are marred by large obvious buildings and a large hole in the bush for the 'camping' area.

I agree with Forest and Birds comments on the proposal and wish to see DCC refuse this proposal.

Sincerely

PS please pass this on the Lisa Wheeler as the e-mail I have did not work

(64)

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Note: Include pages two and three of this form with your response to DOC.
Do not include page one.

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglington Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) ~~Support~~ / ~~Neutral~~ / Oppose this Application.

E. Hearing Request

I (circle one): Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

ENTIRE APPLICATION AND PROPOSAL

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My submission is [include the reasons for your views]:

The natural environment and setting of a national park is fundamental to its value - ecologic, social, economic, etc. People have a right to be able to access this kind of environment. These places are a limited resource. It is unreasonable to reduce the resource and to compromise the value of the place, for the purpose of private gain. The car park would destroy habitat and create a lasting eyesore. ~~is not~~ The facility would benefit few at the expense of all.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I would like the application declined.
Full stop.

G. Your Signature



16 July 2018

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor

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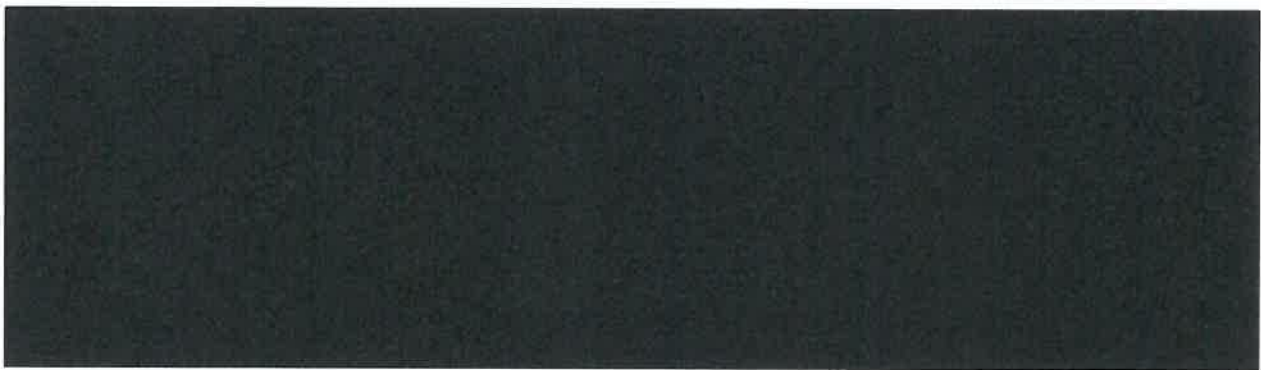
A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I Oppose this Application.

E. Hearing Request

I Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The entire proposal

My submission is :

The exclusive use is not consistent with our National Parks Act; it appropriates public resources for private benefit. There is also no need, which the Fiordland National Park Management Plan recognises by preferring new visitor facilities to be established at existing modified sites.

The proposal also:

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- conflicts with the purpose of maintaining national parks in their natural state and being places where the public have the right of entry
- directly contradicts policies for accommodation in section 9 of the [General Policy for National Parks](#), (GPNP) especially 9(d) which states that applicants should place accommodation outside of the park, or share existing facilities; but including policy 9(e) which provides that any new facilities are not for exclusive use and provide for public use
- is contrary to the Fiordland National Park Management Plan; specifically the objectives for Milford Road, (section 5.3.9.2 – 13 page 176)

We need to ensure that publicly owned national park lands are not leased out for exclusive private use.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I would like for the submission to be declined in its entirety.

G. Your Signature



1/08/2018

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058.
Attention: Lisa Wheeler, Permissions Advisor

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Attention: Lisa Wheeler, Permissions Advisor

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglington Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) **Support** / **Neutral** / **Oppose** this Application.

E. Hearing Request

I (circle one): **Do** / **Do Not** wish to be heard in support of this submission at a hearing, by videoconference or other agreed electronic means.

F. Submission

The specific parts of the application that this submission relates to are:

1. The preservation of national parks in their natural state and that Fiordland National Park Management Plan considers there is adequate travellers' accommodation
2. Challenging the statement of the unsuitability of other locations
3. That the approval of this proposal sets a precedent for other similar ventures within national parks
4. The impact of a more permanent human presence
5. Power source and impact on natural quiet
6. Water source and sewage
7. The flood risk and consequence of flooding
8. Light pollution

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My submission is [include the reasons for your views]:

In opposition to this application for the construction of accommodation and associated facilities in the Eglinton Valley by Path New Zealand Limited.

1. According to section 4 of the National Parks Act 1980, national parks are to be *preserved as far as possible in their natural state*. Path New Zealand Limited's proposal contradicts clause 8.1(c) iv) in the General Policy for National Parks 2005 that planning and management for recreation and other opportunities of each national park should *maintain the distinctive character of recreation in New Zealand national parks, including the traditional New Zealand backcountry experience with its ethos of self-reliance*.

According to the Fiordland National Park Management Plan 5.3.9.2, Implementation 13 states that *New proposals for travellers' accommodation should be considered in accordance with Chapter 9 of the General Policy for National Parks 2005; however, in general it is considered that there is adequate travellers' accommodation provided within Fiordland National Park or at nearby locations*.

Federated Mountain Clubs believes that private accommodation should generally be kept outside of national parks. These are places of refuge from commercialisation and urbanisation, hence development should be minimised and facilities should not be provided unless there is a real need. We note that

The proposal suggests the benefit of having private operators establish facilities within the National Park is to allow for greater access and enjoyment by the public. However, we believe that its construction does not enhance what is already present. Instead it caters for a niche market and goes against the ethos of public conservation lands being open for the benefit enjoyment of all, regardless of socioeconomic status.

2. We want to draw attention to the *General Policy for National Parks 2005 9(d)* which establishes that *any application for a concession or an authorisation to establish accommodation and related facilities in a place, or to extend or add to an existing structure or facility, should meet the following criteria:*
i) the accommodation or related facility cannot reasonably be located outside the national park; and
ii) the applicant cannot reasonably use or share an existing structure or facility.

The above is in line with Section 17U(4) of the Conservation Act 1987 that states that *the Minister shall not grant any application for a concession to build a structure or facility, or to extend or add to an existing structure or facility, where he or she is satisfied that the activity—(a) could reasonably be undertaken in another location that— (i) is outside the conservation area to which the application relates*. The map below shows the extent of land available outside of Fiordland National Park. There are choices just outside the park as Path New Zealand Limited have alluded to, including Te Anau Downs.



Map 1. Visitor settings in Fiordland National Park, taken from *Fiordland National Park Management Plan 2007*

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Path New Zealand Limited's reservation in considering a location just a little further than their proposed site is that it *"would also not be possible to locate a high-value experience beside budget accommodation"*. We would like to point out that this model which Path New Zealand Limited opposes has been shown to work well, such as backpackers co-existing next to luxury accommodation in towns like National Park and Queenstown. Simply put, Path New Zealand Limited has only demonstrated their preference for their chosen location; not that this is the only viable location. We note that the Knobbs Flat has space for the expansion of visitor accommodation, and is designated for this purpose in the Fiordland National Park Management Plan.

Furthermore, the assessment of the adequacy of visitor accommodation within the Park was assessed at the time of the writing of the last park plan, where it was stated that visitor accommodation facilities within the park are adequate. This concession application cannot override that assessment - if a further assessment is required that is a matter for a partial or full plan review.

We note that s17U requires the application to be declined if the facility could reasonably be located elsewhere.

3. We are concerned that approval of this proposal sets a precedent for future development of similar facilities within Fiordland National Park and other national parks, thereby eroding the intrinsic values of these special areas.

4. Regarding the protection of flora and fauna of the area, Path New Zealand Limited's statement that *"having a more permanent human presence in the area should help restore and protect the forest and birdlife"* is fundamentally flawed. A few clear examples of this are the significant detrimental change in kea behavioural patterns from sustained human interaction at Arthur's Pass and the spread of kauri dieback by human tramping.

The application of the flawed statement by Path New Zealand Limited quoted above is demonstrated in their weak Environmental Impact Assessment which omits several key components of the proposed development, and of the natural character of the site, as outlined in points 5 to 8 below:

5. Path New Zealand Limited have omitted the mention of power source in their proposal. The accommodation complex will need power, which will presumably be supplied by a diesel generator. Advice given to FMC by engineers indicates that a generator of a size greater than 100kW will be required, and it is impossible to fully silence such a machine. Given that the site is in direct line of sound to the surrounding mountains, the sound produced by the generator will be echoing in the valley, causing significant noise pollution and affecting the natural quiet of the area.

6. Path New Zealand Limited have also excluded mention of their water source in their proposal. The assumption is made that the Eglinton River is their expected source of water in dry conditions. In addition to that, the proposed effluent system is a 2km land irrigation system from a septic tank discharging directly onto the forest floor, immediately next to the Eglinton River as shown in Attachment 3b A.b of the proposal.

The site chosen for the development is immediately next to a pristine river that is popular with pack-rafters and recreational anglers. Not far downstream is the Deer Flat recreational area with its swimming hole and tree swing, which are regularly used by locals and visitors alike.

The application of raw sewage from septic tank to forest floor directly next to the river would have a major impact on recreational users downstream. We consider the use of a system of this type in proximity to a pristine river to be absolutely unacceptable.

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7. The site chosen for the development is in an alluvial river flat that floods frequently. It would not take an extraordinary event for the river to change its course and flow straight through the proposed development. We note the history of flooding affecting accommodation at Cascade Creek.

As stated in the Geotechnical Hazards Assessment (Attachment 3b A.c), "*The initial desk-top study for the site indicated that flooding from the Eglinton River West Branch was the main hazard of concern.*" In the event of a flood, it will be practically impossible to prevent the river from washing generator diesel and sewage from the septic tanks directly into the river, with a direct impact on users downstream and on the river's ecosystem.

In addition to this, we are concerned that Path New Zealand would, after a significant flood event, apply for an alteration to their concession to allow for major river engineering work to prevent flood damage in subsequent river flooding events.

8. One of the most frequent comments by overseas visitors to our National Parks is about being able to watch the stars in a dark sky, something they can no longer do in their home countries (<http://darksky.org/light-pollution/>). It only takes a few light sources to generate enough skyglow to outshine the stars. Any development in the Eglinton valley would have a major impact on its dark sky landscape and would also negatively affect nocturnal species that are currently thriving in the valley, such as the nationally critical long-tailed bat (*Chalinolobus tuberculatus*) and the endangered short-tailed bat (*Mystacina tuberculata*).

Sections 5-8 above indicate significant components of the proposed development that have been omitted from the application. Under section 17S(c) of the Act, the applicant must provide a description of the effects of the activity. Section 17SA provides the Minister, or their delegate, with the power to return the application if not all of the information has been provided. However, there is a 10 day period between receiving the application and returning it. FMC considers that the lack of information provided on the effects on noise from power generation, water supply, sewage disposal, and the flood effects alone are reasons to decline the application, however, the application appears to not have been assessed for information deficiencies.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Based on our reasons stated above, we recommend that the application by Path New Zealand Limited be declined.

Given the small and connected nature of the Southland community, FMC recommends that at least one independent, and non-Southland based, person be appointed to the panel to hear this application.

G. Your Signature



17/7/2018
Date

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Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058.
Attention: Lisa Wheeler, Permissions Advisor

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**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) / **Oppose** this Application.

E. Hearing Request

I (circle one): / **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:
All of it!

80

68

My submission is [include the reasons for your views]:

This application should be refused due to its nature of a tourist lodge within a national park, this is an activity that is against the Fiordland National Park Management plan and as such should not be considered. It will reduce the enjoyment of other members of the public using the park. Perfectly adequate accommodation is available at Te Anau and should be utilised more.

Fiordland National park is not a place to build hotels, it is an area to be enjoyed by all freely and without restriction on access.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

The application declined.

G. Your Signature



17/7/18
Date

68



Note: Include pages two and three of this form with your response to DOC.
Do not include page one.

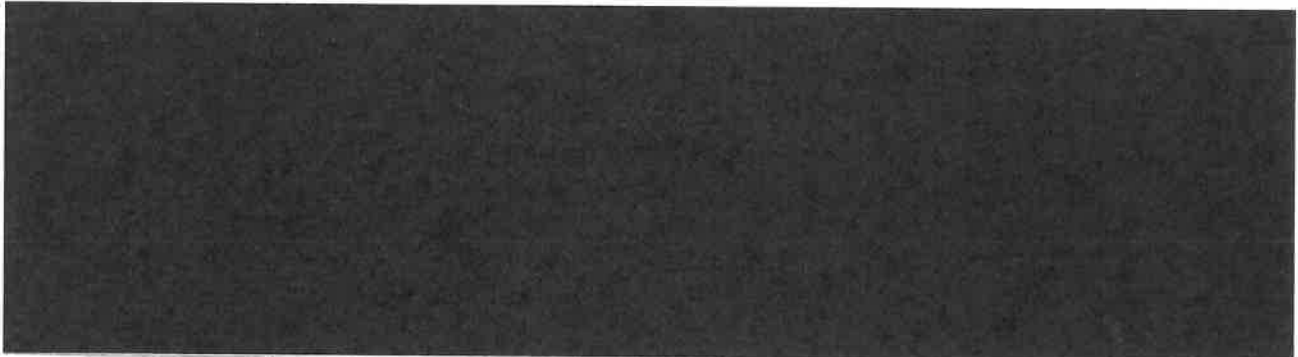
A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) ~~Support~~ / ~~Neutral~~ / **Oppose** this Application.

E. Hearing Request

I (circle one): ~~Do~~ / **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

I oppose all of this application.

93

69

My submission is [include the reasons for your views]:

- Publicly owned national park lands should not be leased out for exclusive private use except in very special circumstances. In this case there is no shortage of suitable private land for the owners to buy or lease, and so it is truly remarkable that this application has been progressed to this point where it is wasting so much of the officials and the public's time and energy. Surely DoC have better things to do than seriously consider this sort of ridiculous application.
- This application conflicts with the purpose of maintaining national parks in their natural state and being places where the public have the right of entry. It is rather clear from the Awaroa Beach purchase that New Zealanders are passionately dedicated to this concept, to the point where thousands of people were motivated to pay to avoid the very thing now being proposed by this application.
- This application directly contradicts policies for accommodation in section 9 of the General Policy for National Parks, (GPNP) especially 9(d) which states that applicants should place accommodation outside of the park, or share existing facilities; but including policy 9(e) which provides that any new facilities are not for exclusive use and provide for public use. I find it disappointing that such a sensible policy is being threatened by this application.
- This application is contrary to the Fiordland National Park Management Plan; specifically the objectives for Milford Road, (section 5.3.9.2 – 13 page 176)

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

- I wish this entire application to be declined.
- I would like policies enacted that avoid DoC and other officials from having to waste their time processing this type of inappropriate application.

G. Your Signature



Date 17/7/2018



69



**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

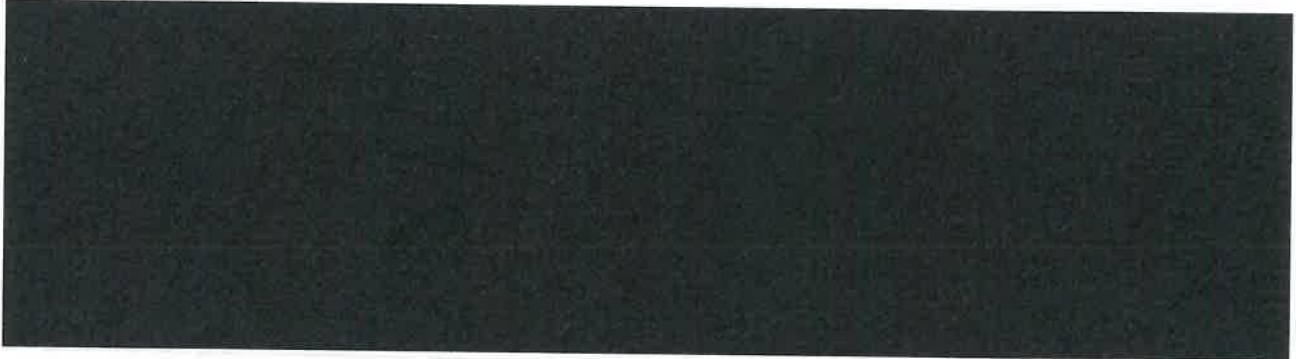
A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglington Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Support / Neutral / Oppose this Application.

E. Hearing Request

I (circle one) Do / Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

*This submission relates to the entirety
of the application.*

17

71

My submission is [include the reasons for your views]:

The application should be denied, I feel it's an abomination to allow a private enterprise development in this part of Fiordland National Park.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

The entire application should be rejected.
An emphasis on the fact that the entire valley - and park - is not to available for private tourism development.



14/7/15
Date

Please complete this form and send to DNSubmissions@doc.govt.nz You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058.
Attention: Lisa Wheeler, Permissions Advisor

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71

Tue 17/07/2018 4:24 p.m.

Path New Zealand Limited Concession Application: Fiordland National Park

To: *Developers*

Attention: Lisa Wheeler

I wish to lodge my strong objection to the Concession Application by Path New Zealand Limited to build a tourist facility in the Eglington Valley, where the site proposed lies within Fiordland National Park.
Commercial development within National Parks is totally inappropriate in my opinion and as a long time user of our (New Zealand's) public Conservation lands I abhor any but the most essential development in these specially protected areas: National Parks.

Although the site proposed is close to a public highway, it is still National park and development here is just another "thin end of a wedge" that, if allowed, weakens the intent of the National Parks Act, and the Conservation Act.

So, a resounding NO to this application; National Parks belong to all the people of New Zealand and not to commercial interests, to governments, or to DoC.

With respect,

72

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Thu 17/07/2015 12:42 p.m.

Fiordland National Park concession objection

To: DfSubmissions

🔗 If there are problems with how this message is displayed, click here to view it in a web browser.

Attention Lisa Wheeler

We would like to lodge our very strong objection to the Concession Application by Path New Zealand Limited to build a tourist facility in the Eglington Valley, where the site proposed lies within Fiordland National Park.

Commercial development within National Parks is totally inappropriate in my opinion and as a long time user of our (New Zealand's) public Conservation lands I abhor any but the most essential development in these specially protected areas: National Parks.

Although the site proposed is close to a public highway, it is still National park and development here is just another "thin end of a wedge" that, if allowed, weakens the intent of the National Parks Act, and the Conservation Act.

We absolutely oppose this application; National Parks belong to all the people of New Zealand and not to commercial interests, to governments, nor to DOC.

With respect,

[Redacted signature]



**Note: Include pages two and three of this form with your response to DŪC.
Do not include page one.**

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglington Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) ~~Support~~ / Neutral / Oppose this Application.

E. Hearing Request

I (circle one): ~~Do~~ / Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

45

74

My submission is [include the reasons for your views]:

We want the application to be declined, for the reasons that the proposal:

- conflicts with the purpose of maintaining national parks in their natural state and being places where the public have the right of entry
- directly contradicts policies for accommodation in section 9 of the General Policy for National Parks, (GPNP) especially 9(d) which states that applicants should place accommodation outside of the park, or share existing facilities; but including policy 9(e) which provides that any new facilities are not for exclusive use and provide for public use
- is contrary to the Fiordland National Park Management Plan; specifically the objectives for Milford Road, (section 5.3.9.2 – 13 page 176)

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

G. Your Signature

Signature of submitter or person

(48)

(74)



17 July 2018
Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058.
Attention: Lisa Wheeler, Permissions Advisor

(74)

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Wed 18/07/2018 12:50 a.m.

Path NZ Ltd plans for resort in Fiordland National Park

To: DfNSubmissions

Lisa Wheeler Permission Adviser

Our national parks are created for the purpose of conservation. Secondary to this, access and recreation.

A resort is contrary to these aims. Historically, we have some exceptions, but in no way should Chateau Tongariro or the Hermitage be considered good examples of how National Parks should be treated. The rich can have their resorts in places where nature has already been despoiled — we have plenty of these.

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Wed 18-07-2018 12:18 a.m.

Path NZ Ltd plans for resort in Fiordland National Park of NZ

To: D:\Submissions

 We removed extra line breaks from this message.

Lisa Wheeler Permission Advisor

I totally **DISAPPROVE** of any resort development in a NZ National Park which has plans for the very rich. Fewer and fewer NZ families will be able to access this resort

This resort "Path NZ Ltd" can be planned for outside the boundaries of the Fiordland national Park but, **NOT** within the park boundaries

NZ families are continually being deprived of the use of our National Parks because of costs, because of competition from huge tourism numbers or tour companies from abroad blocking out access to our national park Taonga and walks before NZ families have plans to set up annual holidays We **DO NOT NEED** the rich tourists being a priority in a resort in the Fiordland National Park before the tax payers and those who contribute to our NZ National Parks have a chance to visit and enjoy our Fiordland National Park with no luxury resort

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Submitter Details:



D. I am OPPOSED to the private development of part of Fiordland National by private interests known as PATH, in the Eglinton Valley near Dore Pass.

E. I will be out of town therefore do NOT wish to be heard at the hearing

F. Submission:

I am opposed to the entire project/development as proposed by PATH.

This proposal is the definition of "mission creep". If this private for profit project goes ahead, it will surely not stop there. Other interests, such as Tourism Holdings Ltd, will invariably want their own developments. Where does it stop?

This proposal appears to fly in the face of FNP management plans. I believe any previous concessions allowed in the past in the upper Eglinton Valley should not be used as justification for approving this proposal as the earlier concessions were for road workers and in general the overwhelming "public good". This project attempts to abuse that notion and is entirely for private profit.

As a member of the New Zealand Professional Fishing Guides Association, with an existing concession to guide on the doc estate in question....I can assure you 100% this will have a huge negative impact on my business and ability to work/operate in the area from Smithy Creek upstream to the area known as "Upper Eglinton".

That stretch of water is highly valued more than ever by myself and anglers in general for the following reasons:

- 1. The area in question is still largely pristine as it has no tourist infrastructure and in turn....none of the human waste and litter that is now everywhere downstream of Deer Flat and is not a "city" like Cascade Creek has become.**
- 2. It has the most upstream section of river with a decent trout population. Visiting high value tourist anglers dont want to see other humans, human waste, or the mass of humanity as is the modern Cascade Crk area.**

3. As such, this development would ruin the angling amenity experience and likely create user conflicts. (Backcountry trout in NZ "scent"; i.e. a hand in the water will scent the river and spook the trout for hours for up to 500m-1km+ downstream and literally ruin the fishing).

ts already bad enough with the kayakers who are mostly downriver....which makes this upper stretch of river so valueable.

The area in question is rife with sensitive wetlands and beggars belief that in addition to impacting the wetlands themselves, that there won't be stormwater/ turbidity/runoff/ water quality issues in the Eglinton. There will be make no mistake.

Additionally the Eglinton In the last 2-3 years has been slowly but surely reclaiming an old channel with load bearing current against the true left bank only metres from proposed access road.

As someone who has routinely not only driven the stretch of Milford Road in question but also walk the road from "Upper Eglinton" back downstream to either Smithy Creek of the Dore Pass carpark the concept that the location of this hotel will improve visitor flow to Milford Sound is utter illogical nonsense. Youve just added more cars leaving from a new destination in the park. They have no arrival/departure restrictions and can come and go at anytime; likely slowly pulling into traffic or jamming on their brakes. Only a few years ago an entrance to Downers gravel pits downstream by Knobs Flat was closed and moved due to an accident and unsafe area for vehicles pulling in and out. THIS proposal and its road location are every bit as unsafe....so what is the alternative? Slower speed limits? Traffic lights? Vehicles and busses FLY over the crest heading downstream all afternoon...you may not manage the roads but by being complicit in allowing this youre enabling another govt agency to make changes to the roading infrastructure.....and thats just one example of the "mission creep" that will occur if you allow this proposal to be approved.

Whats next? Ngai Tahu wanting to put a Caltex and Subway (the fast food chain...though in hyper-capitalistic NZ you never know!) at The Divide?

We know that kind of mission creep will be in the cards nationwide in our parks if this becomes the template for further natural resource exploitation under the parroted guise of "sustainability". Last time I checked sustain does not mean "create and add".

As someone who has been in the high value tourism industry both in NZ and North America for 20 years I can assure you that by gradually widdling away the wilderness experience that folks from developed countries will eventually not bother to fly halfway around the world to see how NZ screwed up their countryside just like, or worse than their home country. The dairy industry has done a great job of ruining the NZ environment....the notion that those in charge of protecting our protected public lands turning to some twisted neoliberal "sustainability" rationale to carve up our public lands is well, pathetic in my opinion.

Its not a race to the bottom. Maintain the developed area we have (Milford Sound, Deep Cove etc).....don't contradict your mission statement with such overtly private "land grab" business models.

Anglers, trampers, photographers, and hunters all use this resource with no user conflicts. I believe the impacts on those parties and existing concession holders will be greater than minor.

I believe the environmental impact of the development will be greater than minor. The subsequent impacts on amenity from roading and other signage/infrastructure will be greater than minor.



I ask you with all sincerity to not open this pandoras box....it will be a legacy that will not shine well upon the decision makers.

Thank you for your time.



July 18th, 2018

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Department of
Conservation
Te Papa Matatua

COMMENT SUBMISSION FORM
Publicly notified application for leases,
licences, permits, or easements

**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglington Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Support / Neutral / Oppose this Application

E. Hearing Request

I (circle one). Do Do Not wish to be heard in support of this submission at a hearing.

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F. Submission

The specific parts of the application that this submission relates to are

My submission relates to the entire proposal

My submission is (include the reasons for your views):

I believe that this application should be declined in its entirety as it conflicts with the purpose of maintaining national parks in their natural state and allowing the public to have right of entry. Policies for accommodation in Sections of the General Policy for National Parks state that new accommodation should be placed outside the park or share existing facilities

The proposed lodge, carpark and access track are in an area with few built structures and would impinge on the Eglington Valley's overall sense of naturalness.

Whatever economic gains are claimed for this project they cannot outweigh the inevitable environmental damage and loss of scenic values that will result. Path New Zealand Limited should not be allowed to appropriate public resources for private gain

What outcomes would you like to address with your submission? (give precise details including the parts of the application you wish to have amended and the general nature of any conditions sought):

I wish the application to be declined in its entirety

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G. Your Signature



18 July 2018
Date

Please complete this form and send to DCSubmissions@doc.gov.nz. You may also mail your submission to: Director-General c/o Department of Conservation, PO Box 3844, Morningside, Dunedin 9058.
Attention: Lisa Wheeler, Permissions Advisor

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Fiordland Tramping and Outdoor Recreation Club



Lisa Wheeler
Permissions Advisor
Department of Conservation
PO Box 5244
Moray Place
Dunedin 9058

18 July 2018

Email: DNSubmissions@doc.govt.nz

Submission On Path New Zealand Limited's application to build and operate accommodation in Fiordland National Park

Summary

The Fiordland Tramping and Outdoor Recreation Club (FTORC) is totally opposed to the application by Path New Zealand Limited (Path) to build and operate accommodation in Fiordland National Park. The application is inconsistent with the National Parks Act 1980, the General Policy of National Parks and the Fiordland National Park Management Plan and could set a dangerous precedent for the proliferation of accommodation within Fiordland National Park. Our reasons for opposing this application are given below.

Request To Be Heard

FTORC requests the opportunity to speak in support of its submission at any hearings into this application.

FTORC

FTORC is a club, based in Te Anau, that promotes and facilitates tramping and outdoor recreation for its members. It is affiliated to the Federated Mountain Clubs of New Zealand (FMC). At present it has 42 members.

Most of our members are very active trampers and regular users of Fiordland National Park. Their use of this area for recreation takes up thousands of person-hours each year.

The Path application was discussed at a club meeting in July 2018, and this submission has been circulated for review by all members of the club. It is submitted on behalf of the membership of FTORC.

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Purpose of National Parks

The National Parks Act 1980 is explicit in its provisions for National Parks in New Zealand, including the Fiordland National Park. National Parks are to be maintained in their natural state in perpetuity for their intrinsic worth and for the benefit, use and enjoyment of the public. They must be protected for future generations and their preservation is in the national interest. FTORC is concerned that the application from Path seeks exclusive use of a site in an area of outstanding natural beauty thereby using a section of the Fiordland National Park for private financial gain with no clear benefit to the people of New Zealand.

The Act (4.2 (a)) is strong in its advocacy to preserve National Parks in their natural state for the enjoyment of the public. The current application will significantly modify an area of outstanding natural beauty for the enjoyment of a small number of wealthy individuals (40 guests).

Policies on accommodation

The General Policy for National Parks provides clear policies in relation to the provision of accommodation in National Parks. The application from Path does not fit well with many of these policies:

Policy	Policy	Comments
9 (c)	<ul style="list-style-type: none"> Applications to establish accommodation have to be consistent with the purposes of National Parks and the Fiordland National Park Management Plan (FNPMP) 	<ul style="list-style-type: none"> this application is not consistent with the general policy for national parks or the FNPMP (see below).
9 (d)	<p>Applications for accommodation should meet criteria:</p> <ul style="list-style-type: none"> cannot reasonably be located outside the national Park cannot be built elsewhere in Park where adverse effects would be significantly less 	<ul style="list-style-type: none"> there is no reason why Path could not build its lodge outside the Park. It could easily achieve its objectives by building outside the Park. there is no need for this accommodation to be built in the park in the first place.
9 (e)	<p>Accommodation should</p> <ul style="list-style-type: none"> be consistent with outcomes for place 	<ul style="list-style-type: none"> A key objective for the front country in the FNPMP is "to ensure that other facilities do not have any adverse effects on the national park values of the setting or surrounding area". Whilst the proposed accommodation is in the front country setting it is immediately adjacent to the Eastern Remote Setting. Any structures that close to a remote setting will have a

	<ul style="list-style-type: none"> • minimise adverse effects on Park values and on existing benefit, use and enjoyment of the public, including public access • avoid proliferation of the built environment and complement existing accommodation • be located to preserve sense of naturalness • be close to other buildings • avoid adverse effects • be available for use by the public 	<p>negative impact on those remote values.</p> <ul style="list-style-type: none"> • a proliferation of accommodation in Fiordland National Park will detract from the enjoyment by others of the natural values of the Park. Public access should not be restricted to a small number of wealthy individuals. • allowing this application to proceed opens the floodgates for other similar ventures resulting in inappropriate accommodation being built throughout the Fiordland National Park. The FNPMP notes that sufficient accommodation is available in Te Anau and at other sites within the Park including Knobs Flat, Gunns Camp, Milford Sound and at DOC campsites along the Milford Road. • increasing the amount of accommodation along the Milford Road removes a sense of naturalness and detracts from the enjoyment of others as they travel along the road. • The proposed site is effectively nowhere near other sites in spite of the applicant's claims. Knobs Flat is nearly 4km away and having passed this development people would again have immersed themselves in nature only to find another development further down the road. • It is impossible to avoid adverse effects from a development of this nature. In order to create access, trees will have to be chopped down and it is highly likely that some trees will be removed to make way for buildings. There will be noise and light pollution from the site which disturbs the natural quiet and may have adverse effects on some native species (e.g. bats). • Wanting access to the site only for their 40 guests goes totally against the purpose of national parks.
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FTORC acknowledges that commercial accommodation exists in national parks, but is firmly of the view that no new accommodation is needed when there are good options outside the Fiordland National Park, especially in Te Anau.

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FTORC has significant concerns that should this accommodation be permitted it will only be a matter of time before the owner requests an extension of the site as happened in the case of the Ultimate Hikes Huts on the Routeburn Track.

Policies on new roads in National Parks

The General Policy for National Parks provides clear policies on use of vehicles and roads in National Parks. Policy 8.6 (f) makes it very clear that powered vehicles should not be taken into or used in national parks except on roads formed and maintained for vehicle use and on routes specifically approved for use by a specified type of powered vehicle in a national park management plan. The applicant intends to use a quad bike on a 500m track from the road to the accommodation. This track is effectively a new road and policy 10.3 states that the development of new roads is inconsistent with the preservation of national parks in a natural state. The use of quad bikes is also NOT allowed for in the Fiordland National Park Management Plan. The applicant expects guests to walk (approx 20 minutes) to the lodge with their luggage. In reality this is unlikely to happen, so that the use of a quad bike or other powered vehicle is likely to be much greater than the applicant proposes thereby creating quite a busy little road within the Park.

Policies on benefit, use and enjoyment of the public

The General Policy for National Parks acknowledges the role national parks have for people "to get away from it all" and that facilities can "erode enjoyment of national parks in their natural state and as places of refuge from commercialisation and urbanisation". FTORC is totally in agreement with this sentiment and favours the status quo when it comes to the number of accommodation facilities in Fiordland National Park. Allowing this application to proceed would threaten Fiordland National Park's ability to provide a place that "requires self-reliance and its focus on nature being met on nature's terms". Say yes to one lodge and more applications will follow with the risk that the Milford Road becomes urbanised.

The FNPMP does allow for development within the national park, but acknowledges the unique character of the Milford Road with the focus on any development taking place at sites where development already exists. This proposal intentionally seeks to build a lodge away from existing accommodation options so is not consistent with the plan.

Comments on issues raised in the application

FTORC would like to address some of the specific issues raised in the application.

Congestion: the applicant claims that the accommodation will help relieve congestion on the Milford Road. With only 40 guests, it is impossible to see that the major issue of congestion will be reduced in any measurable way.

Short walks along Milford Road: the applicant claims that the location of the accommodation means people can take advantage of the walks along the Milford Road. Locals and visitors alike have been doing this for years and returning to Te Anau at the end of the walk without any problems. This is not a good reason for additional accommodation to be built within Fiordland National Park.

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Off peak enjoyment: the applicant claims that the real value of the accommodation is for guests to experience the naturalness and remoteness of the location in off peak times. Given the need for a generator at the site, it is difficult to understand how guests will be able to experience the natural quiet of Fiordland National Park. There are numerous existing camp sites along the Milford Road where these values are able to be better appreciated.

Car Park: To date car parks have been created or extended where there are public facilities (e.g. Knobs Flat, the Divide, Lake Marian, etc.). The creation of a car park along the road for the exclusive use the lodge's guests would not be consistent with national park values.

Track to the accommodation: FTORC is firmly of the view that this would be a road as it is intended to be used not only by pedestrians but also a quad bike. New roads are not consistent with National Park policy and off-road vehicles are considered to be incompatible with Fiordland National Park values. Guests are unlikely to want to walk to the lodge with their luggage, especially in Fiordland rain, so there is a real risk that in the future an application would be made to upgrade this track. The number of movements along this track is likely to be much higher than proposed by the applicant. It is also proposed that the track would be used to service the site again reinforcing the notion that it is really a road and not just a track. The suggestion that black water could be removed from the site by using this track is wholly inappropriate and such use could lead to an environmental hazard.

Type of accommodation: the applicant appears to be proposing the need for more upmarket accommodation. This does not appear to be a good fit with the General Policy for National Parks which mentions "experiencing nature on nature's terms, to experience the challenge of being self reliant and adventurous". Furthermore, options other than campsites and budget accommodation already exist at Knobs Flat and in Milford Sound.

Visibility of the site: the applicant claims that the site will not be visible from the road. A member of our Club has visited the site and saw buses on the Milford Road from the proposed location of the buildings. If buses can be seen from the site then it stand to reason that the site will be seen from vehicles on the road. The applicant claims that lights from the site will not be seen from the road because it is 1500m away. The access track is only 500m so the site is much closer to the road and, at night, lights are likely to be visible. In one part of the application, the applicant claims that no trees are likely to be cut down to build the accommodation, but later acknowledges that there are 10-20 trees in the area of the building platform. FTORC doubts that it would be possible to build the accommodation and put in a track without cutting down trees. The removal of trees would likely increase the visibility of the site.

Exclusive possession: the applicant seeks exclusive possession of the site on the grounds of public safety, physical security and for the competent operation of the site. This would effectively result in privatisation of a part of Fiordland National Park which goes against all the principles of national parks in New Zealand. FTORC is completely opposed to exclusive use of land in a national park solely for private commercial gain.

Environmental Impacts: the applicant tries to give the impression that any environmental impacts are not significant or can be easily remedied. Vegetation clearance will be necessary and the site will be permanently modified. The noise and light from the site could have adverse effects on the bat populations known to live in the Eglinton valley, as could the removal of any trees from the site. FTORC is concerned about the disposal of grey and black

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water (especially if black water was transported from the site using the quad bike as suggested) and the potential impacts this could have on the Eglinton River and surrounding flats. It is unclear where the potable water for the site will come from and FTORC is concerned that there could be adverse effects on the Eglinton River if water were to be extracted from this source.

Experience of the applicant: FTORC notes that this application has been made by a company which was established in 2017 with a single director. The company has no track record in building or operating the type of accommodation being proposed nor in any similar tourism venture. FTORC therefore has concerns about what might happen to the site should the applicant's company go out of business during the building of the site.

Increased tourism numbers

FTORC is well aware that there is greater pressure on Fiordland National Park with an increase in tourist numbers. FTORC is concerned that more applications for accommodation will be submitted in the future. It is extremely important that the philosophy and premise behind protecting our national parks is upheld for future generations.

FTORC requests that this application to build and operate accommodation in the Fiordland National Park be declined.

Yours faithfully



President

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**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eginton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Support / Neutral / Oppose this Application.

E. Hearing Request

I (circle one): Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:
Entire Proposal



My submission is [include the reasons for your views]:

I object to private development which denies the public right of use and entry. I have seen this happen in Mt Cook National Park with the development of the private hut on the Ball Pass trip and feel very uncomfortable that this can happen in a National Park on public owned land.

I also do not wish to see increased areas of development within the national park as it takes away from the natural character of the area and destroys what I consider is the value of a national park.

The road to Milford gives you a wonderful feeling of being away from it all and driving through the wild. I think the lodge will detract from that feeling and it is going against the NP objectives for the road.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I wish to oppose the development of the lodge in its entirety.

G. Your Signature



Date

18.7.18

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor





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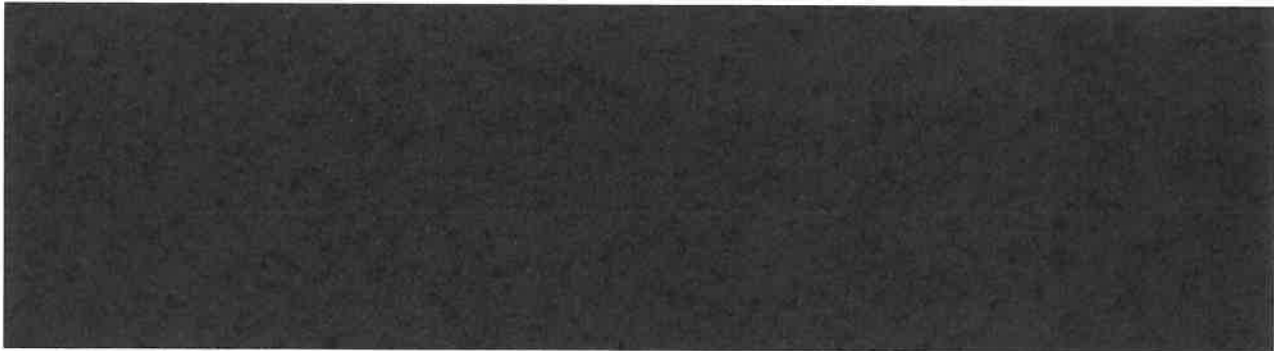
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64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I Oppose this Application.

E. Hearing Request

I Do wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The development of private accommodation within Fiordland National Park.
The exclusion of the public from the area of the proposed lease/concession.
The proximity of the proposed development to the Eglinton River.
The proposal selectively quotes and misinterprets the FNP in relation to its appropriateness at that site.
The proposed development could be placed elsewhere.
The Vegetation Assessment & General comments on Terrestrial Environmental Impacts.
The absence of a realistic assessment on existing users of the area

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My submission is:

The proposal is contrary to the National Parks Act 1980 which states "The New Zealand national parks system aims to preserve in perpetuity for their intrinsic worth and for the benefit use and enjoyment of the public those parts of the country that "contain scenery of such distinctive quality, ecological systems, or natural features so beautiful, unique, or scientifically important that their preservation is in the national interest".

The proposal is contrary to the Fiordland National Park Plan: "Private huts are considered inappropriate in national parks as they appropriate public resources for exclusive private benefit and are not consistent with the National Parks Act 1980."

This proposal is deliberately misleading in claiming the proposal to house 40 people would make a positive difference to Milford Road/Milford Sound congestion when the annual visitor numbers are already approaching 1 million and are forecast to exceed that in coming years.

The proposed complex would exclusively occupy an area of the Eglinton Valley accessible to virtually all NZ'ers. For decades my family and I, and our friends, have tramped, camped, and fished at and around the very site that the proposal intends to exclude us and all others from. The application is largely silent on the values others place on this area.

The Vegetation Assessment & General Comments on Terrestrial Environmental Impacts is superficial and as such misleading.

The sheer presence of a complex such as this will negatively impact upon, and discourage other recreational users from using an area far greater than it's presently declared footprint. Important detail is lacking.

Should this proposal be approved a precedent will have been set -- where will the next exclusive private lodge be constructed in this valley (or another) within our National Park?

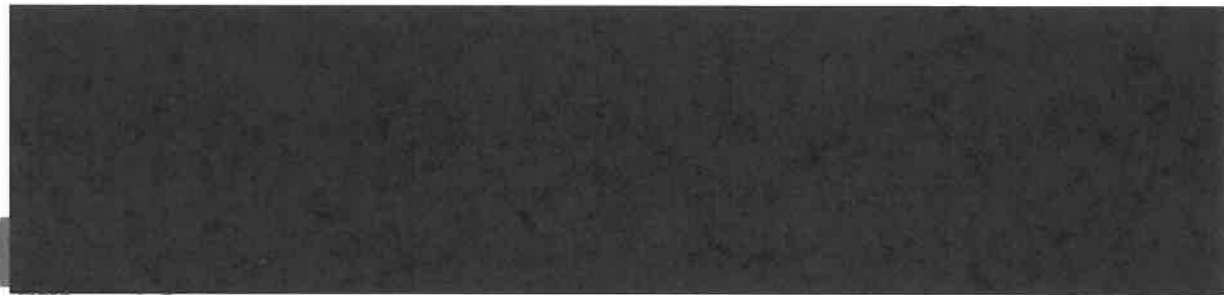
There are areas outside of the sensitive areas of this valley and the national park, Knobs Flat/Ta Anau Downs for example that provide potential for development without encroaching on and degrading the very values national park status should protect.

The appropriation of our precious national park land for exclusive private benefit and the loss in perpetuity to others must not be allowed.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I request that this application be declined in its entirety.

G. Your Signature



Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor

18

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A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I Oppose this Application.

E. Hearing Request

I (circle one): Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The entire application (opposition thereof).

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My submission is [include the reasons for your views]:

This proposal conflicts with the purpose of maintaining National Parks in their natural state and as places where the public have right of entry

This proposal directly contradicts policies for accommodation in section 9 of the General Policy for National Parks, (GPNP) especially section 9(d) which states that applicants should place accommodation outside of the park, or share existing facilities;

but including policy section 9(e) which provides that any new facilities are not for exclusive use and provide for public use.

This proposal is contrary to the Fiordland National Park Management Plan; specifically the objectives for Milford Road, (section 5.3.9.2 – 13 page 176)

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I would like to see this proposal denied, and in such a way as to strongly discourage future applications of a similar nature for a long time to come.

G. Your Signature



Date: 18-7-2018

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(82)



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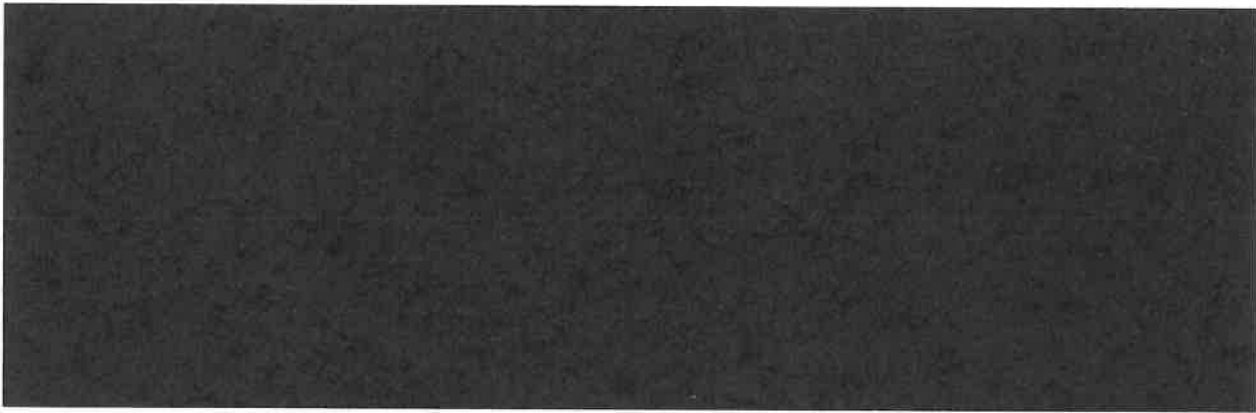
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64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I Oppose this Application.

E. Hearing Request

I Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The issue of a lease or licence for exclusive use of land within Fiordland National Park and the construction of buildings and associated infrastructure on that land for the operation of a business

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83

My submission is [Include the reasons for your views]:

Our submission is opposed to this application.

1 We believe that the application does not fit with the principles stated in Part 1 Section 4 Subsection 1 and 2 of the National Parks Act 1980. Quote" Part 1

National parks

Principles to be applied in national parks

4

Parks to be maintained in natural state, and public to have right of entry

(1)

It is hereby declared that the provisions of this Act shall have effect for the purpose of preserving in perpetuity as national parks, for their intrinsic worth and for the benefit, use, and enjoyment of the public, areas of New Zealand that contain scenery of such distinctive quality, ecological systems, or natural features so beautiful, unique, or scientifically important that their preservation is in the national interest.

(2)

It is hereby further declared that, having regard to the general purposes specified in subsection (1), national parks shall be so administered and maintained under the provisions of this Act that—

(a)

they shall be preserved as far as possible in their natural state:

(b)

except where the Authority otherwise determines, the native plants and animals of the parks shall as far as possible be preserved and the introduced plants and animals shall as far as possible be exterminated:

(c)

sites and objects of archaeological and historical interest shall as far as possible be preserved:

(d)

their value as soil, water, and forest conservation areas shall be maintained:

(e)

subject to the provisions of this Act and to the imposition of such conditions and restrictions as may be necessary for the preservation of the native plants and animals or for the welfare in general of the parks, the public shall have freedom of entry and access to the parks, so that they may receive in full measure the inspiration, enjoyment, recreation, and other benefits that may be derived from mountains, forests, sounds, seacoasts, lakes, rivers, and other natural features."

2 We believe the application is inconsistent with the statements made in the introduction of the General Policy for National Parks. Part of which is quoted here: *"National parks are held for their intrinsic worth – that is for the value that they have, just because they exist – quite separate from any value that humans may ascribe to them. They are places where human interference, modification and control should be minimal, and enjoyment of them should be on nature's terms."*

3 We believe the application is inconsistent with the Fiordland National Park Management Plan 2007. Part Five subsection 5.1 has the statement: *"Although Fiordland National Park contains a vast visitor resource, it is not essential nor indeed desirable to provide for every possible user taste or preference. Outside Fiordland National Park many opportunities are available, or potential exists for them,"*

There are many opportunities to establish such proposed buildings and infrastructure on private land outside of Fordland National Park

4 We believe that any granting of a lease or licence of this type within ANY National Park in New Zealand would set a precedent and encourage further applications of this type, perhaps leading to private residences being established on leased national park land

Finally I wish to comment on the Testimonials.

We fail to see the relevance of the Applicants great Grandfather and Grandfather being veterans of WW1 and

50

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WW2 respectively. I have great respect for those people who fought in those wars but cannot see the relevance to this application. I have 2 Grandfathers who fought in WW1 and a father and uncle who fought WW2 but cannot see how this would qualify me to seek a consent such as this.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Application is refused

G. Your Signature



18/7/18
Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor

(83)



**Note: Include pages two and three of this form with your response to DŪC.
Do not include page one.**

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) ~~Support~~ / Neutral / **Oppose** this Application.

E. Hearing Request

I (circle one): ~~Do~~ / **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

My submission relates to the application in general.

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My submission is [Include the reasons for your views]:

Placing an exclusive, private accommodation inside a national park is contrary to the spirit of the Conservation Act 1987 and to the reason we have public conservation land – to prevent exploitation of land that has been set aside for the protection of natural processes and recreation in nature, especially national parks, and to maintain these spaces for all the public to use.

Additionally, this application is contrary to:

The accommodation policies in section 9 of the General Policy for National Parks, (GPNP) especially 9(d) which states that applicants should place accommodation outside of the park, or share existing facilities; but including policy 9(e) which provides that any new facilities are not for exclusive use and provide for public use.

It is also contrary to the Fiordland National Park Management Plan; specifically the objectives for Milford Road, (section 5.3.9.2 – 13 page 176)

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I believe this application should be declined in its entirety.

G. Your Signature



18 July 2018

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058.
Attention: Lisa Wheeler, Permissions Advisor

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**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-

D. Statement of Support/Opposition

I Oppose this Application.

E. Hearing Request

I (circle one): Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The entire application (in opposition thereof).

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My submission is [include the reasons for your views]:

This proposal conflicts with the purpose of maintaining National Parks in their natural state and as places where the public have right of entry.

This proposal directly contradicts policies for accommodation in section 9 of the General Policy for National Parks, (GPNP) especially section 9(d) which states that applicants should place accommodation outside of the park, or share existing facilities; but including policy section 9(e) which provides that any new facilities are not for exclusive use and provide for public use.

This proposal is contrary to the Fiordland National Park Management Plan; specifically the objectives for Milford Road, (section 5.3.9.2 – 13, page 176).

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I would like to see this entire proposal declined, and to ensure future applications of a similar nature will be discouraged for a very long time to come.

G. Your Signature



Date: 18-7-2018

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor





**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Support / Neutral / **Oppose** this Application.

E. Hearing Request

I (circle one): Do **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The adverse environmental and social effects that would result from the establishment of the proposed accommodation facilities and associated services.

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My submission is [include the reasons for your views]:

That this proposal must not be given permission to continue because it goes against the intent of the Conservation Act, and the Fiordland National Park Management Plan.

The Conservation Act states the following.

Section 20 - Wilderness Areas.

(1) Subject to subsections (2) to (4), the following provisions apply to every wilderness area:

(b) no building or machinery shall be erected on it:

Section 21 - Ecological areas

Every ecological area shall so be managed as to protect the value* for which it is held. (*In this case, an area of isolation from human inhabitation, sensitive ecology, and natural beauty - all of which will be severely compromised should this proposal be allowed to proceed).

Section 22 - Sanctuary areas

Every sanctuary area shall be managed to preserve in their natural state the indigenous plants and animals in it, and for scientific and other similar purposes. (This proposal will damage the 'natural state of the indigenous plants and animals' from direct construction damage and cleared land, increased visitor numbers, and services).

The Fiordland National Park Management Plan states the following.

Section 4.3 - PRESERVATION OF INDIGENOUS SPECIES AND HABITATS

Objective 9. To restore the diversity of indigenous species in island ecosystems to a range similar to that which existed before human disturbance occurred. (The proposal is in complete opposition to this objective.)

Section 5.2.4 - VISITOR IMPACTS

The increasing growth in visitor numbers to parts of Fiordland National Park is resulting in adverse effects in places. Adverse effects include social effects such as crowding, noise and incompatible uses (e.g. those seeking an experience of self-reliance versus those who prefer to be guided); and physical effects such as track damage and effects on sensitive natural ecosystems. Addressing such problems, particularly the social effects, is a significant issue for this plan. (Should this proposal be allowed to proceed, there would be an increase in the number of visitors as a result of the added facilities/amenity - this increase in visitors will contribute directly to the adverse effects which Section 5.2.4 seeks to minimise).

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

The only outcome that would truly benefit the New Zealand public, and the New Zealand environment, would be for this proposal to be rejected and not allowed to continue. We cannot sacrifice the environmental and social quality of areas of New Zealand's outstanding natural heritage for private gain.

G. Your Signature



18/07/2018

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor

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This form is to be used to provide submissions concerning publicly notified applications for leases, licences, permits, or easements under section Sections 17SC and 49 of the Conservation Act 1987.

Notes to Submitter:

Please download and complete this form, scan and send to DNSubmissions@doc.govt.nz

You may also mail your submission to:

Director-General
c/o Department of Conservation
PO Box 5244
Moray Place
Dunedin 9058

Attention: Lisa Wheeler
Permissions Advisor

Closing Date: The closing date and time for serving submissions to the Director-General on this matter is **5.00 pm, Friday 20 July 2018.**

Privacy: Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the notified permissions application process. Once submitted, submitters' information is subject to the Official Information Act 1982 and may be released under that Act. If you wish to keep any part of your submission confidential, you need to state this in writing when making your submission. Under the Privacy Act 1993, you may request the right of access to, and correction of, personal information provided in this submission.

Do not send page one of this document with your submission. If you require additional space for providing your submission, please attach extra pages as needed and label according to the relevant section.

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**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) **Oppose** this Application.

E. Hearing Request

I (circle one): **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

Whole application

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My submission is [include the reasons for your views]:

- Landscape conservation is often forgotten and needs to be taken into account in every action relating to national parks, whether by DOC or others.
- The application conflicts with the purpose of maintaining national parks in their natural state and being places where the public have the right of entry
- It directly contradicts policies for accommodation in section 9 of the General Policy for National Parks, (GPNP) especially 9(d) which states that applicants should place accommodation outside the park or share existing facilities; but including policy 9(e) which provides that any new facilities are not for exclusive use and provide for public use.
- Allowing exclusive use sets a very dangerous precedent.
- The application is contrary to the Fiordland National Park Management Plan; specifically the objectives for Milford Road, (section 5.3.9.2 – 13 page 176)

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

G. Your Signature

18

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18.7.18

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058.
Attention: Lisa Wheeler, Permissions Advisor

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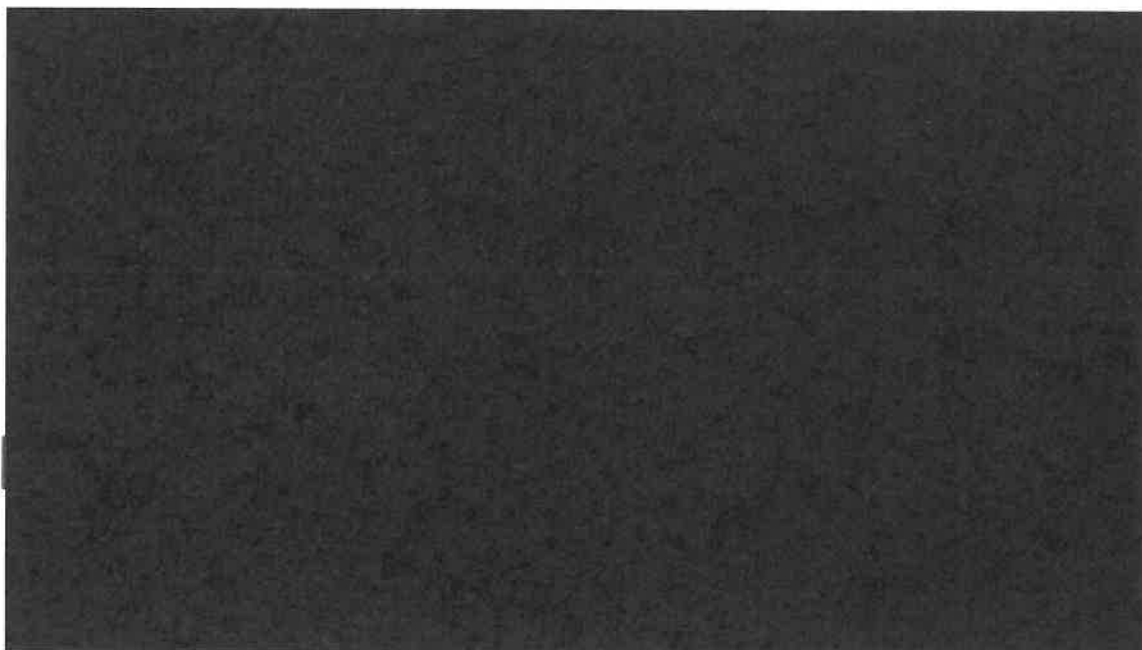
A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Support / Neutral / **Oppose** this Application.

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E. I do not wish to be heard in support of this submission at a hearing



F. Submission

The specific parts of the application that this submission relates to are:

the application in its entirety

My submission is [include the reasons for your views]:

+ National parks were set up for all to enjoy, not purloined for private purposes
+ reduces the value of the experience for the current ^{users} and proposed clients - by making it easier to access areas in the park away from human structures, with no real effort on their part. This is degrading and exploitative.

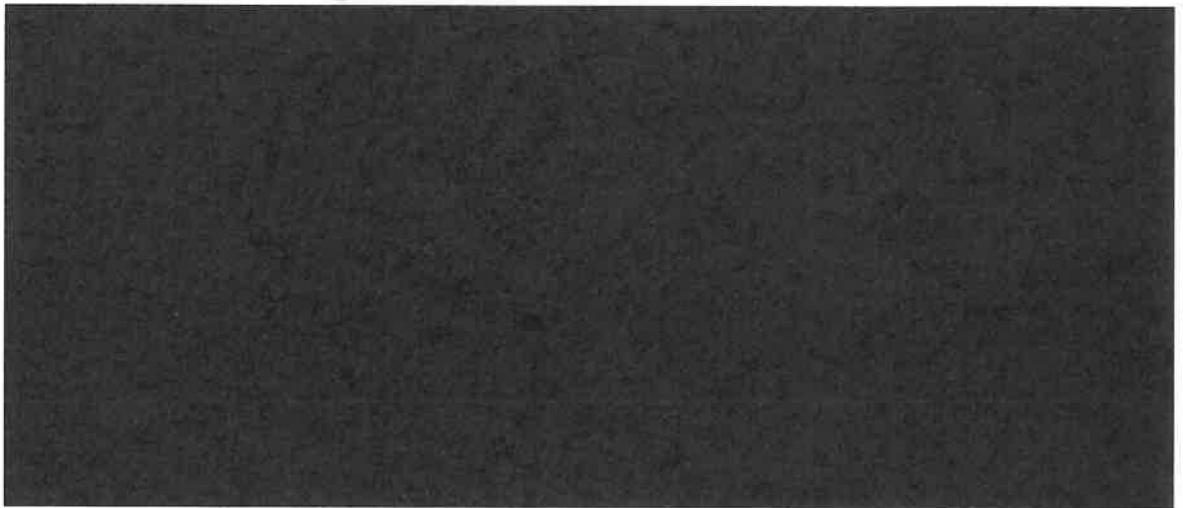
+ I walked the Milford Track a few years ago, with Ultimate Hikes. It felt like the most sacred place in the world, a taonga whose value was being upheld and maintained. The current government, I'm sure, will not be in favour of providing for the hav

What outcomes would you like to address with your submission?

What outcomes would you like to address with your submission?
[give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]

I would like the Department of Conservation to categorically deny all parts of ~~the submission~~ Path New Zealand Ltd's request, to send a clear message that trying to get away with the undermining of our national parks is not worth the effort

G. Your Signature



19 July 2018

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler Permissions Advisor



**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Nelson/Tasman branch of Forest and
Bird



D. Statement of Support/Opposition

I (circle one) Support / Neutral / **Oppose** this Application.

PS

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E. Hearing Request

I (circle one): Do / Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The application to build a private commercial lodge inside a national park

My submission is [include the reasons for your views]:

New Zealand has a long history of keeping our most spectacular landscapes open for all to enjoy. –The application to the Department of Conservation to build a commercial lodge within Fiordland National Park for exclusive use of up to 40 guests breaches policies which keep National parks as pristine places for all to enjoy and conflicts with the purpose of maintaining national parks in their natural state for the benefit of wild life.

Such exclusive use is not consistent with our National Parks Act; it appropriates public resources for private benefit. The Fiordland National Park Management Plan recognises that new visitor facilities should be established at existing modified sites. The proposed lodge, carpark and access track are in an area with few human structures. They would impinge on the Eglinton Valley's overall sense of naturalness. The publicly owned national park is valued for its intrinsic worth and should never be leased out for exclusive private use.

This application directly contradicts policies for accommodation in section 9 of the General Policy for National Parks, (GPNP) especially 9(d) which states that applicants should place accommodation outside of the park, or share existing facilities. It is contrary to the Fiordland National Park Management Plan; specifically the objectives for Milford Road.

New Zealand should never allow such a precedent.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

That the entire application is refused.

G. Your Signature



P8

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17.7.2018

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058.
Attention: Lisa Wheeler, Permissions Advisor

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13 JUL 2013

ŌTEPOTI / DUNEDIN OFFICE

**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Support / Neutral **Oppose** his Application.

E. Hearing Request

I (circle one) **Do** ~~Do Not~~ wish to be heard in support of this submission at a hearing. *I do want to be heard*

F. Submission

The specific parts of the application that this submission relates to are:

I oppose the entire proposal. I oppose the building of accommodation, car park, access road and nature trail within Fiordland National Park.

OP

90

My submission is [Include the reasons for your views]:

I oppose the entire proposal for a number of reasons. I am a frequent visitor to Fiordland National Park and the Eglington Valley and wish to acknowledge the cultural and natural values of this area: its importance in terms of pre-European/ Maori habitation, food gathering and exploration; its significance in terms of early European exploration; its significance in the art and culture of this country (early photography, painting, literature); its landscape values as a place of wilderness and beauty; its importance to native plant and animal species including native bats; and its significance as an area that has not been overly disturbed or developed by commercial interests and/or farming.

Building accommodation within the park will make a significant negative impact: visually it will disrupt the scale of the wilderness area, forcing visitors to once more tune into a built-up environment made up of buildings, roads etc. I also believe that if permitted to go ahead this development will seek to expand in future years – adding more accommodation blocks, cafes, retail areas, toilet facilities, visitor centres, activity outposts (helicopters/ jet boats/ gondolas) etc. with potential destruction of the entire area.

Building accommodation within the park boundaries will also have profound negative impact on the values of Fiordland National Park that can not be measured in dollar terms: solitude, silence, well-being, encounters with nature, cultural values and so on. At present this particular area of Fiordland National Park (Eglington Valley) is easily accessible to visitors, children travelling with families, the elderly, and those who are not able to tramp or mountaineer. It is essential that areas of undisturbed wilderness that are currently easily accessed remain free from human development so that their 'value' can be appreciated and respected by all visitors. National Parks serve an important role in educating the public about the importance of wilderness/native plant and animal species and it sends the wrong message if this role is swept away or viewed as secondary to human greed.

I believe no commercial building or accommodation of any type should be constructed within Fiordland National Park. National Parks should remain places where wilderness experiences can be enjoyed by all members of the public, and where nature is cherished in its 'natural state' rather than being turned for profit by private companies.

Building a commercial property for exclusive private use goes against the policies of the National Parks Act and the Fiordland National Park Management Plan. Entry to National Parks should be open and accessible to all members of the public, not just those with disposable income who are able to afford \$300 per night accommodation.

The proposal directly contradicts policies for accommodation in the general policy for national parks – section 9, esp. 9D.

This proposal is contrary to the Fiordland National Park Management Plan, specifically objectives for Milford Road (section 5.3.9.2 – p. 178)

... contd. Path NZ Ltd. 64177 - Acc

OP

90

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

The outcome I hope to achieve from this submission is that the entire proposal to build accomodation, access road, car park and nature trail is turned down. I would hope that the Fiordland Park National Park Management Plan is upheld , specifically as it relates to the construction of buildings within park boundaries. There should be no private/commercial development within Fiordland National Park.

G. Your Signature



14 July 2018

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058.
Attention: Lisa Wheeler, Permissions Advisor

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**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

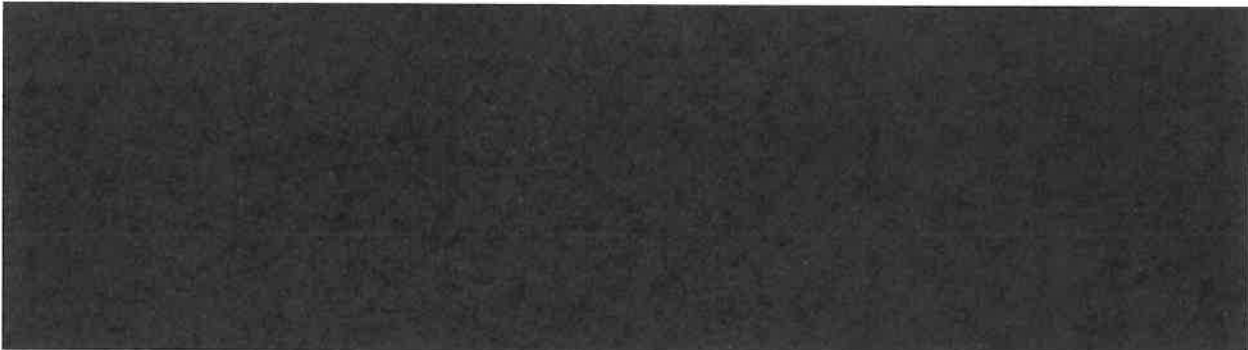
A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I Oppose this Application.

E. Hearing Request

I Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

Entire application and proposal within National Parks, conservation land or public reserves

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91

My submission is [include the reasons for your views]:

Maintaining the natural character of conservation lands is fundamental to their existence.

Priorities should be to conserve and maintain the natural environment and enable access for public enjoyment.

Conservation land is public land and should not be altered or modified in any way for private gain.

This proposal is an anathema to the concept of public conservation lands.

NZ should not be in the business of selling off conservation assets especially for exclusive use.

One of the last known pair of Huia was shipped off to amuse the Rothschilds in London by a leading naturalist of the day. If national parks are flogged off in any way for money or prestige then NZ would be doing a Buller.

Selling off our fragile and under threat natural heritage doesn't end well.

This proposal should never been presented, as the public of New Zealand should be able to trust that the conservation estates are to be held for the purpose that they were created for without having to battle to save yet another piece of conservation land. It should be sacrosanct.

The fact that these sorts of proposals are being put forward shows that the protection levels are deemed 'flexible' for the sake of monetary gain.

I reject this whole concept on public conservation land.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Throw the proposal out.

G. Your Signature



_____ 17 July 2018 _____
Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor

JP

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Note: Include pages two and three of this form with your response to DOC.
Do not include page one.

A. Permission Application Number and Name of Applicant

64177-ACC -- Path New Zealand Limited



B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) ~~Support / Neutral~~ **Oppose** this Application.

E. Hearing Request

I (circle one): Do **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

~~See Attached~~

The entire proposal.

SP

92

My submission is [include the reasons for your views]:

The proposal sets a precedent that would be detrimental to the public's enjoyment of National Parks if this is approved - what if to say the many other investors who would like to do the same should be declined?

- The proposal also - conflicts with the purpose of maintaining national parks in a natural state and being places in entirety where the public have the right of entry.
- it directly contradicts policies for accommodation in section 9 of the General Policy for National Parks, in particular 9(d) which states that applicants should place accommodation outside the park, and that new facilities should be available to the public
 - it is contrary to the Fiordland N.P. Management Plan; the objectives for Miford Road (sect. 5.3.9.2 - 13)

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

That the Department of Conservation would decline the application all together.

G. Your Signature



20/7/18
Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor

(SP)

(92)



**Note: Include pages two and three of this form with your response to DOC.
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A. Permission Application Number and Name of Applicant

64177-ACC - Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services Eglinton Valley Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Support / Neutral / Oppose the Application.

E. Hearing Request

I (circle one) Do / Do Not wish to be heard in support of the submission at a hearing

F. Submission

The specific parts of the application that this submission relates to are:
The submission applies to the whole proposal

JP

94

My submission is (include the reasons for your views)

I oppose this application because it

- Conflicts with the purpose of keeping National Parks in their natural state
- Conflicts with National Parks being places where the public have right of entry
- Directly conflicts with General Policy for National Parks section 5(a), which states that applicant should place accommodation outside the National Park or state leasing facilities at 3.2(b), which states that new facilities are not to be for exclusive use (ie they must provide for public use)
- Is contrary to the Fitzroy National Park Management Plan Section 1.3.3.2 regarding the World Road Network

What outcomes would you like to address with your submission? (Give precise details including the parts of the application you wish to have amended and the general nature of any conditions sought)

- Keep the Fitzroy National Park in its natural state
- Protect the Gulgona Valley from further development in order to preserve the native beauty, wildlife and habitat for endangered species such as bats
- Allow public entry and dairy activities
- Keep additional buildings and concrete structures (eg roads, car parks) outside the National Park

G. Your Signature



Date

Please complete this form and send to: **Director-General, c/o Department of Conservation, P.O. Box 5244, Manly Place, Darwin 9058.** You may also mail your submission to: **Director-General, c/o Department of Conservation, P.O. Box 5244, Manly Place, Darwin 9058.** Attention: Lisa Wheeler, Permitters Advisor

4/P

(94)



Department of Conservation
Te Papa Ataturu

COMMENT SUBMISSION FORM
Publicly notified application for leases,
licences, permits, or easements

**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

A. Permission Application Number and Name of Applicant

64/77 ACCS - Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Epitiroa Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Support / Neutral / **Oppose** this Application.

E. Hearing Request

I (circle one) **Do** / Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are

2P

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What outcomes would you like to address with your submission? (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought)

I think an artificial park should be built
near the residential area.
There is feedback from many people that they can
build on that.
~~But~~
Having a private facility near a residential
park will make "primary area" feel
uncomfortable.
Greenland needs to be left as much
wilderness as possible.

What outcomes would you like to address with your submission? (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought)

SAY NO to the whole concept of any more
"Commercial developments"
in our national parks

G. Your Signature



19-7-2018
Date

Please complete this form and send to Wildlife@do.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5044, Sirena Place, Dunedin 9058
NB: return: Lisa Wheeler, Permissions Advisor

2P

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This form is to be used to provide submissions concerning publicly notified applications for leases, licences, permits, or easements under section Sections 17SC and 49 of the Conservation Act 1987.

Notes to Submitter:

Please download and complete this form, scan and send to DNSubmissions@doc.govt.nz

You may also mail your submission to:

Director-General
c/o Department of Conservation
PO Box 5244
Moray Place
Dunedin 9058

Attention: Lisa Wheeler
Permissions Advisor

Closing Date: The closing date and time for serving submissions to the Director-General on this matter is **5.00 pm, Friday 20 July 2018.**

Privacy: Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the notified permissions application process. Once submitted, submitters' information is subject to the Official Information Act 1982 and may be released under that Act. If you wish to keep any part of your submission confidential, you need to state this in writing when making your submission. Under the Privacy Act 1993, you may request the right of access to, and correction of, personal information provided in this submission.

Do not send page one of this document with your submission. If you require additional space for providing your submission, please attach extra pages as needed and label according to the relevant section.

dp

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Do not include page one.**

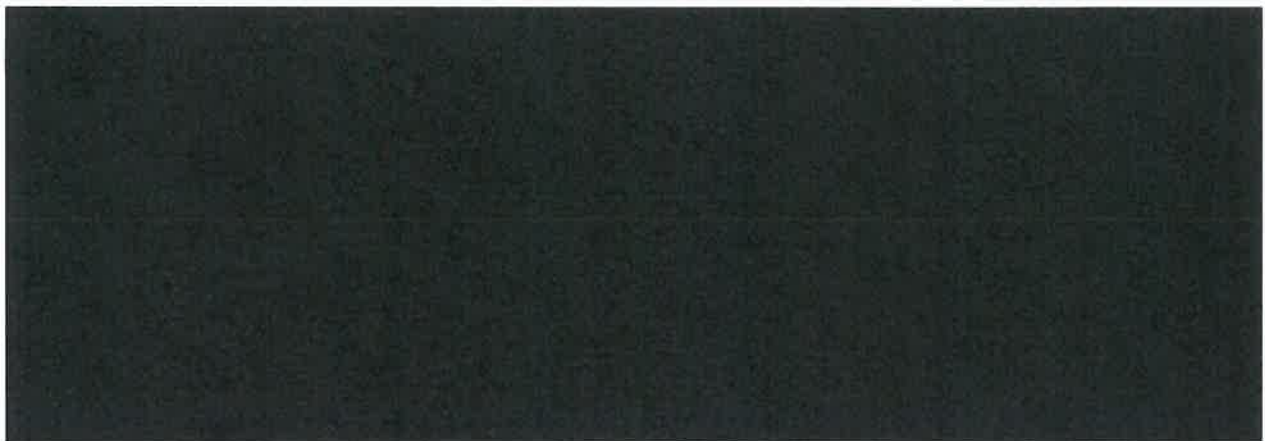
A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Oppose this Application.

E. Hearing Request

I (circle one) Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The entire proposal.

My submission is [include the reasons for your views]:

It is not necessary to build a private commercial facility in the national park, it should be built elsewhere outside the park. National parks should be left in their natural state.

Privatisation and restricted public access to parts of the park are against the National park act and the Fiordland national park management plan.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

G. Your Signature



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Date 19 July 2018

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor

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Thu 18/07 2018 12:08 p.m.

FW: Proposed Lodge at Milford Sound

To: [redacted]

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

fyi

[redacted]
Office of Hon Eugene Sage
Minister of Conservation, Minister for Land Information, Associate Minister for the Environment
Parliament Building, P.O. Box 18041, Wellington 6160

[redacted]
Sent: Monday, 16 July 2018 9:15 AM
To: E Sage (MIN) [redacted]
Subject: Proposed Lodge at Milford Sound

As the Minister of Conservation and Environment I am writing to you to ask you to oppose the proposal -only now comes to public attention- to build a lodge in Milford Sound.

Firstly, this appears to have been carefully 'managed', -read 'hidden'- from public discussion for over six months, leaving only a period of about ten days in which submissions can be made before closing date. And this, during Parliamentary recess.

Secondly, this is the most inappropriate place for a Lodge to be built. Limited land base to start with; limited access (currently). If built, there will be a huge increase in tourist numbers using a very narrow road; sewage, water and electricity supplies will have to be provided and rubbish disposal provided.

Why 'develop' such a pristine site?? Milford Sound has retained its beauty because tourist numbers are limited by access and facilities. I am a southerner and tramped the track in 1970, long before the upgraded facilities. It is one of NZ's gems.

There are other places to build a Lodge which could service the area, but NOT in this beautiful, magnificent part of isolated NZ. In fact, there are few places now where there is the old isolation New Zealanders once enjoyed.

PLEASE oppose this development. It might bring in \$\$\$ for the developer but once built, the area can never be returned to its current isolated status, and we will be managing environmental damage

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Submission on a Publicly Notified Concession Application by Path New Zealand Limited

To: Director-General
c/o Department of Conservation
PO Box 5244
Moray Place
Dunedin 9058

Attention: Lisa Wheeler - Permissions Advisor

A. Permission Application Number and Name of Applicant:

64177-ACC – Path New Zealand Limited (Path NZ).

B. Name of Proposed Activity and Location(s):

Path NZ is applying for a concession to lease an unspecified area of land for a term of 30 years under s 50 of the National Parks Act to build and operate a commercial structure in Fiordland National Park, i.e. on public conservation land managed by the Department of Conservation. The application includes the construction and continued operation of four main elements:

1. Accommodation facilities for up to 40 guests + 8 onsite staff and associated services. Facilities consist of 6 main buildings, including:
 - a. A common area for guests, including dining / bar facilities, library and outdoor decked area;
 - b. Four accommodation buildings, each with five private rooms with ensuites;
 - c. Staff accommodation; and
 - d. Associated facilities, including a generator / storage shed.
2. A car park alongside the Te Anau – Milford Highway to provide parking for approximately 30 cars and cater for bus pick up / drop off;
3. A 500m all-weather quad bike and trailer access track running through beech forest from the carpark to accommodation facilities; and
4. A nature trail.

C. Submitter information:

Name: Southland Fish & Game Council (Fish & Game)



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D. Statement of Support / Opposition:

Fish & Game oppose this application in its entirety.

E. Hearing Request

Fish & Game do wish to be heard in support of this submission at a hearing if needed, either in person or by video conference.

In addition, Fish & Game do wish to be involved in any consultation meeting that may be held for this application.

F. Submission:

The specific parts of the application that this submission relates to are:

The application in its entirety.

Fish & Game's submission is:

Background

1. Fish & Game is the statutory manager of sports fish and game birds within Southland Fish & Game Region under Parts 5A and 5B of the Conservation Act 1987 and Part II of the Wildlife Act 1953. Fish & Game is comprised of 12 members elected from licence holders in the Southland Fish and Game Region.
2. Fish & Game Councils are statutory bodies established under the Conservation Act 1987 ("the Conservation Act") to:
 - a. Manage, maintain and enhance the sports fish and game resource in the recreational interests of anglers and hunters (s 26Q(1));
 - b. Assess and monitor the condition and trend of ecosystems as habitats for sports fish and game (s 26Q(1)(a)(iii));
 - c. Represent the interests and aspirations of anglers and hunters in the statutory planning process (s 26Q(1)(e)(i)); and
 - d. Advocate the interests of the Council, including its interests in habitats (s 26Q(1)(e)(vii)).
3. Sports fisheries have existed as part of a statutory regime in New Zealand since 1867, with the largely salmonid (trout and salmon) based fisheries a key value in and attribute of freshwaters. Sports fish are recognised and defined in the Conservation

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Act. The current statutory basis and regime for sports fishery management by Fish & Game Councils is provided for under Part 5A of the Conservation Act, as part of freshwater fisheries management, together with associated Freshwater Fisheries Regulations 1983 and annual Angler's Notices promulgated under the Conservation Act, which are approved by the Minister of Conservation.

4. Sports fish, including trout and salmon, are introduced freshwater fish, which have high social and cultural values. Their valued fisheries status is recognised by statute in s 26B of the Conservation Act and s 7(h) of the Resource Management Act 1991 ("the RMA"). In addition, the Department of Conservation has a statutory function under s 6(ab) of the Conservation Act to:

"... preserve so far as is practicable all indigenous freshwater fisheries, and protect recreational freshwater fisheries and freshwater fish habitats."

The setting

5. The Eglinton River is a medium sized river that flows generally south for approximately 50km through Fiordland National Park before entering Lake Te Anau along its eastern shore opposite the entrance to North Fiord.
6. The headwaters of the Eglinton River are at Lake Gunn (approximately 25km east of Milford Sound), which helps maintain its generally stable flow, particularly in the upper reaches. As the Eglinton River is joined by its tributaries, the East Branch being the major one, it becomes more susceptible to heavy flooding.
7. The Eglinton River varies in character throughout its length to Lake Te Anau. Of a generally loose meandering nature with wide riparian margins it is also confined in places by gorges and ancient tributary fans. Bed material varies from quite loose gravels to boulders and solid rock. The Eglinton River is not embedded, and the mobile bed substrate inhibit the opportunities for extensive growth of didymo. The Eglinton River is largely wadable.
8. The Eglinton River Valley contains a diverse range of landscapes including areas of wetland, open tussock grasslands, grass / native scrub covered floor, steep beech forest, river terraces and slopes. In this case, the proposed site of the development is currently undeveloped and devoid of physical structures with the exception of the Te Anau - Milford Road, which is located approximately 400m from where it is proposed buildings will be constructed.
9. Fiordland National Park is recognised as internationally significant by UNESCO as part of Te Wahipounamu South West New Zealand World Heritage Area and as an area of outstanding natural features and landscapes for the purposes of section 6 of the Resource Management Act.¹

¹ Section 3.5 of the Southland District Plan.



Fish & Game values associated with the Eglinton River Valley

10. There are considerable Fish & Game values associated with the Eglinton River and adjoining valley² as follows:
- a. Of special significance to Fish & Game and freshwater anglers is the self-sustaining population of wild rainbow and brown trout, which the Waiau catchment supports. Rainbow trout are not present in the other three major river catchments in Southland, namely the Aparima, Mataura and Oreti catchments.
 - b. The Eglinton River has the following specific Fish & Game values:
 - i. The Eglinton River is a rainbow and brown trout fishery that offers over 30km of fishable water within Fiordland National Park. Specifically:
 - The fishery is dominated by brown trout, although rainbow trout play an active role in the river's fishery. Rainbow trout numbers generally recede in the early part of the season, but resident rainbow trout are still found throughout the season amongst boulder runs that have reasonable depth and in the deeper pools.
 - Brown trout are found throughout the length of the Eglinton River. The tens of kilometres of river flats provide extensive cover for brown trout in the form of overhanging and submerged grass banks and sods. This and log jams provide excellent overhead cover for brown trout.
 - As a tributary of Lake Te Anau, the Eglinton River receives annual influxes of brown and rainbow trout on their spawning migration. The main stem of the Eglinton River and its tributaries provides spawning habitat for brown and rainbow trout, with brown trout spawning typically occurring in May – July and rainbow spawning typically occurring in September – October.
 - ii. The water quality of the Eglinton River is high throughout its length, and visual clarity of the Eglinton's water can be exceptionally high, hence it is well suited to sight fishing for trout using artificial dry flies.
 - iii. The Eglinton River fishery is readily accessible by anglers. Specifically:
 - A gravel road provides access to the confluence of the Eglinton River and Lake Te Anau from Te Anau Downs and

² The Eglinton River and Lake Te Anau are all located in the Waiau catchment.

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the Te Anau – Milford Highway (SH94) follows the rivers true left bank for most of its length; and

- Accessing the Eglinton River requires anglers to walk through tussock flats and / or beech forest from either the Te Anau – Milford Highway or various public access points.
- iv. Whilst game bird hunting is not generally permitted in Fiordland National Park, there is a history of recreational hunting of Canada geese in the Eglinton Valley, which has continued since the species was de-classified as a game bird. A booking system administered by the Department of Conservation permits the hunting of Canada geese by recreational hunters in the Eglinton Valley and its riverbed from mid-June until September annually.
- c. The Eglinton River and its tributaries are used by both guided and unguided recreational anglers from both New Zealand and overseas during the open fishing season, which runs from 1 November – 31 May inclusive annually. Anglers are restricted to the use of artificial flies and to a bag limit of 1 fish per day. Anyone with a current fishing licence can fish the Eglinton River and its tributaries during the open season.

G. Southland Fish & Game opposes the application for the following reasons:

11. Fish & Game is opposed to the concession sought by Path NZ for the following reasons:
 - a. The application that does not an adequate assessment under s 17S(c) of the Conservation Act 1987 of the potential effects of the proposed activity and the actions Path NZ proposes to avoid, remedy or mitigate effects;
 - b. The creation of adverse effects on the environment, including amenity, and recreational use;
 - c. Adverse effects on the angling amenity of the Eglinton River valley in circumstances where the maintenance of the quality of the fishery and angling amenity is dependent upon protecting the scenic beauty and wilderness feeling;
 - d. The appropriation of an area of largely modified public land within Fiordland National Park for commercial development when alternative modified sites exist both within and outside Fiordland National Park;
 - e. The application does not provide a comprehensive assessment of the proposal against applicable legislation and planning documents, including:
 - i. Conservation Act 1987;
 - ii. National Parks Act 1980;
 - iii. General Policy for National parks 2005;

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- iv. Fiordland National Park Plan 2007; and
- f. Public accountability and value.

Construction works and operation of the accommodation facility

12. The application fails to provide sufficient detail and an assessment of effects of the construction works / methodology, vegetation clearance and earthworks required to construct the various buildings, associated infrastructure and access track. Specifically, the application does not:
- a. Address the anticipated construction window and whether it will cease during the angling season. It is proposed that the six main buildings and associated facilities will be largely prefabricated off site and moved on site by helicopter, however no detail is provided in relation to the number and timing of helicopter flights required to facilitate this.
 - b. Address the design of the structures, methodology for construction of the structures and vulnerability of the site in light of the geotechnical report, which provides that the site “. . . is considered technically feasible from a geotechnical hazards perspective . . .”; but subject to the following hazards and hazard ratings (where provided)³:
 - i. Flooding – flood hazard rating of 1 – 2;
 - ii. Liquefaction – liquefaction hazard rating of 2 – 3; and
 - iii. Seismic – *“The site has the potential to exposed to severe shaking and damage during a significant Alpine Fault seismic event – high probability within the next 50 years.”*
 - c. Provide the dimensions or specific location of the carpark alongside the Te Anau – Milford Highway nor address how many beech trees would need to be removed to accommodate the proposed carpark. The reference to the removal of 10 – 20 small to medium trees relates to the “building platform”, i.e. this assessment excludes vegetation removal associated with construction of the carpark alongside the Te Anau – Milford Highway and the 500m access track. Any assessment of vegetation effects should take account of:
 - i. Vegetation removal associated with the full footprint of the proposed development, which is inherently linked;
 - ii. The edge effect associated with removing beech trees along the margins of the beech forest;

³ Hazard rating: 1 (negligible risk) – 5 (high risk). Further investigation is recommended for ratings 2 or greater – see GeoSolve report (Ref: 160318.01) – Attachment 3b:A:c.

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- iii. The effect of creating a wind corridor through the beech forest, particularly with respect to the proposed 500m access track;
 - iv. The threat of weed species introduction; and
 - v. Root disturbance of beech trees, which are a shallow rooted species.
- d. Provide building plans showing the measurements / dimensions, design and scale of the proposed structures, including building materials and colour schemes. This information is highly relevant in circumstances where the proposed structures to be located on an elevated site overlooking the Eglinton River where there are currently no visible man-made structures. In this case, drawings of the proposed buildings in the application are conceptual in nature and do not provide any accompanying details.
- e. Provide details in relation to rainwater and storm water capture and discharge.
- f. Provide details of the location of the onsite effluent / wastewater discharge system proposed, any earthworks required and how any machinery required will access the site. In this case, the Preliminary Wastewater Design Concept report recommends:
- i. Treatment of wastewater by septic tank placed either above or below ground; and
 - ii. Land application via either subsurface drip irrigation or soil soakage beds.⁴

However, the application is silent as to which option(s) Path NZ intends to utilize and any accompanying assessment of the effects / mitigation of either option, notwithstanding that:

- i. Installation of septic tanks below ground level is likely to involve earthworks;
- ii. Subsurface irrigation requires the laying approximately 2km or more of drip lines in the beech forest immediately adjacent to margins of the true left bank of the Eglinton River and cutting 2km of narrow trench approximately 100-200mm deep to lay drip lines. No assessment is provided in relation to the flooding risk of the above proposed disposal site or the potential effects of trenching on beech trees, which are a shallow rooted species, or in relation to water quality in the Eglinton River⁵; and

⁴ Preliminary Wastewater Design Concept report by John Cocks Limited – Attachment 3b:A:b, p. 2

⁵ Ibid.

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- iii. Soil soakage beds requires occupation of 800m² of tussock land down slope of the pods locations and "substantial earthworks" to facilitate installation.⁶
- g. The design of the 500m long access track, including width, construction materials, construction methodology and whether it will include drainage channels and batters. Fish & Game's assessment is that:
 - i. The access track will require the formation of a gentle gradient compacted / stabilised surface with accompanying water tables to facilitate all weather access by guests with luggage, wheel chairs and by a quad bike and trailer to service the demands of the accommodation infrastructure; and
 - ii. The access track will alter the naturalness of the area and be quite different in nature to a traditional walking track, which is not designed to facilitate ongoing vehicle access to service the demands of accommodation infrastructure.

Further, it is unclear how emergency and medical services will access the site in the event that they are required, such as for a fire or medical emergency. No provision is made in the application for the construction of a helipad.

- h. What, if any, earthworks are required to facilitate construction, including buildings, wastewater and water storage tanks, and wastewater discharge, and how any machinery will access the site. For example, it is not clear whether the accommodation buildings will be piled above ground level to avoid earth works / re-contouring of the site or require slab foundations and associated earth works / re-contouring.
13. In addition, the application fails to provide sufficient detail and an assessment of effects regarding operation of the accommodation facility, including:
- a. The frequency and timing of helicopter activity required to remove waste and black water, which it is proposed to dispose of outside Fiordland National Park;
 - b. The power source for ongoing operation of the accommodation and anticipated noise levels if a diesel generator is to be utilized;
 - c. The water source(s), including under dry conditions, in light of anticipated water usage of up to 40 guests + 8 onsite staff.⁷ Fish & Game notes that no provision is made in the application for the placement of water tanks to store captured rainwater for onsite use nor is any detail provided as to what drilling

⁶ Ibid.

⁷ Estimated water usage at full occupancy is estimated at an average daily flow of 7,900 litres/day and peak daily flow of 19,700 litres/day (on a peak weekly basis) -- See Preliminary Wastewater Design Concept report by John Cocks Limited -- Attachment 3b:A:b. This figure does not appear to include a rainwater or storm water component.



machinery would need to access the site to construct the preferred option of a groundwater bore and how this would occur;

- d. The environmental effects of the ongoing operation of a wastewater discharge to land in the Eglinton Valley, including effects on water quality; and
 - e. The effects on the night sky of internal and external lighting associated with the accommodation. It is likely that:
 - i. The 500m access track will require lighting along it, particularly through the beech forest, to allow guests and staff safe passage in low light / dark conditions;
 - ii. That the proposed buildings, which are not physically connected, will require external lighting to allow guests and staff safe passage between them in low light / dark conditions; and
 - iii. Internal lighting in the common / dining / library building, which features a large north facing glass front, will illuminate the structure and spill out into the surrounding sky in low light / dark conditions.
14. In summary, information in the application with respect to the design and locations of buildings and structures, including construction and subsequent operation of the accommodation, does not demonstrate that they are responsive to their context and integrate and reflect the characteristics of the site and wider environment. This includes the siting and scale of buildings and structures and their associated curtilage, utilities, access, signage, earthworks and landscape plantings.

Angling amenity

- 15. As described above, the physical environment of the Eglinton River Valley creates a scenic angling setting and is recognised by Fish & Game and anglers as a back-country fishery.
- 16. An angling Recreational Opportunity Spectrum (ROS) is acknowledged as an important approach to managing sports fisheries resources and providing for the recreational need of anglers. This approach is based on the widely recognised and applied ROS developed for management of other outdoor recreational activities.^{8 9}
- 17. The spectrum recognises the diversity of recreational angling opportunities within each Fish and Game region and classifies them based on their key characteristics and recreational settings - from modified urban environments at one end of the spectrum through to backcountry and remote settings at the other.

⁸ Perez-Verdin, G, Lee, M., and Chavez, D. (2008), Use of the Recreation Opportunity Spectrum in Natural Protected Area Planning and Management. In Chavez, D., Winter, P., and Asher, J., (Eds). *Recreation visitor research: studies of diversity*. Albany, CA: U.S. Department of Agriculture, Forest Service, pp. 21 – 38.

⁹ Taylor, P. C. (1993), *The New Zealand Recreation Opportunity Spectrum: Guidelines for Users*, Wellington: Department of Conservation and Hilliary Commission.

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18. Importantly, backcountry and remote fisheries are limited in number and highly valued by anglers. Backcountry and remote categories are particularly sensitive to major developments or increases in recreational pressure. A key objective of Fish & Game is to protect remote and back country fisheries and to maintain the recreational angling opportunities that they provide for all anglers.
19. The key features of a backcountry or remote fishery are:
- a. Being set in a largely unmodified natural landscape;
 - b. Relatively low encounter rates;
 - c. Better than average catch rates and / or size of fish;
 - d. Remote location distant from centres of population; and
 - e. Limited access.

The Eglinton River, which is situated within Fiordland National Park, exhibits several the above characteristics.

20. While backcountry fisheries, such as the Eglinton River provide the opportunity to catch medium – large brown and rainbow trout, or several trout, recreational user surveys of backcountry fisheries provide that this does not appear to be the only factor motivating anglers who fish back country fisheries.¹⁰ Those features are the icing on the cake.
21. In 2013 NIWA conducted an angler survey of river fisheries managed by Fish & Game. Randomly sampled respondents were asked to identify rivers that they had fished over the last 3 – 5 years, to rate their enjoyment of the fishery on a scale from 1 (least enjoyable) to 5 (most enjoyable) and to identify up to three reasons, from a list of 10, why they fished each river.¹¹ These 10 reasons were: close to home, close to holiday home, ease of access to river, area of fishable water, scenic beauty, wilderness feeling, angling challenge, anticipated good catch rate; anticipate large fish and other (including a brief description). 431 rivers that had at least 10 responses were analysed.
22. The four most highly ranked reasons by 48 respondents for fishing the Eglinton River (in order of importance) were:
- a. Scenic beauty (75%);
 - b. Wilderness feeling (46%);
 - c. Ease of access (35%); and

¹⁰ See for example: Sutherland S. (2001), *Upper Oreti Angler Survey 2000 – 2001*, Fish & Game New Zealand – Southland Region, p. 13.

¹¹ Unwin M. (2013). *Values of New Zealand angling rivers Results of the 2013 National Angling Survey Prepared for Fish & Game New Zealand, NIWA.*

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d. Area of fishable water (29%).

These results suggest that the Eglinton River fishery is highly valued by anglers for its angling amenity values, including scenic beauty and wilderness feeling.

23. Fish & Game is concerned that the application does not substantively address the effects of the proposal on anglers, including effects on angling amenity, and other traditional recreational users of the Eglinton Valley. Specifically, the application does not provide:

- a. An assessment of the landscape effects of introducing substantial man-made structures into an elevated area overlooking the Eglinton Valley, which is substantially unmodified. For example, several drawings in the application provide a sketched depiction of a large common guest building with high north facing glass walls and a large open fire and high chimney, but no specific information is provided in relation to it. The application suggests that the visual effects of the proposed structures on anglers fishing the Eglinton River, will be mitigated by the planting of tussocks around the proposed buildings and / or shrubs on the river bank to shield the buildings from view. In response, Fish & Game submits that:
 - i. The screening proposal is very much an 'out of sight out of mind' mentality, which ignores the presence of the presence of the accommodation facility and its accompanying footprint; and
 - ii. The screening proposal is subject to the availability of existing indigenous plant species that are suitable for screening and the time lag associated with slow growth rates and mortality in an area subject to significant frosting and elevated rainfall. Further, the merits of screen planting are difficult to assess in the absence of information about the visual effects of the proposal, including maximum sight distance, height of the proposed buildings, visibility of the proposed buildings and the capacity of the landscape to assimilate the proposed development.
- b. An assessment of the effects of the proposal on the natural 'quiet' of the area. For example, the application provides that the proposed accommodation is located far enough away from the Te Anau – Milford Highway so as to not hear traffic noise and to be able to hear the river and birdsong. In response, the application does not consider the exposure of traditional recreational users of the Eglinton Valley to man-made noise associated with proposal, such as increased helicopter activity and landings at the site, the operation of quad bikes and the operation of a diesel generator to provide power during the construction phase and subsequent operation of the accommodation facility.

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24. Appropriate planning requires that impact and tolerance information be obtained for relevant settings, opportunities and groups.¹² Sufficient information is lacking in the application, including:
- a. The compatibility of the proposed development, its construction and its usage with existing recreational use, including angling use of the Eglinton River valley; and
 - b. Encounter rates, which refers to the number of encounters with other recreational users in an area.

Encounters in backcountry settings (such as the Eglinton River valley) have important effects on solitude, and the quality of the recreational experience. Backcountry anglers in New Zealand comprise a special segment of visitors who are among the most susceptible to crowding of all backcountry groups.¹³ Evidence internationally and from New Zealand strongly suggests that in such fisheries, the number of encounters should not exceed 3 per day.^{14 15}

It is important to note that encounters are not restricted to immediate-proximity encounters. Encounters can also be sight / sound encounters, such as anglers seeing or hearing construction / maintenance activity or guests at some distance may have the same effect as a proximal encounter.¹⁶

25. In January - February 2011 the Department of Conservation, University of Queensland and University of Waikato jointly conducted a pilot-study which collected public values, experiences and development preferences for conservation land within the Southland region, including Fiordland National Park¹⁷. It is noteworthy that the dominant 'values', 'experiences' and 'development' preferences were calculated for Fiordland National Park as follows:

- a. Dominant value: Recreation;¹⁸
- b. Dominant experience: Solitude;¹⁹ and

¹² Whittaker, D. and Shelby, B. (2007) Capacity and conflict on the Upper Chattooga River. N.p USDA Forest Service.

¹³ Waldron, C (2008) Footprints in the sand: encounter norms for backcountry river trout anglers in New Zealand. In Lovelock, B. (Ed) Tourism and the consumption of wildlife: Hunting, shooting and sport fishing. London: Routledge, pp. 254 - 267.

¹⁴ Whittaker, D. and Shelby, B. (2007) Capacity and conflict on the Upper Chattooga River. N.p USDA Forest Service.

¹⁵ Waldron, C (2008) Footprints in the sand: encounter norms for backcountry river trout anglers in New Zealand. In Lovelock, B. (Ed) Tourism and the consumption of wildlife: Hunting, shooting and sport fishing. London: Routledge, pp. 254 - 267.

¹⁶ Whittaker, D. and Shelby, B. (2007) Capacity and conflict on the Upper Chattooga River. N.p USDA Forest Service.

¹⁷ Oyston E. (October 2011), *Identifying Conservation Values, Park Experiences, and Development Preferences in the Southland Region of New Zealand – A Summary of a Public Participation Geographic Information System Study in the Southland Region*, Department of Conservation Southland Conservancy.

¹⁸ Ibid, p. 8.

¹⁹ Ibid, p. 9.

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- c. Dominant development preference: No development.²⁰

In response, the application does not provide a complete assessment of effects of the proposal on the above values.

Consideration of alternative sites

26. Section 17U(4) of the Conservation Act provides that a concession application to build a structure or facility should not be granted if the activity could reasonably be undertaken in another location that:
- a. Is outside the conservation area to which the application relates; or
 - b. Is in another conservation area or in another part of the conservation area to which the application relates, where the potential adverse effects would be significantly less.

This ethos is repeated in a number of applicable statutory and planning documents that are relevant to the application, which are discussed in further detail under the heading 'planning instruments'.

27. The application provides that the proposed site has been selected for the following reasons:
- a. Proximity to Milford Sound;
 - b. Proximity to trail heads for popular shorts walks and days walks within Fiordland National Park; and
 - c. Development of a facility that targets people with high disposable income and who appreciate a more comfortable, catered experience.

In response, Fish & Game submits that:

- a. The proposed site is situated approximately 3.5km north of Knobs Flat, where there are existing structures that provide accommodation and campsites, and approximately 6km south of the Department of Conservation campsite at Cascade Creek. Fish & Game submits that:
 - i. The Knobs Flat and Cascade Creek sites are both situated within Fiordland National Park; and
 - ii. Compared to the proposed site, Knobs Flat and Cascade Creek share very similar, if not identical, proximity to Milford Sound and trail heads for popular shorts walks and day walks.

With the exception of the Dore Pass Route, all of the walks identified in the application require guests to leave the proposed site and travel either north or south to trail heads. Further, the Dore Pass Route is

²⁰ Ibid, p.11.

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acknowledged in the application as being a "challenging route" of "expert" difficulty, which requires crossing the unbridged Eglinton River and strenuous climbing / descent through an incised valley and exposed tops for 8 hours to reach Glade house on the margins of Clinton River.

b. Path NZ dismisses the above modified sites within Fiordland National Park and other sites outside Fiordland National Park, such as Te Anau Downs, on the basis that because of the preferences of the target market, namely people with higher disposable income and who prefer a more catered / comfortable experience, it is not possible to develop a commercially feasible and high value product if its site was in close proximity to campsites and budget accommodation. As such, Path NZ asserts that it ". . . cannot reasonably share a site with existing operators". In response:

i. The above statements are presented by Path NZ as fact in the absence of any accompanying / supporting information and evidence, including:

- An objective economic assessment of the proposal, including a comparative assessment of the revenue and benefits from the proposed site versus other modified sites both within and outside Fiordland National Park;
- Detail as to how or why alternative sites cannot deliver similar standards of comfort / catering for "people with higher disposable income" compared to the proposed site;
- An assessment regarding the threshold for displacement of "people with higher disposable income" due to the physical proximity of campsites and / or budget accommodation.

As such, the assessment of alternatives is presented in a subjective and incomplete manner and is only indicative of Path NZ's preference; not that the proposed site is the only viable option.

ii. Path NZ has not demonstrated that:

- Existing accommodation options are being used to their full capacity and potential;
- That there is a proven demand for accommodation in the area beyond what the existing infrastructure can cope with;
- The accommodation and related facility cannot reasonably be located outside Fiordland National Park, such as at Te Anau Downs; or

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- The accommodation and related facility cannot reasonably be built elsewhere in Fiordland National Park, such as at Knobs Flat or Cascade Creek.

Planning instruments

28. The proposed development will be located on land managed by the Department of Conservation pursuant to the Conservation Act.

Conservation Act 1987 considerations

29. Section 17U(2) of the Conservation Act provides that the Minister of Conservation may decline any application if the Minister considers:
- The information available is insufficient or inadequate to enable him or her to assess the effects (including the effects or any proposed methods to avoid, remedy or mitigate the adverse effects) of any activity, structure, or facility; or
 - There are not adequate methods or no reasonable methods for remedying, avoiding or mitigating the adverse effect of the activity, structure or facility.

Fish & Game submits that the application fails to satisfy section 17U(2)(a) and (b) of the Conservation Act for the reasons set out in paragraphs 12 – 27 of this submission.

National Parks Act 1980

30. Fiordland National Park is defined as a national park under and subject to the provisions of the National Park Act 1980.²¹ Fish & Game submits that the application is inconsistent with the National Park Act 1980, including:
- Preservation of Fiordland National Park as far as possible in its natural state – s 4(2)(d);
 - The requirement for concessions to be consistent with s 4 of the National Parks Act – s 49(2)(b); and
 - The requirement for accommodation established within Fiordland National Park to be consistent with the Fiordland National Park Plan 2007 – s 50(1)(a).

Fiordland National Park Plan 2007 considerations

31. Fiordland National Park falls within the Te Wāhipounamu (South West New Zealand) World Heritage Area. The Fiordland National Park Management Plan 2007 refers to the need to manage visitors and visitor services to sustain the integrity of the World Heritage setting.
32. Fish & Game submits the proposal is inconsistent with the Policies and Objectives of Fiordland National Park Plan in relation to 'Milford Road', including:

²¹ National Park Act 1980 – s 6(1)(e).

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- a. Objective 1(d), which provides that Fiordland National park adjoining Milford Road will be managed to provide and protect the Eglinton Valley's open and uninterrupted views of the surrounding mountains and valleys and its overall sense of naturalness;
- b. Implementation 13, which provides that activities associated with commercial recreation or tourism proposals, including new facilities, should only be authorised where:
 - i. They can be sited to minimise adverse effects on the natural and landscape values – Implementation 13(b);
 - ii. The fact that new proposals for travellers' accommodation should be considered in accordance with Chapter 9 of the General Policy for National Parks 2005; and, in general it is considered that there is adequate travellers' accommodation provided within Fiordland National Park or at nearby locations – Implementation 13(e) (emphasis added); and
 - iii. Preference should be given to any facility development that utilises previously modified sites and provides new opportunities for Fiordland National Park visitors but is still in keeping with the national park setting – Implementation 13(f).

General Policy for National Parks 2005 considerations

- 33. Fish & Game submits that the proposal is inconsistent with Policy 9 of the General Policy for National Parks 2005, which relates to accommodation and related facilities. Specifically, the application does not demonstrate that:
 - a. The accommodation or related facility cannot reasonably be located outside Fiordland National Park – Policy 9(d)(i);
 - b. The accommodation or related facility cannot reasonably be built elsewhere in Fiordland National Park where the potential effects would be significantly less – Policy 9(d)(ii). As discussed, existing modified sites, which provide accommodation are found at Knobs Flat and Cascade Creek;
 - c. Path NZ cannot reasonably use or share an existing structure or facility – Policy 9(d)(iii).
- 34. In addition, it is questionable whether:
 - a. the proposed accommodation and related facility is genuinely "public accommodation" for the purposes of the Fiordland National Park Plan 2007 and General Policy for National Parks 2005, i.e. a place to live or lodge that is open to or share by all people, in circumstances where the price point is predicted to be similar to overnight boats in Milford Sound, i.e. \$329-599 per

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person / per night (based upon adult twin share and departure from Milford Sound or Te Anau);²² and

- b. An overnight accommodation price point similar to overnight boats in Milford Sound would be a reasonable charge for access to and use of accommodation structures for the purposes of s 49(2)(b) of the National Parks Act 1980.

Public accountability and value

35. The Department of Conservation is required to charge concession fees for business operations on conservation lands, and the quantum of fees is reported annually to Parliament. Fish & Game submits that:

- a. The application does not:
 - i. Provide any indication of concession fees likely to be paid by the applicant to the Department of Conservation if the concession were granted; or
 - ii. Identify the ongoing costs of the Department of Conservation effectively managing the concession.
- b. It is essential for interested members of the public and interested organisations to have adequate information to evaluate the financial costs and benefits of the proposed development. The concession application is not competitive so any argument of a need to protect commercial confidentiality is irrelevant.
- c. Consideration needs to be given to the imposition of a financial bond to cover removal / restoration costs in the event of the project not being completed, ceasing operation or restorative works being required, such costs should not be borne by the public or Department of Conservation. It is essential for interested members of the public and interested organisations to have adequate information to evaluate the sufficiency of the bond.

Overall

36. Fish & Game submits that:

- a. The application does not provide an adequate assessment of effects as required by s 17S(c) of the Conservation Act 1987 and ought to have been returned by Department of Conservation under s 17SA(1);
- b. The proposal in its current form will adversely affect the environment, including amenity, and existing recreational experience of activities occurring in the area, particularly angling;

²² https://www.realljourneys.co.nz/en/experiences/cruises/milford-mariner-overnight-cruises/?gclid=EAlaIqobChMI9duzz7Wn3AIVFyy9Ch2qUAR6EAAAYASAAEgKCRfD_BwE – Accessed 18 July 2018.



- c. The proposal in its current form does not provide for the sustainable management of Fiordland National Park;
- d. The proposal in its current form fails to adequately consider alternative locations, including sites outside Fiordland National Park and existing modified sites within Fiordland National Park; and
- e. The proposal in its current form is inconsistent with the objectives and policies of the Conservation Act 1987, the National Parks Act 1980 the General Policy for National Parks 2005 and the Fiordland National Park Plan 2007.

H. What outcomes would Fish & Game like to address with its submission:

That the concession application by Path NZ be declined in its entirety.

I. Signature:

[Redacted Signature]

Signature of [Redacted] (person authorised to sign on behalf of Fish & Game)

Date: Thursday, 19 July 2018

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16 JUL 2018

Note: Include pages two and three of this form with your response to DOC.
Do not include page one.

A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I Oppose this Application.

E. Hearing Request

I Do wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The entire application

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My submission is [include the reasons for your views]:

I oppose this application on the grounds that it is not an appropriate use of a national park. The stated purposes of our national parks include to protect and preserve for perpetuity areas of natural beauty and cultural importance for the education and enjoyment of the public and to protect endemic species. Key principles are that national parks are areas of priceless importance that we are to protect for future generations and that incursions into these areas should be minimal and (I would add) for an essential preservation purpose or for general public access. These are underlying principles that are accepted nationally and internationally. All decisions about our parks should prioritise these principles.

This particular application fails in all respects. Fiordland National Park is a unique treasure to be preserved firstly for the New Zealand public and secondarily for the enjoyment of international visitors. The fact that there are beautiful vistas and quiet areas that would be conveniently enjoyed by time-restricted paying visitors is irrelevant. The national parks are full of such areas and should we open them all up for exploitation by the ever increasing number of entrepreneurs? The trip from Te Anau to the park by bus is less than an hour, enough time for the frazzled tourist to settle into a mindset to enjoy the park once they enter it in the same way that members of the New Zealand public do. I understand that there is potential for private development even closer to the park boundaries. The developers should be encouraged to explore options in these areas outside of the park.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

The application should be rejected outright.

G. Your Signature

PP

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13/07/18

Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058.
Attention: Lisa Wheeler, Permissions Advisor

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**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

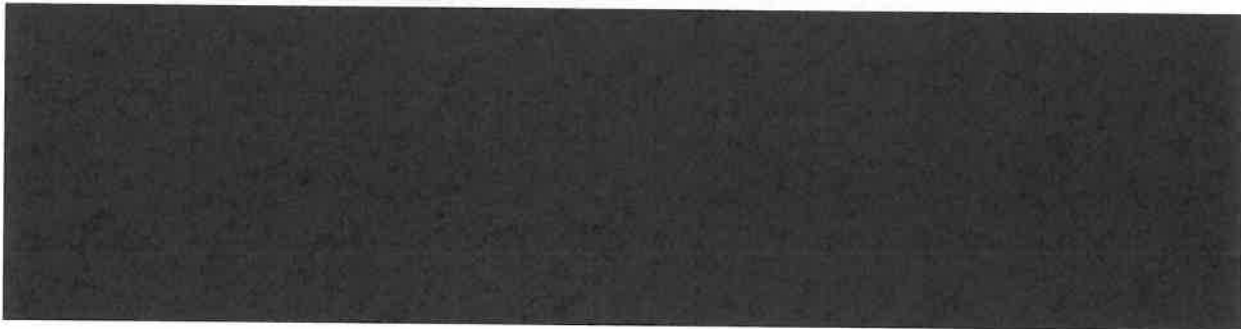
A. Permission Application Number and Name of Applicant

64177-ACC – Path New Zealand Limited

B. Name of Proposed Activity and Location(s)

Accommodation Facilities and Associated Services, Eglinton Valley, Fiordland National Park

C. Submitter Information-



D. Statement of Support/Opposition

I (circle one) Oppose this Application.

E. Hearing Request

I (circle one): Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The proposal in entirety.

My submission is [include the reasons for your views]:

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1) I believe the nature and specifics of this proposal conflicts with the the purpose of the National Parks Act 1980, namely Part 1 4 (1): "preserving in perpetuity as national parks, for their intrinsic worth and for the benefit, use, and enjoyment of the public, areas of New Zealand that contain scenery of such distinctive quality, ecological systems, or natural features so beautiful, unique, or scientifically important that their preservation is in the national interest."

2) The Eglinton Valley is home to the only known viable population of the lesser short-tail bat which is nationally "at risk", also a small and declining population of mohua. The National Parks Act Part 1, 4 (2) (e), allows for restrictions necessary for the preservation of such species. The area outlined in the proposal will most likely contain habitat for these species. The construction phase and ongoing use of the site will be disruptive to these habitats. Although provision has been allowed in the proposal to mitigate risk to bat habitat by saving any trees identified as having bats it does not take into account that the valley as a whole is viable habitat. It is in the "national interest" to preserve this area as much as possible in order to promote the health and increase of these "at risk" species.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

G. / Your Signature



19 / 08 / 10
Date

Please complete this form and send to DNSubmissions@doc.govt.nz. You may also mail your submission to: Director-General, c/o Department of Conservation, PO Box 5244, Moray Place, Dunedin 9058. Attention: Lisa Wheeler, Permissions Advisor

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