

Notified Concession Officer's Report to Decision Maker

Officer's Report to Decision Maker: Greg Lind Operations Manager Te Anau

Notified Application: Variation to concession OT-31008-GUI to build and operate a new lunch shelter at Howden Hut

Applicant: Tourism Milford Limited

Permission Record Number: OT-31008-GUI

File: PAC-13-06-144

The purpose of this report is to provide a thorough analysis of the application within the context of the legislation, the statutory planning framework and actual and potential effects, so the Decision Maker can consider the application; and confirm that it should be notified; and make a decision in principle whether it should be granted or declined.

1.0 Summary of proposal

Background

The concession to be varied (OT-31008-GUI) is in the name Routeburn Walk Limited, it expires on 31 January 2033.

The concession has recently undergone an assignment to Tourism Milford Limited (TML). This was done to consolidate their numerous concessions under one name.

The concession is a lease, licence and easement combined into one concession document. It provides for the operation of guided overnight tramps on the Routeburn Track in Mount Aspiring and Fiordland National Parks, and on the Greenstone Track on Conservation land and Ngai Tahu Leaseback land.

The lease covers all the fixed structures which includes the customer accommodation lodges, associated structures within the lease areas (staff accommodation, helipad, generator sheds, drying rooms and board walks), and the radio repeater sites (mast footprint 5 square metres for each of them).

The easement is for water supply lines and wastewater discharges associated with the lodges and lunch shelters.

The licence provides for the guiding component of the operation which is limited to a maximum party size of 46 including guides, 7 trips per week, and 180 trips per year. The Licence also provides for day walk side trips up the North Branch of the Routeburn, Duck Creek in the Livingstone Mountains, Lake McKellar Waterfall outlook, and rowing trips on Lake McKellar.

Information about the applicant

The applicant is well known to the Department.

TML has held a concession to operate guided overnight walks on the Routeburn Track since 1989. Trading as Ultimate Hikes, TML walks over 10,000 people per year from New Zealand and around the world. Over the last 28 years, TML has spent a considerable amount of time and investment upgrading the buildings and facilities on the track to provide safety and comfort for guided walkers and staff. TML also contribute to maintenance of the track and projects to retain Fiordland and Mount Aspiring National Parks in its natural habitat, including pest eradication, and water monitoring.

Type of concession sought

Variation to Notified Lease.

Term sought

In accordance with the existing concession which expires on 31 January 2033.

Description of the proposed activity and location where activity is proposed

The construction and operation of a lunch shelter at Howden Hut in Fiordland National Park. The use of helicopters to transport materials to the construction site, for removal of rubbish during construction and to service the shelter during its operation.

The lunch shelter will provide seating for up to 40 walkers plus guides. It will consist of a single building surrounded by decking with a door on the north side. It will have a sink and gas burners to provide hot drinks. Toilet facilities will continue to be provided at the Department hut site.

The building floor area is 74 m² including the decking area, sketch plans and site plans are attached in Appendix 1. The location of the building will be off the main track situated at the north end of Lake Howden away from the Department huts and toilet area (see sketch scheme 7 and 8). It will sit above a natural clearing by the lake. A short gravel track will be extended to the main door. Materials will be corrugated iron and timber and colours will match the surrounding vegetation to blend into the landscape (see sketch scheme 4 & 6).

Construction of the building will take place outside of the Great Walks season (May – November) to minimise impact on users of the track. The track is not closed in the winter season, but the area under construction will be fenced off from the main track and appropriate signage will be in place. As much of the building will be pre-fabricated off site as possible. There will be no services required. A sink will have a waste water containment tank, which will be emptied into the existing sewage system used by the Department toilet facilities.

The lunch shelter will be for the exclusive use of guided walkers. Freedom walkers have the use of Department huts nearby. TML will own the facility and requires exclusive use to ensure the security and safety of the building is not compromised.

2.0 Information available for consideration

Information received:

- From applicant - the application is attached in appendix 1 and can be found on the following link - <dme://Department-2961235/>
- From whanau/hapu/iwi – have no objection to the proposal - <dme://doc-3003990/>
- From Conservation Board – not required
- From Department staff - <dme://Department-2962742/>

Requested information not received:

None

3.0 Acknowledgement of complete application (s17S)

The application is complete.

4.0 Analysis of proposal (s17T, 17U, 17V, 17W, 17X, 17Y)

Declining an Application within 20 working days – s17T

Section 17T(2) requires the Minister to decline an application within 20 working days of it being deemed complete, if “...the application does not comply or is inconsistent with the provisions of this Act or any other relevant conservation management strategy or plan...”

This application complies with and is consistent with s.17T(2). It is therefore not considered appropriate for the application to be declined within twenty working days.

Public notification s17T(4)

Pursuant to Section 17T(4) of the Conservation Act 1987 before granting a lease, in respect of a conservation area [National Park], the Minister must give public notice of the intention to do so in accordance with s.49. Accordingly, this application is required to be publicly notified.

Analysis of Effects s17U(1) and (2)

Applicant's analysis

The applicant provided an analysis of effects and an environmental impact assessment (attached in appendix 1). The Department concurs with the analysis and information provided which covers all aspects of the proposal from its construction to completion and on-going use. The details will not be repeated in this analysis.

Department analysis

District Principal Ranger comments - construction detail comments

The proposed site is relatively well screened from the main hut. Any minor adjustment in the site should be away from the Howden Hut to retain screening trees.

The sight line from the track adjacent to the helicopter pad is partially obscured, so with natural colours used the building should blend in.

A final pegged out layout must be inspected by the Department prior to finalization and construction. TML must inform the District Office 5 working days prior to construction commencing.

Any grey water produced should be minimal. For the environmental constraints around construction of a waste water system solely for this hut, and understanding that the waste water is minimal, the best option would be to continue the use of the main hut, to tip the 5-10L of water daily.

Water draw down can be off the Department hut to avoid the addition of another water intake. There may be occasions where water is limited due to repairs being undertaken.

Construction should be undertaken between June and September to minimise disruption during the summer tramping season.

The Department would be happy to discuss options regarding accommodation of workers at site in the Department hut, depending on some conditions.

Building materials must be kea proof and must not contain toxic substances such as lead.

Helicopters will be used to fly in materials and fly out construction rubbish. The existing helipad can be used for this.

Other comments

The new building will provide an exclusive lunch shelter for its customers and guides and will solve the problem of overcrowding at the existing hut which is currently used by TML for lunch stops. No adverse effects are expected to occur with the construction and use of this building.

Monitoring Conditions

An inspection will be undertaken immediately prior to the commencement of construction and other inspections may be undertaken during the construction period and at its completion. Staff time and mileage will be recovered from TML for the inspections.

The grant of a Lease – Section 17 U (5)

The relevant section of the Act, that must be satisfied before a lease is granted, is outlined below.

- (5) The Minister may grant a lease or a licence (other than a *profit à prendre*) granting an interest in land only if—
 - (a) the lease or licence relates to 1 or more fixed structures and facilities (which structures and facilities do not include any track or road except where the track or road is an integral part of a larger facility); and
 - (b) in any case where the application includes an area or areas around the structure or facility,—
 - (i) either—
 - (A) it is necessary for the purposes of safety or security of the site, structure, or facility to include any area or areas (including any security fence) around the structure or facility; or
 - (B) it is necessary to include any clearly defined area or areas that are an integral part of the activity on the land; and
 - (ii) the grant of a lease or licence granting an interest in land is essential to enable the activity to be carried on.
- (6) No lease may be granted unless the applicant satisfies the Minister that exclusive possession is necessary for—
 - (a) the protection of public safety; or
 - (b) the protection of the physical security of the activity concerned; or
 - (c) the competent operation of the activity concerned.
- (7) For the purposes of subsection (6), the competent operation of an activity includes the necessity for the activity to achieve adequate investment and maintenance.

It is considered that a lease is appropriate as the proposal relates to a permanent fixed structure and accordingly the lease footprint has been identified as the footprint of the building (74 m²). Exclusive possession is considered appropriate for:

- for the purposes of security of the building; and
- to ensure that the applicant can operate the activity competently as they have a significant investment in buildings and related infrastructure.

The Minister should be satisfied that the grant of a lease granting an interest in the land is essential to enable this activity to be carried on [s.17U(5)(b)(ii)].

Purpose for which the land is held s(17U(3):

The building will be constructed within Fiordland National Park adjoining a high use track corridor which provides for overnight tramping experiences on one of New Zealand's great walks. Section 4 of National Parks outlines why National Parks are created and their purpose (see below).

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.

The proposal is not contrary, to the purpose for which the land is held. TML already have accommodation lodges and other structures on the track that support its overnight tramping trips. The provision of this small shelter will not create any adverse effects on the natural and historic values of the National Park.

The building will improve the current situation by providing a lunch shelter separate from the Department hut and remedy the crowding problems currently experienced at the Department hut.

Consistency with Relevant Management Strategies and Plans s17W:

The relevant documents that must be considered is the Southland Murihiku Conservation Management Strategy 2016 and the Fiordland National Park Management Plan 2007. The more relevant document is the park plan, it has specific policies relating to the construction and operation of commercial visitor facilities.

Southland Murihiku Conservation Management Strategy

Section 2.2 Fiordland Te Rua-o-te-moko Place

- 2.2.2 Manage Fiordland National Park in accordance with its national park management plan, including the visitor management and aircraft provisions.

Section 3.10 Structures and utilities - relevant policies

Policy

- 3.10.1 Should apply the following criteria when considering applications to erect or retain structures or utilities or the adaptive reuse of existing structures on public conservation lands and waters:
- a) the purposes for which the land concerned is held;
 - b) the outcomes and policies for the Place where the activity is proposed to occur;
 - c) whether the structure could reasonably be located outside public conservation lands and waters;
 - d) whether the structure could reasonably be located in another location where fewer adverse effects would result from the activity;
 - e) whether the structure adversely affects conservation, including recreational, values;
 - f) whether the structure is readily available for public use;
 - g) whether the structure is consistent with the visitor management zone on Map 3 and as described in Appendix 12;
 - h) whether the activity promotes or enhances the retention of a historic structure;
 - i) whether the activity is an adaptive reuse of an existing structure;
 - j) whether the policies for private accommodation and related facilities should be applied (see Policies 3.11.1-3.11.7); and
 - k) whether any proposed road in the Fiordland National Park is provided for by the Fiordland National Park Management Plan 2007.

Fiordland National Park Management Plan 2007

Section 5.3.8. High Use Track Corridors which includes the Routeburn Track

Relevant Implementations

2. Individual hut capacity will not exceed 50 walkers, except for Luxmore, Iris Burn and Lake Mackenzie huts which are already larger than this, in which case further expansion will not be allowed. This is also subject to the provisions outlined below for the Milford, Routeburn, Kepler and Hump Ridge tracks.

4. The spacing and location of huts and other structures should be designed to ensure the track retains most of its natural character. The following criteria should be met by the Department of Conservation and concession applications:
 - a) All visual, social, cultural and ecological impacts both at the site and in the wider context should be managed;
 - b) Architectural designs demonstrating point (a) above should be provided for all hut proposals and major structures;
 - c) The necessity for the facility both in terms of need and location (i.e. why the facility is required/necessary); and
 - d) Applications for variations to existing hut leases should be restricted to the existing footprint of the lease and a new lease application should be required for development outside of this. Criteria (points a-c) are applicable to variations.

Section 5.4 Concessions

Relevant Implementation

5. Structures, facilities and services (e.g. huts and tracks) ancillary to commercial recreation/tourism activities will only be considered where it can be demonstrated that they cannot be undertaken outside Fiordland National Park or the use of existing Fiordland National Park facilities is not possible.

Section 5.8 Recreation Facilities

Relevant Implementations

3. Where development of facilities is proposed by any group (including the Department of Conservation), it will be assessed to ensure consistency with visitor group and visitor setting criteria, relevant legislation, the Department of Conservation's design standards for visitor facilities and the other policies and objectives of this plan.
4. The location, design, colour and scale of any development should be such that they are compatible with, rather than detract from, the natural setting.
5. Appropriate waste management and energy efficient technologies will be used when designing and using recreation facilities.
6. Development proposals will take into account Ngāi Tahu cultural values, particularly as they relate to the disposal of waste.

Comments

The application is consistent with the above provisions. The applicant has demonstrated in its application that they have covered all aspects associated with the above policies and implementations.

5.0 Relevant information about the applicant

Convictions on any charge related to the activity applied for or on any conservation related issue:

None.

Past compliance with concession conditions:

No issues here.

Credit check result:

Not required.

6.0 Proposed operating conditions

Concession Activity:

The construction and operation of a day use lunch shelter at Lake Howden in accordance with the plans and specifications supplied in the application. The use of helicopters to transport materials to the construction site, for removal of rubbish during construction and to service the shelter during its operation.

Term:

In accord with the existing concession (OT-31008-GUI) which expires on 31 January 2033.

Fees:

In accord with the existing concession (OT-31008-GUI).

Summary of special conditions as listed in effects assessment above:

1. The lease area will be confined to the footprint of the building.
2. An onsite meeting with the District Office and the Concessionaire must occur before work commences to clarify the final layout and any vegetation clearance required. Minimal vegetation clearance is sought to ensure adequate screening for the building. Contact person Grant Tremain 032490200.
3. Construction must not take place before 6th June 2017 and must be completed by September 1st 2017 to minimize disruption to trampers during the summer tramping season.
4. Construction workers can be accommodated in Howden Hut during the construction period; The Concessionaire can negotiate with the District Office regarding payment for use of the hut and other details. Contact person Grant Tremain 032490200.
5. Building materials must be kea proof and must not contain toxic substances such as lead.
6. Staff from the Department may carry out inspections before, during and after the construction period. Staff time and mileage will be recovered from the Concessionaire for these inspections.
7. All construction rubbish must be removed from the site at the completion of the build or at sooner intervals if required by the Grantor.
8. The construction area must be well defined and secure with all health and safety requirements in place.
9. The Concessionaire must ensure that notices are in place, before construction commences, that notify other users of the track of the construction site, hours of construction, helicopter use and period of construction.
10. The Concessionaire and/or its contractors must ensure that members of the public are kept well away and in a safe position from the helicopter landing pad when the helicopter is landing

and departing from the pad. Loose materials and clothing must be kept in a secure position well away from the pad.

7.0 Applicant's comments on draft Officer's Report

It is considered that that the report does not need to be sent to the applicant for comment as the recommendations/conditions have already been discussed with the applicant on site.

8.0 Summary and Conclusions

It is considered that the proposed activity is not contrary to the purpose for which the land is held nor with other provisions of the Act, and is consistent with the relevant planning documents.

The contents of this report should satisfy the Minister that there appears to be no reason why the Minister should not approve in principle a concession to the applicant for the proposed activity. Any adverse effects on conservation values such as biodiversity, historic, social and amenity values resulting from the activity are well understood at this location due to the historic nature of the activity and can be avoided, remedied or mitigated by conditions.

9.0 Recommendations to decision maker

Pursuant to the delegation dated 8 September 2015 / 9 September 2015 it is recommended that the Operations Manager Te Anau:

1. **Deem this application to be complete in terms of s17S of the Conservation Act 1987; and**
2. **Agree that if this application is approved in principle then the intention to grant the concession will be publicly notified; and**
3. **Approve in principle the granting of a Notified Variation Concession Lease to Tourism Milford Limited subject to the standard and special concession conditions identified in this report; and**
4. **Having regard to s49(1) of the Conservation Act 1987, be satisfied that any intent to grant the concession would be of local or regional interest only, in which case the publication of the public notice on this matter be limited notice in The Otago Daily and Southland Times.**

Richard Clarke
Permissions Advisor
Date: 31 March 2017

Recommendations:

1. Agree/~~disagree~~
2. Agree/~~disagree~~
3. Approved/~~declined~~
4. Agree/~~disagree~~

If the recommendation is declined please discuss here why this is so:

Signed:



Date: 4 /4/17

Greg Lind, Operations Manager,
Te Anau

Addition to Special Condition #2

Any minor adjustment in the site should be away from the Howden Hut to retain screening trees.

Appendix 1 – Application



The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity is the building or use of any private or commercial facility or structure on public conservation land managed by the Department of Conservation. Examples may include lease of land to erect an information centre; authorisation to erect a weather station; or construct or lease a private/commercial campground or lodge. This form is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to Department of Conservation Office closest to where the activity is proposed. The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

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

A. Description of Activity

Please describe the proposed activity in detail – where the site is located, what you intend to use the building for, whether you intend to make any changes to the infrastructure.

Please include the name and status of the public conservation land, the size of the area you are applying for and why this area has been chosen.

If necessary, attach further information including a map, a detailed site plan and drawings of proposal and label Attachment 3b:A.

Tourism Milford Limited has held a concession to operate guided walks on the Routeburn Track in the Fiordland and Mt Aspiring National Parks since 1989. Trading as Ultimate Hikes, TML walks over 10,000 people a year from New Zealand and around the world. Over the last 28 years, the company has spent a considerable amount of time and investment upgrading the privately owned buildings and facilities on the track to provide safety and comfort for guided walkers and staff as well as independent walkers who pass through those areas.

Under the concession a number of buildings, situated along the Routeburn Track, are owned and operated exclusively by TML. TML takes great pride in preserving the history of guided walking on the Routeburn Track while keeping up the traditions of safety and comfort reflecting modern day expectations.

The purpose of this application is to obtain consent to build a lunch shelter at Lake Howden for the purposes of providing protection from the elements for guided walkers during their lunch break on day one of the multiday guided walk on the Routeburn Track, and day 4 on the Grand Traverse.

TML has met with Grant Tremain from DOC at the site and they agreed that rather than extend the existing DOC huts that a stand alone building is more practical and Grant made the following comments in relation to this application:

- The proposed site is relatively well screened from the main hut. Any minor adjustment in the site should be away from the Howden Hut to retain screening trees.

- The sight line from the track adjacent to the helicopter pad is partially obscured, so the with natural colours used the building should blend in
- A final pegged out layout would be good to see prior to finalisation
- Grey water produced should be minimal. For the environmental constraints around construction of a waste water system solely for this hut, and understanding that the waste water is minimal, I believe the best option would be to continue the use of the Main hut to tip the 5-10L of water daily
- Likewise, water draw can be off our hut to avoid the addition of another water intake- understanding that we do our best to keep water at our hut, due to damage etc to the intake there may be occasions where water is limited due to repairs being undertaken
- Ideally construction would be undertaken between June and September to minimise disruption at the busier summer times
- We would be happy to discuss options regarding accommodation of workers at site in our facilitating, depending on some conditions.

The lunch shelter will provide seating for up to 40 walkers plus guides. It will consist of a single building surrounded by decking with a door on the north side. It will have a sink and gas burners to provide hot drinks. Toilet facilities will continue to be provided at the Doc

The new build floor area for the new accommodation blocks is 74m² including the decking area, sketch plans and site plans are attached. As agreed with DOC staff, the location of the building will be off the main track situated at the north end of Lake Howden away from the Doc huts and toilet area (see sketch scheme 7 & 8). It will sit above a natural clearing by the lake. A short gravel track will be extended to the main door. TML and DOC representatives have met on site to agree the location. Materials will be corrugated iron and timber and colours will match the surrounding vegetation to blend into the landscape. See sketch scheme 4 & 6).

Construction of the buildings will take place outside of the Great Walks season (May – November) to minimise impact on users of the Track. The track is not closed in the winter season, but the area under construction will be fenced off from the main track and appropriate signage will be in place. As much of the building will be pre-fabricated off site as possible. There will be no services required. A sink will have a waste water containment tank, which will be emptied into the existing sewage system used by the DOC toilet facilities.

B. Alternative sites considered

If your application is to build, extend or add to any permanent or temporary structures or facilities on public conservation land, please provide the following details:

- Could this structure or facility be reasonably located outside public conservation land? Provide details of other sites/areas considered.
- Could any potential adverse effects be significantly less (and/or different) in another conservation area or another part of the conservation area to which the application relates? Give details/reasons

The application to build a lunch shelter at Lake Howden is only applicable to this location.

The variation to the existing concession applies only to the land under and surrounding the proposed site. Please refer to sketch scheme.

C. Larger area

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

No

If **yes**, please detail the size difference in the box below, and answer the following 3 questions, if **no** please go on to the next section:

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

Is this necessary as an integral part of the activity? **No**

Is this essential to carrying on the activity? **No**

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

D. Exclusive possession

Do you believe you need **exclusive possession** of the public conservation land on which your structure/building is located, ie no one else can use the land during your use of it? **YES**

(Exclusive occupation requires a lease which requires public notification of the application)

If **yes**, please answer the following 3 questions, if **no** please go to the next section:

Is exclusive possession necessary to protect public safety? **YES / NO**

Is exclusive possession necessary to protect physical security of the activity? **YES / NO**

Is exclusive possession necessary for the competent operation of the activity? **YES / NO**

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

The lunch shelter will be for the exclusive use of guided walkers. Freedom walkers have the use of DoC huts nearby. TML currently uses Howden Hut to provide shelter and hot drinks for the walkers. This has become over-crowded and inconvenient for both guided and freedom walkers so the new building will alleviate the problem. TML will own the facility and requires exclusive use to ensure the security and safety of the building is not compromised.

E. Technical Specifications (for telecommunications sites only)

Frequencies on which the equipment is to operate

Power to be used (transmitter output)

Polarisation of the signal

Type of antennae
The likely portion of a 24 hour period that transmitting will occur
Heaviest period of use

F. Term

Please detail the length of the term sought (i.e. number of years or months) and why.

Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.

The length of the term is to conform to the existing concession OT-31008-GUI. This length of term is sought to reflect the applicant's previous track record, level of investment in the area and their ongoing commitment to the Routeburn Track.

Application for concession for Proposed building to provide shelter to guided walkers at Lake Howden on the Routeburn Track

Environmental Impact Assessment

Description of Effects from the construction of a new building to provide shelter to guided walkers at Lake Howden on the Routeburn Track.

The applicant already holds a concession (OT-31008-GUI) which allows it to undertake the operation of guided walks on the Routeburn Track.

1. The applicant proposes to build a new building, veranda and required pathways, at Lake Howden as detailed in attached plans.
2. In relation to site services, power for construction will be supplied using the existing generators. Water will be sourced from the existing water supply. Storm water will be as existing, this being by ground soakage only. The sewerage operations are not affected by these works and will operate as existing – the system is maintained by DOC.
3. If any historic items are exposed during the construction phase the applicant will comply with the Southland Conservancy Accidental Discovery Protocol for Archaeological Sites
4. Hours of construction would be between 7.30am and 7.30pm
5. The applicant will ensure that all notices are in place so as not to effect other uses of the tracks experience both within and adjacent to the complex
6. All deliveries will be available for inspection prior to being transported to the site by helicopter.
7. Minimal disturbance will occur to the surrounding vegetation with all involved in works and operations being fully briefed to these requirements at all times.
8. The construction area will be well defined and secure with all health and safety requirements in place.
9. Particular attention will be given to ensure all loose building materials are well contained in relation to the existing bird or animal life.

Ongoing effects of the new structures

10. The building will be constructed of the same or similar material as agreed with DOC. The cladding will be of the same or similar colour, being primarily recessive colours and non-reflective materials. This will not result in any increase in the effects already created by the existing lodge. They have been designed to fit within the existing area to ensure that buildings do not sprawl unnecessarily.
11. The applicant will ensure that all buildings and other structures will be kept in good repair and condition to the Area manager's satisfaction.

Vegetation and wildlife disturbance

12. The applicant has been keeping the land around the existing lodge free from noxious plants and plans to continue compliance with the provisions of the Noxious Plants Act 1978 in relation to the new buildings.
13. The applicant will only cut, harm or destroy any tree or shrub that are necessary to clear the site or that could be hazardous to buildings and the surrounding area (other than those within the provisions of the Noxious Plants Act) in relation to the proposed extension.
14. The applicant will only use or remove gravel or sand on or from the area that is required to secure the foundation timber (approximately 2m³). The proposal does not create any adverse effects on visual or other amenity values of the site or surrounding area. There will be minimal amounts of excavations on both sites and any sediment run off will be strictly controlled during the construction phase. Excavations are only for footing pads for piles, some drainage and a small portion at the rear of the buildings walkway. Excavated material will be used to backfill drains and any excess will be naturally contoured around the building areas and landscape cover exposed.
15. The applicant notes that wildlife such as the native tomtit, the rifleman, the bellbird, the kea, and the kaka, visit or inhabit the surrounding area. The applicant will continue to implement measures to ensure minimal disturbance where necessary. Further, in order to ensure the safety of kea in particular, no lead faxing or fixings will be used and no fiberglass insulation will be allowed in the design or construction of the extension.
16. The applicant will ensure construction of workers and others new to the site follow the Environment Care Code and Water Care Code. All existing personnel at the site have been educated to promote the peaceful, quiet values of the national park and to leave wildlife alone. Minimal disturbance to other areas, avoidance of stream and lake contamination, fire risk education, and treating all areas with respect is encouraged.
17. Please refer to Ultimate Hikes 'Responsible Tourism Policy' attached.

Pollution and toilet waste

18. The applicant will ensure all construction workers and others new to the site understand Clean Boot Policy and understand to dispose of all rubbish in receptacles. Staff will also ensure that rubbish is disposed of and taken out of the national park at regular intervals. Rubbish will be removed from the park at least weekly and all sites will be left in a tidy state.
19. Waste is reduced by purchasing products in bulk thereby reducing the amount of packaging. Rubbish is separated at the lodges into recyclable rubbish goes to the Queenstown recycling centre to be sorted and recycled.

Water quality

20. The applicant will ensure construction workers and others new to the site are aware of and implement the Clean Boot Policy, distribute information about didymo and how to stop its spread.
21. The applicant will ensure construction workers and others new to the site are educated in the Environment Care Code and the Water Care Code.
22. All grey water will feed directly into well maintained containment tanks. The tanks will be emptied into the existing grey water and sewage system maintained by DOC. The proposed building will not require any change to existing infrastructure.

Safety effects

23. Safety measures include radio communications with base and emergency response procedures will be in place. All personnel are familiar with the safety plan and many are trained in first aid, carry first aid kits and are trained to deal with the hazards that might occur during construction.
24. Weather patterns are constantly monitored and no construction will be undertaken if any members of the construction team are deemed to be at risk.

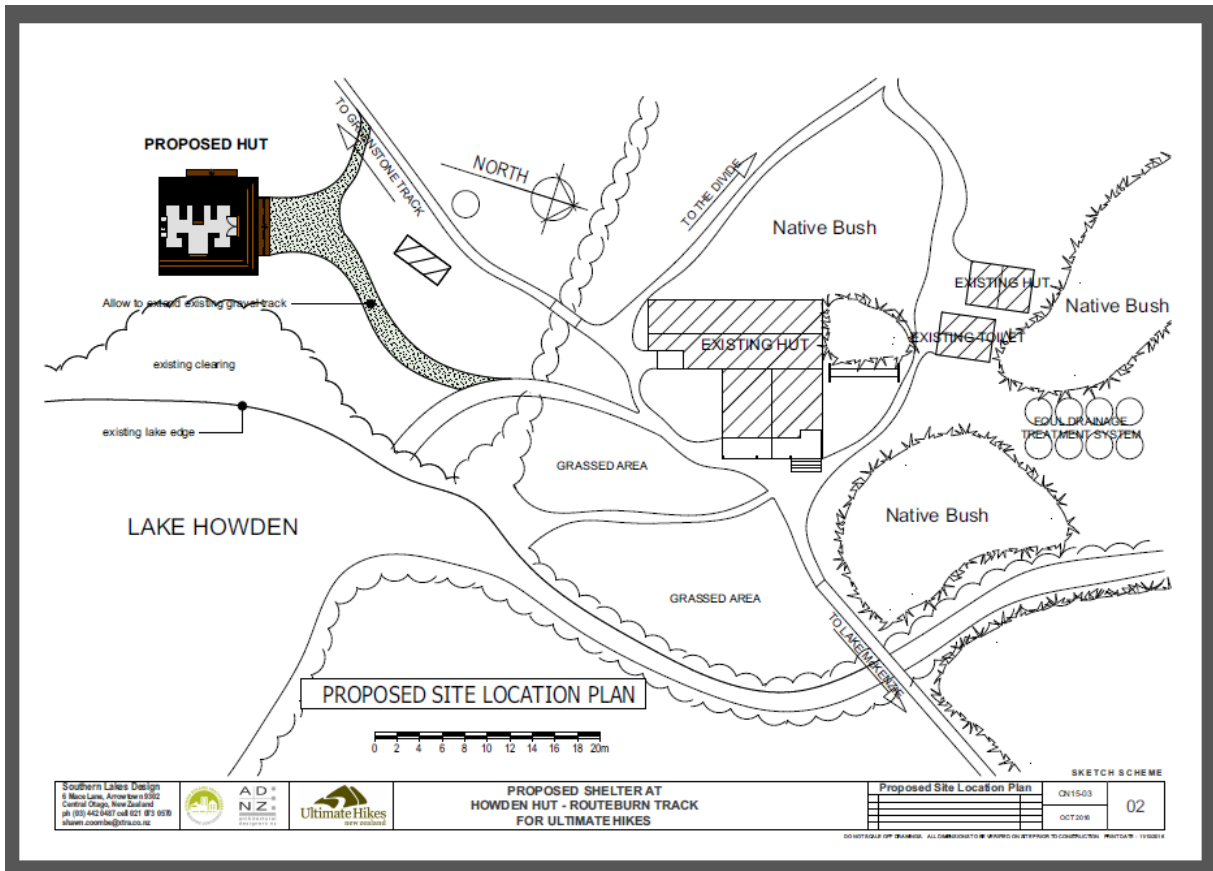
Helicopter access impacting on natural quiet values

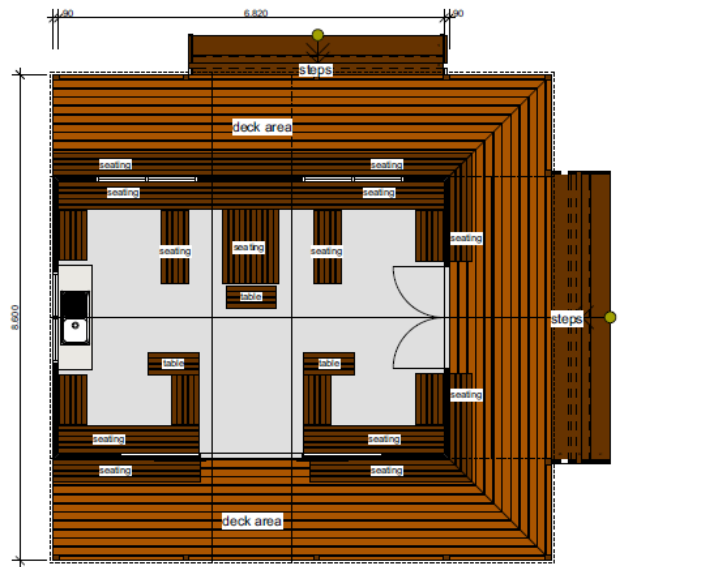
25. Helicopter access will be kept to a minimum between the Hollyford airstrip and Lake Howden, as and when necessary, the construction phase will be short and ongoing maintenance of the lodge and shelters will require helicopter access controlled by limiting hours and trips per week.
26. Helicopter operations for construction, transporting material to the site, and transporting rubbish from the site shall be limited to between 9am and 5pm or otherwise in accordance with existing concessions.

Effects on other track users

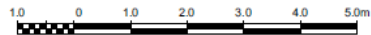
27. Work is expected to be carried out in the off season (April – November). The applicant will ensure that any track users are fully aware of the disruption they may experience on the track during the construction phase of this project by placing track notices (approved by Area Manager) at both ends of the track and at the visitor centres in Te Anau and Queenstown.
28. Where practical, pre-fabrication of floor, walls and roof structures will be carried out to minimize the onsite programme and interruptions to other track users.

Appendix 1: Plans and photographs





PROPOSED SHELTER LAYOUT



Southern Lakes Design
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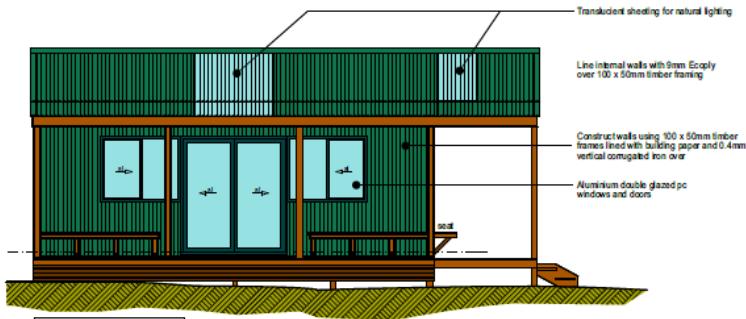


PROPOSED SHELTER AT
 HOWDEN HUT - ROUTEBURN TRACK
 FOR ULTIMATEHIKES

Proposed Shelter Layout	CN15/03	03
	OCT2016	

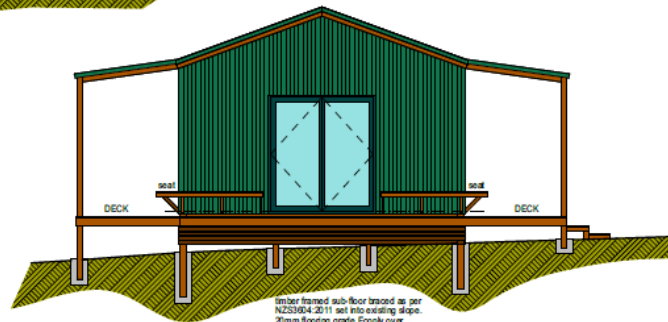
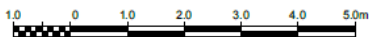
SKETCH SCHEME

DO NOT SCALE UP DRAWING. ALL DIMENSIONS TO BE SHOWN ON SITE PRIOR TO CONSTRUCTION. PROJECT NO. 1503014



EAST ELEVATION

EXTERNAL ELEVATIONS



NORTH ELEVATION

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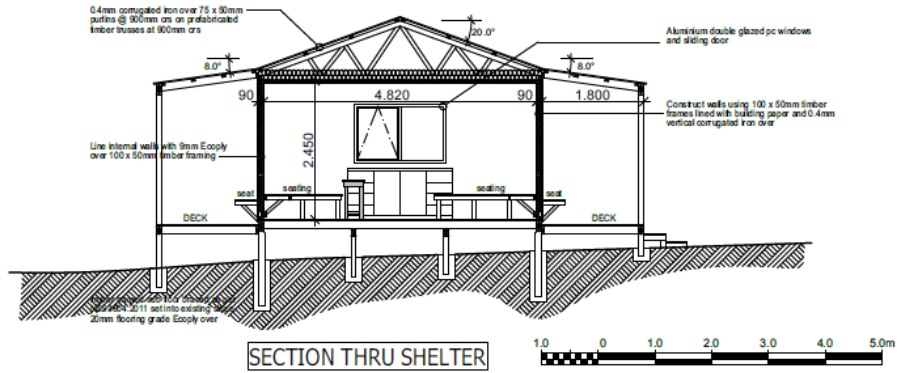


PROPOSED SHELTER AT
 HOWDEN HUT - ROUTEBURN TRACK
 FOR ULTIMATEHIKES

External Elevations	CN15/03	04
	OCT2016	

SKETCH SCHEME

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AD
 NZ



PROPOSED SHELTER AT
 HOWDEN HUT - ROUTEBURN TRACK
 FOR ULTIMATE HIKES

SECTION THRU SHELTER		
CH1503	06	
OCT 2016		

SKETCH SCHEME

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PROPOSED SHELTER AT
 HOWDEN HUT - ROUTEBURN TRACK
 FOR ULTIMATE HIKES

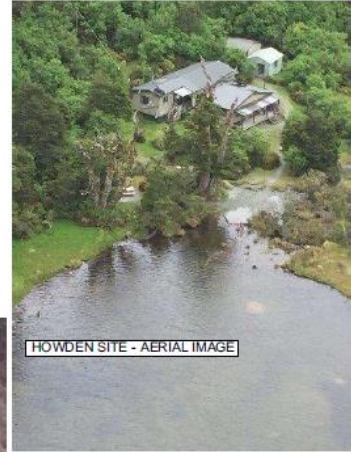
NEW SHELTER - SITE IMAGE		
CH1503	07	
OCT 2016		

SKETCH SCHEME

DO NOT SCALE OR DRAWING. ALL DIMENSIONS TO BE MARKED ON SITE PRIOR TO CONSTRUCTION. PRINT SCALE: 1:1000 @ A



HOWDEN SITE - AERIAL IMAGE



HOWDEN SITE - AERIAL IMAGE

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A D
 N Z



**PROPOSED SHELTER AT
 HOWDEN HUT - ROUTEBURN TRACK
 FOR ULTIMATEHIKES**

Site Photos	

SKETCH SCHEME

DN1503
 OCT 2016

08

DO NOT SCALE OFF THIS IMAGE. ALL DIMENSIONS TO BE SHOWN ON SEPARATE TO CONSTRUCTION. 10/10/16 1:30PM