



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

Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

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

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

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

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

PR 03 4479 33

# A. Applicant Details

**Applicant Name**  
(full name of registered company or individual)

DKONZ.com Ltd  
Dan + Christine Kelly.

**Legal Status of applicant (tick)**

Individual

Registered Company

Trust

Incorporated Society

Other (please specify full details)

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

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

**Trading Name**  
(if different from Applicant name)

Mountainhut.nz

**Postal Address**

P.O. Box 29  
Glenorchy 9350

**Street Address (if different from Postal Address)**

55 Coll St  
Glenorchy.

**Registered Office of Company or Incorporated Society (if applicable)**

H.S.W. accounting  
Rear Unit 115 Sherborne Street  
P.O. Box 8518  
Christchurch 8022

**Phone**

03 7434 104

**Website**

mountainhut.nz

**Contact Person and role**

Christine Kelly

Administration

**Phone**

027 4427036

**Cell Phone**

027 4427036

**Email**

christinekelly@runbox.com

**Contact Person and role**

Dan Kelly

Director

**Phone**

**Cell Phone**

027 4427035

**Email**

dankelly@runbox.com

## B. Activities applied for

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

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

## C. Background Experience of Applicant

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

DKONZ.com Ltd hold concessions OT-20676-ACC  
 OT-27189-GVI  
 OT-50462-GVI  
 Have obtain approval to operate in public conservation areas  
 Hold New Zealand Safety Audit Standard for Adventure Activities  
 certificate no: AAOS28 (2017)  
 Have Public Liability + Rural Fire Insurance

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

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## D. Testimonials

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

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## E. Consultation Undertaken

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

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## F. Insurance

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

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## G. Public Notification

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

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

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

## H. Fees and costs

### Processing Fees:

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

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

The estimated cost of processing a standard non-notified concession is **\$1540 + GST**. If the application meets the criteria for notification or the application is particularly complex or complicated then further costs will be incurred. In this situation the Applicant will be sent an estimate of costs. Applicants are also entitled to request an estimate of costs at any point but the Department may impose a charge for preparing such an estimate. Estimates are not binding.

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

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

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

### Reduction in Processing Fees for exceeding processing timeframe:

If the Department fails to meet its processing timeframes the fees will be reduced at a rate of 1% per day late, up to a maximum of 50% of the total processing fee. The reduction will not apply if the Applicant's actions have delayed the process.

### Ongoing Fees:

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

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

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

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

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



If yes, under what name:

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

## Declaration

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

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

Signature (Applicant)		Date	17 4 2018
Signature (Witness)		Date	17 4 2018
Witness Name	JOSEPH BRADSHAW		
Witness Address	130 Domain Road Frankton		

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

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

Once the application is complete, the Minister has 20 days within which to advise the applicant whether the application is declined on the grounds that the application does not comply with or is inconsistent with the provisions of the Act or any relevant Conservation Management Strategy or Conservation Management Plan. If the Minister does not so advise the applicant the application will be processed in accordance with Section 17T of the Conservation Act 1987.

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

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

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**For Departmental use**

**Credit check undertaken**

**Comments :**

**Signed**

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

**Name**

**Name**



## Appendix 1: Who to contact?

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

### Hamilton

Contact our Hamilton office for:

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

Permissions Team

Private Bag 3072

Hamilton 3240

Ph +64 27 200 9648

Email: [permissionshamilton@doc.govt.nz](mailto:permissionshamilton@doc.govt.nz)

### Christchurch

Contact our Christchurch office for:

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

Permissions Advisor (Support)

Private Bag 4715

Christchurch Mail Centre

Christchurch 8140

Ph +64 3 371 3700

Email: [permissionschristchurch@doc.govt.nz](mailto:permissionschristchurch@doc.govt.nz)

### Hokitika

Contact our Hokitika office for:

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

Permissions Advisor (Support)

Private Bag 701

Hokitika 7842

Ph +64 3 756 9117

Email: [permissionshokitika@doc.govt.nz](mailto:permissionshokitika@doc.govt.nz)

### Dunedin

Contact our Dunedin office for:

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

Permissions Advisor (Support)

PO Box 5244

Dunedin 9058

Ph +64 3 477 0677

Email: [permissionsdunedin@doc.govt.nz](mailto:permissionsdunedin@doc.govt.nz)



Attachment 1a:0.

Wakatipu  
Queenstown  
9349

23/4/16

To whom it may concern

Heli Glenorchy has dealt with Dan and Christine Kelly and mountainhut.nz on a frequent basis since we commenced operations. We have found them to be an honest and reliable operator, and have had no issues with them with regards to payment or unsafe practices. They are aware of and sensitive to the environment in which they operate, and we believe that should they gain a Whakaari biking concession they will continue to operate in this manner. We have no hesitation in recommending them as operators and look forward to working with them in the future.

Regards  
Nick Nicholson  
Owner, Heli Glenorchy



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

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

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to [permissions@doc.govt.nz](mailto:permissions@doc.govt.nz). The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

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

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## A. Description of Activity

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

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

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

The application is for a Deed of Variation to Concession to OT 20676 and the proposed activity is for the addition of a very small storage and emergency and staff shelter structure called a Kea Proof Tent ( KPT) which will sit alongside and in addition to Kellys Hut and Toilet in Whakaari Conservation Area Glenorchy.

Please see attachments 3b:A

1. Map.
2. Description of Activity.
3. Photo Sheet 1.
4. KPT Drawings and photo images
5. Producer Statement
6. Site and positioning on site
7. Anchor details

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## B. Alternative sites considered

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

- 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

Please see attachment 3b:A Concession Application Pg 2

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## C. Larger area

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

YES / NO

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

No

Is this necessary for safety or security purposes? YES / NO  
Is this necessary as an integral part of the activity? YES / NO  
Is this essential to carrying on the activity? YES / NO  
If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:C.

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#### D. Exclusive possession

Do you believe you need **exclusive possession** of the public conservation land on which your structure/ building is located, ie no one else can use the land during your use of it? YES / NO  
*(Exclusive occupation requires a lease which requires public notification of the application)*

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

Is exclusive possession necessary to protect public safety? YES / NO  
Is exclusive possession necessary to protect physical security of the activity? YES / NO  
Is exclusive possession necessary for the competent operation of the activity? YES / NO

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

No

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#### 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

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#### F. Term

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

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

Up to 10 years

Please see attachment 3b:A pg 3

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## **G. Bulk fuel storage**

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to: <http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

**YES / NO**

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 3b:G. If your concession application is approved you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

No

## H. Environmental Impact Assessment

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

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

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

Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
<i>EG: Tararua Forest Park</i>	<i>Northern rata - threatened species</i>	<i>Damage to the plants by construction</i>	<i>Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage</i>

Please see attachment 3b:A Pg 4

And refer to Concession no OT 20676-Acc EIA

Plus variation to concession OT 20676-Acc EIA

Concession no OT 27189-Gui EIA

Concession No OT 50462- Gui EIA. If applicable

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**I. Other**

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

Please note that this application has been presented alongside an application to "change the conditions of consent " in OT 20676-Acc and this is relevant the consideration of this application.

## **Attachments**

### **Attachments 3Ba**

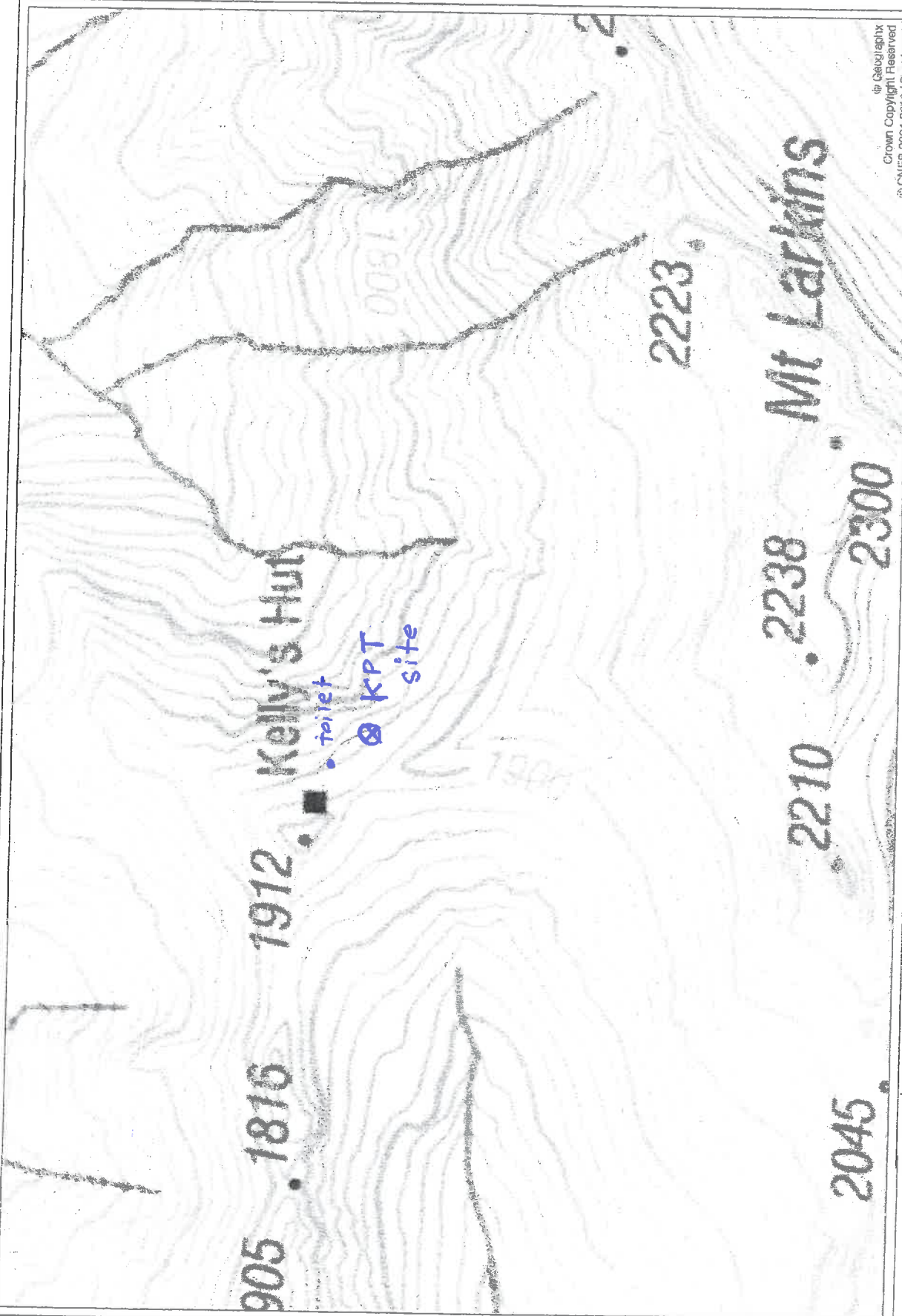
- 1. Map**
- 2. Concession application Deed of variation to OT 20676: Description**
- 3. Photo sheet 1: Keas**
- 4. Kea proof Tent Drawing / photo image**
- 5. Kea Proof Tent : producer statement**
- 6. Site POSITIONING OF KPT Photos : general, Positioning , preferred,**
- 7. Drawings of Anchor details**



Legend

mountainhut

Date Printed 28 March 2017



© GeoGraphix  
© Crown Copyright Reserved  
© CNIG 2004-2010 / Spot Image

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0 5 Kilometers

SCALE 1: 10,000

Projection NZGD 2000 New Zealand Transverse Mercator

**Concession Application: Deed of Variation to Concession no OT 20676 Acc:  
Add a Kea Proof Tent to Kelly Hut site**

**A. Description Of Activity**

Site Location: Is as described in the Concession no OT 20676 Acc a lease for the structures (now known as Kellys Hut) hut and toilet on conservation land. We operate a commercial business mountainhut.nz from the hut site at Mt Larkins Whakaari Conservation area Glenorchy.

Directly related to the concession for hut and toilet lease is:

Concession OT 27189 Gui and a Deed of Variation to this concession dated 19th Feb 2016.

The concession activity includes "Guided ski touring and trekking, alpine instruction including snow caving, helicopter landings for the purpose of dropping off and picking up clients".

The Deed of Variation (2016 ) increased the guided activities to the maximum party size from 6 to 12 including guides. This relates to the activities and overnight hut stays with additional clients in snow cave or tents.

We have also extended the scope of our operations with an additional Concession

Concession No 50462-Gui (October 2016) "Guiding Permit for the activities Heli hiking and Heli mountain biking in Whakaari Conservation area". This Includes mountain biking from Larkins Slip and includes the ability to overnight bikes at Kelly's Hut.

**This application is for the addition of a very small storage and emergency and staff shelter structure called a " Kea Proof Tent (KPT) " which will sit alongside and in addition to Kellys Hut and toilet in Whakaari Conservation Area.**

**See Concession no. OT 20676-Acc**

The additional benefits of the Kea Proof Tent (KPT) structure is three fold:

1. The KPT would provide a secure "kea proof area" for storage of equipment and supplies during commercial trips all year around.

We have had problems with the kea 's inquisitive nature and destructive tendencies during our guided trips.

With the capacity of the group size up to 12 there is often potential for camping and or snow caving around the perimeter of the hut to provide overflow sleeping and alpine instruction in different overnight experiences for clients, while in the safe proximity of a warm hut.

There is also an increase of outdoor equipment stored outside during these trips. Including winter ski touring equipment or in summer, mountain bikes.

Please see attached photos attachment 3bA: "kea damage" including holes in tents, interested keas in snow caves and kea activity around ski gear and hut. We have even tried placing tents within netting to try and deter the curious kea: with mixed success and

a little bit of hilarity. But in all seriousness our operation is compromised in terms of time and manpower put aside to manage the kea s' inquisitive persistence which then takes away our time with clients.

We are proud of and committed to retaining the kea presence in the area. We collect data on kea numbers for the Kea Trust. We promote the kea and their intellect to clients. We make sure we respect the kea environment and celebrate the kea s presence as a positive sign for a bird which is now listed on the endangered species list. Ongoing and in future we wish to contribute more to the protection and promotion of NZs beautiful mountain parrot.

The KPT is a kea proof area for safe storage of equipment and supplies for human activity and increasing the safety for kea.

2. The KPT can provide an emergency shelter all year around for public. We have been aware of the increasing use of the hut by the public who have no intention of paying hut fees. We have a parallel application to DOC to apply for a change of conditions that will allow us to place a code lock on the door of Kellys hut when no custodian is present. The KPT would remain unlocked and open for access by public all year around. If members of the public got caught out in the area and had not pre planned to stay at Kelly Hut the KPT would provide a small but safe and warm emergency shelter.

3. The KPT can provide staff with a "staff area" during guided trips. [mountainhut.nz](http://mountainhut.nz) clients vary greatly. Some, but not all, are high end clients. They include families, couples or groups of friends. Some clients are attracted by the activities, others for a pure experience in the mountains or to find solitude and to get away from the crowds. [mountainhut.nz](http://mountainhut.nz) offer bespoke trips made to suit the client expectations.

More often than not staff will opt to sleep away from Kellys Hut. They may tent or bivvy during an overnight bespoke trip. This separation allows the clients to have unique personal space and time in the hut by them selves. Or the guide can also rest and relax safely, during what is always a busy and demanding time. The guide will return to cater and tend to hut duties as needed. The combination of a knowledgeable guide and our safety audited operation insures that the clients are well looked after. Many are awed by the simple experience that we offer.

The KPT can accommodate two guides in a bivvy type sleeping arrangement overnight. Or a combination of equipment and guide as the scenario demands. The staff area provides the guide with some personal space time to recharge and prepare themselves during a trip. This is a health and safety benefit for the guide. The KPT provides a safe kea proof tent for guide and/or equipment.

## **B. Alternative Sites Considered.**

Application to Add to a permanent facility on Public conservation land:

1. Could this structure or facility be reasonably located outside public conservation area?

The KPT in this application for Deed of Variation on Con OT 20676 Acc could not reasonably be placed outside the Conservation area. The KPT would be placed with in easy access of the Kellys Hut and be used for the efficient operation of the Kellys Hut.

2. Could any potential adverse effects be significantly less or different in another conservation area or in another part of the conservation area to which the application relates?

Alternative sites are not relevant. In this application positioning of the add on structure directly contributes to the efficient and safe operation of Kellys Hut. The KPT is planned to be positioned within easy access of Kellys Hut.

#### Potential adverse effects

The EIA as for Concession OT 20676 Acc.

The KPT structure size is very small in the landscape ( 2.4m diameter) and the colour Karaka Green the same as Kellys Hut and toilet.

Any added adverse effect of the KPT we consider less than minor and that the structure can be considered as part of the concession 20676 Acc as it presents no further potential adverse effects than what has been considered in that application.

#### The Positioning of the KPT on Site

see the attachment 3BA Photos and details of how the KPT would be anchored to the rock surface.

Three different positions were assessed.

1. Closest to the toilet marked photo 1
2. On a flat knob marked photo 2
3. On a protruding knob marked photo 3

The Protruding knob Marked photo 3 and enlarged in photo 4 is the selected position. The reasons as follow:

1. The KPT is able to be anchored to a permanent and substantial rock
2. The rock is positioned in such a way that the KPT would sit lee to the NW wind and out of the SW snow load area.
3. The NW wind would keep the KPT free of snow load due to the wind vortex around the circular shape.
4. The protruding rock is the closest hard rock area behind the Kelly hut main door and view shaft looking toward Mt Earnslaw.

#### **F. Term**

**The application is for length of term 10 years.**

The reason is that we wish to apply for a non notified application. The adverse effects have been assessed in Concession OT 20676 and we do not require exclusive interest in the land.

## H. Environmental Impact

The EIA has been completed for OT 20676 Acc. Our application is for a Deed of Variation to that concession.

The KPT is 2.4 m in Diameter and is 1.5m at its highest point.

The KPT is Karaka Green in colour and is the same colour as Kellys Hut.

Please see attached 3bA Structure details and Producer Statement

In addition to the OT 20676 Acc EIA:

### Special Feature or value

Kea

### Potential effects of your activity on the feature or value:

The Activity is to Add a KPT structure to the Kellys Hut site

#### Positive effects of activity

1. Increases the safety of the keas environment by containing equipment and supplies within the KPT structure.

#### Negative effects of activity

1. Introduces another built structure into the environment around Kellys Hut.

### Methods to remedy mitigate or avoid any adverse effects identified

1. The KPT structure size is very minimal: the size of a tent or bivvy.
2. The KPT is 2.4m diameter and 1.5m at highest point and coloured Karaka green.
3. The KPT is designed to be transported by helicopter.
4. No building of the structure will take place on site
5. The KPT is designed to be in place as a temporary or permanent structure.
6. The KPT will be sited on rocks and will not effect the feeding ground of the kea.

*(N.B This application is presented in conjunction with the application: Variation to conditions OT 20676-Acc " To change the Conditions of Consent" relating to securing Kellys Hut, by way of a code lock, when a custodian is not present).*



Damaged Tents and Equipment from Curious Keas



Top of Tent with Hole damage by Kea (1 of 3 tents damaged).



Keas + ski's.



Tent with Netting protection from Keas.



Keas outside Hut.



Keas waiting outside netting looking out from tent.



Keas + Equipment



Playing at the Hut door



A typical kea gathering hut in background.



Summer camping and winter tenting and snow caving



*Kea entering snow cave during winter.*





# "KEA PROOF TENT" KPT

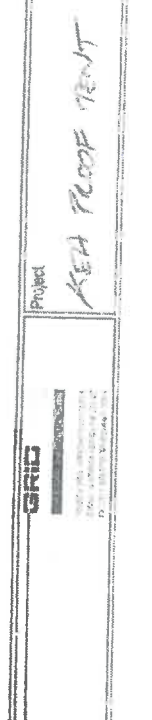
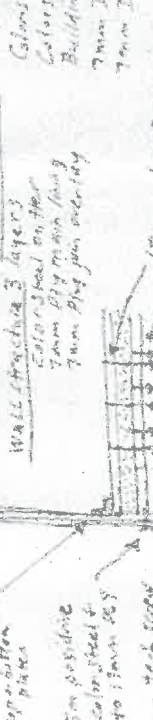
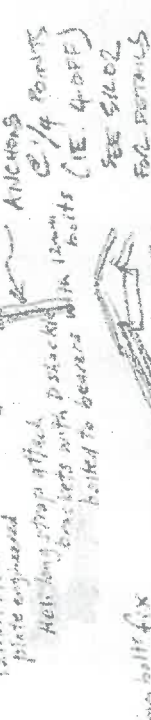
Design & build details (DRAFT)  
By Dan Kelly March 2017

- \* Designed for use as a small structure, easily lifted by helicopter, very good to fly with no strap spin.
- \* Able to be permanently installed with a suitable anchor plan, or temporary installed.
- \* Extra rotation structure design
- \* 3 inward opening doors & 4 fixing points / All your round performance in high strength all extent polyurethane with mesh door seals.

JOC approved structure color  
KARAKA

- \* 55mm Color steel outer layer
- \* primed through to 7mm ply inner
- \* using combustion short lead screws & washers
- \* stainless steel self top postitive & offset roof on the layer to inner structure

12 Beamer segments radiating from center  
15mm steel plate engineered Helix stop attach brackets with bolts bolted to beams



Project	KEA TROOP TENT	Title	GENERAL ARRANGEMENT	First Issue	MAY 17	File	Client: DAN KELLY	Job No.	1968	Sheet	SK 01
Author		Designer		Updated						Revision	
Scale		Drawn		Checked							

Copyright by Dan Kelly

**Kea Proof Tent Images of Structure**





Building Code Clause(s) B1

**PRODUCER STATEMENT – PS1 – DESIGN**

(Guidance on use of Producer Statements (formerly page 2) is available at [www.ipenz.org](http://www.ipenz.org))

ISSUED BY: Gridline Limited

TO: Dan Kelly (Design Firm)

TO BE SUPPLIED TO: Queenstown Lakes District Council (Owner/Developer)

IN RESPECT OF: 'Kea Proof Tent' - Small Apline Tent (Building Consent Authority)

AT: Various locations around Queenstown only (Description of Building Work)

Town/City: Queenstown (Address)

LOT \_\_\_\_\_ DP \_\_\_\_\_ SO \_\_\_\_\_

We have been engaged by the owner/developer referred to above to provide:  
**Structural Engineering Design**

(Extent of Engagement)

services in respect of the requirements of Clause(s) B1 of the Building Code for:

All or  Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by the Ministry of Business, Innovation & Employment VM1/B1 or

(verification method/acceptable solution)

Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled:

Kea Proof Tent and numbered 1968 SK01-03

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions Competent Rock.

(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

CM1  CM2  CM3  CM4  CM5 (Engineering Categories) or  as per agreement with owner/developer (Architectural)

I, Warrick Weber am:  CPEng 164524 #  Reg Arch \_\_\_\_\_ #

(Name of Design Professional)

I am a Member of:  IPENZ  NZIA and hold the following qualifications: BE MIPENZ CPEng(civil&struct) IPE

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000\*.

The Design Firm is a member of ACENZ:

SIGNED BY Warrick Weber (Signature)

(Name of Design Professional)

ON BEHALF OF Gridline Limited Date 11/04/18

(Design Firm)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000\*.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

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**GRIDLINE**

STRUCTURAL AND CIVIL ENGINEERS

PO BOX 200, ARROWTOWN 9381  
EMAIL: WARRICK@GRIDLINE.CO.NZ  
PHONE: (02) 365 070, OR (03) 442 0054

## **Structural Calculations**

**For**

**Kea Proof Tent  
(Small Alpine Bivy)**

**at**

**Locations around Queenstown only**

**Job No 1968**

**April 2018**

## Design Summary

Project	Kea Proof Tent – Small Alpine Bivy
Job no.	1968
Address	Various locations Arround Queenstown only
Designer	Warrick Weber
Qualifications	BE DIP ENST MIPENZ CPEng(Civil & Struct) IPE
Date	April 2018

### Description of project

Small alpine bivy. Check snow and wind loading. Finite analysis if ply and tin structure. Hold down design.

### Scope of Services

Provide Structural Engineering calculations, specification and drawings to meet the requirements of NZBC B1/VM1

Standards used;

AS/NZS 1170:2002 Structural Design Actions

NZS 3603 : 1993 Timber Structures Standards

### Design assumptions - Loads and ULS Combinations

See Calculations, under loading section

Importance level 2

### Site specific considerations

See Calculations, under loading section

### Limitations

Gridline Limited's involvement in this project is for Structural Engineering calculations, specification and drawings to meet the requirements of NZBC B1/VM1.

All hold downs to be checked for competent rock.

Durability is not covered by these calculations, specification and drawings. Durability is covered by others.

LOAD COMBINATIONS

SERVICE

- G+Q
- G+Ss
- G+Es
- G+Ws
- .9G+W<sub>s</sub>

ULTIMATE

- 1.2G+1.5Q
- 1.2G+S<sub>u</sub>
- E<sub>u</sub>+G+ψ<sub>c</sub>Q
- 1.2G+W<sub>u</sub>
- .9G+W<sub>u</sub>



TITLE: KIA PROOF TENT

PAGE NO: 72

JOB NO: 1968

DATE: APR 17

CALCS BY: W. WEBER

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Snow

USE IMPORTANCE LEVEL 1

ULS PROBABILITY ULS 1/50.  $\Rightarrow K_{puls} = 1.0$

$h_0 = 1800 \text{ m.}$

$$S_g = K_p \left[ (h_0 + 450) / 1000 \right]^{3.2}$$

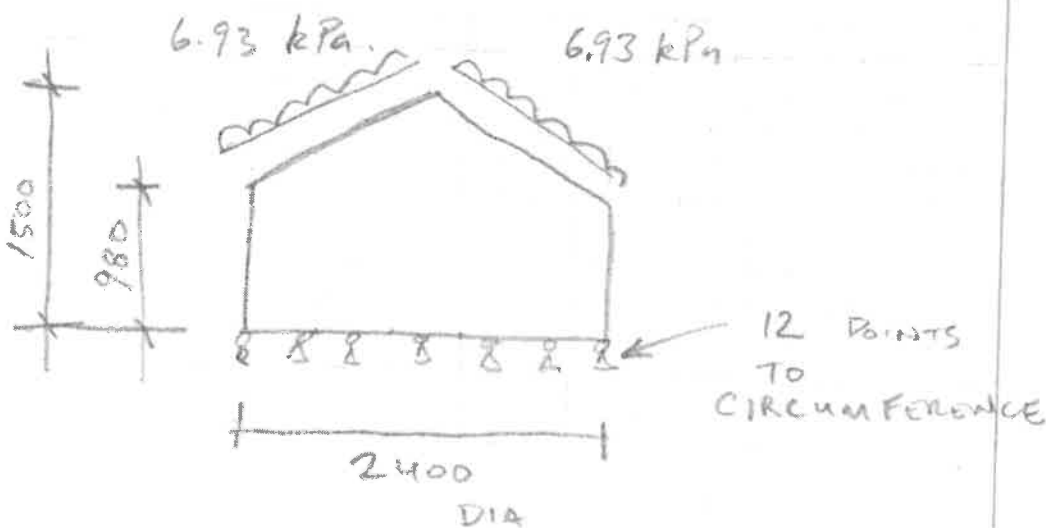
$$= K_p \left[ (1800 + 450) / 1000 \right]^{3.2}$$

$$= K_p (13.39)$$

$$S_{g_{uls}} = 13.39 \text{ kPa}$$

$$M_i = 0.518$$

$$S_g = 6.93 \text{ kPa}$$



TITLE: KEA PROOF TENT

PAGE NO: 03

JOB NO: 1968

DATE: APRIL 17 CALCS BY: W. WEBER

STRUCTURAL AND CIVIL ENGINEERS

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FOR STRUCTURAL MODEL USE

COLDWATER EQUIVALENT THICKNESS  
AS PLY.

$$E_{\text{STEEL}} = 200000$$

$$E_{\text{PLY}} = 9100$$

$$0.55 \times \frac{9100}{200000} = 12 \text{ mm THICK}$$

$$\text{OR } 0.55 \times \frac{f_y}{25} = 6.6 \text{ mm THICK}$$

USE THIS

FOR ANALYSIS

$$\text{USE } 7 \text{ mm PLY} + 6.6 \text{ mm EQUIVALENT}$$

$$= 13.6 \text{ mm}$$



TITLE: KEA PROOF TENT.

PAGE NO: 04

JOB NO: 1968

DATE: APRIL 17 CALCS BY: W. WEBER

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$$\phi M = 0.27 \text{ kNm.}$$

$$\phi M = 0.8 \times 0.8 \times 1.0 \times 25 \times \frac{13.6 \times 600}{b}$$

$$\phi M = 0.295$$

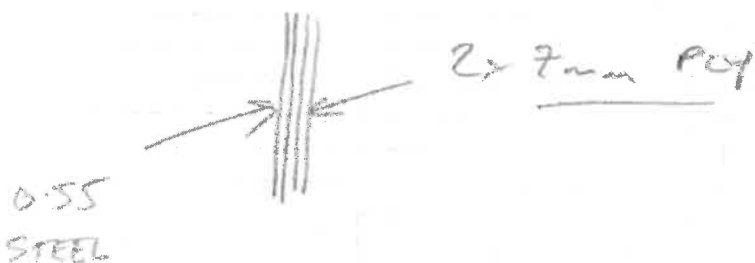
CHECK  $\rho$

$$\rho = 10 \text{ mm @ CENTRE}$$

SUIT

OK.

CHECK STRENGTH @ JOINTS WITH  
7mm PLY OVERLAYS - IE.



$$\phi M = 0.8 \times 0.8 \times 1.0 \times 25 \times \frac{(13.6 + 7)^2 \times 600}{b}$$

$$\phi M = 0.679 \text{ kNm.}$$

TITLE: KEA PROOF TENT

PAGE NO: 05

JOB NO: 1968

DATE: APR 17 CALCS BY: W. WEBER

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WIND LOADING.

SEE SPREADSHEET OVER

 $M_h$  (Hill-shape multiplier)

$$\frac{d}{a} = \frac{h}{a}$$

$$\begin{aligned} H/2L_h &= 1500/2 \times 1299 \\ &= 0.577 \end{aligned}$$

$M_h = 1.71$  - add to spreadsheet over.

**STRUCTURE PARAMETERS**

Building Importance Level 1 Structure Height,  $h = 1.5$  m Site Elevation 1800 m  
 $\theta = 0^\circ$  Building width,  $b = 2.4$  m  $d = 2.4$  m  $\alpha = 23^\circ$

**WIND LOADING**

Average Returnance Interval 50yr  $\beta = 25$   
 Region A7  
 Factors for Region C and D  
 Regional Wind Speed,  $V_{ref} = 45$  m/s  $V_{site} = 37$  m/s

Wind Directional Multiplier, $M_d$	N	NE	E	SE	S	SW	W	NW
	0.90	0.90	0.80	0.90	0.90	0.90	1.00	1.00
Terrain Category	1	1	1	1	1	1	1	1
Terrain Height Multiplier, $M_{terr}$	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Shielding Multiplier, $M_s$	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Hill Shape Multiplier, $M_h$	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71
Lee Multiplier, $M_{lee}$	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Topographic Multiplier, $M_t$	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17
Directional Wind Speeds, $V_{dir}$	<b>87.1</b>	<b>87.1</b>	<b>77.4</b>	<b>87.1</b>	<b>87.1</b>	<b>87.1</b>	<b>96.7</b>	<b>96.7</b>
SLS	71.6	71.6	63.6	71.6	71.6	71.6	79.5	79.5
<b>Cardinal Directions</b>	<b>1 (N)</b>	<b>2 (E)</b>	<b>3 (S)</b>	<b>4 (W)</b>				
Angle, $\theta$ degrees from North	0	90	180	270				
Design Wind Speed, $V_{dir,9}$	<b>96.7</b>	<b>87.1</b>	<b>87.1</b>	<b>96.7</b>				
SLS	79.5	71.6	71.6	79.5				
<b>Basic Design Pressure, <math>p</math> ULS</b>	<b>5.62</b>	<b>4.55</b>	<b>4.55</b>	<b>5.62</b>				
None: Multiply by $C_{pg}$ & $C_{pe}$ SLS	<b>3.80</b>	<b>3.08</b>	<b>3.08</b>	<b>3.80</b>				
					<b>Max <math>p_{ult} = 5.62</math> kPa</b>			
					<b><math>p_{ult} = 3.80</math> kPa</b>			

**Cardinal Directions** 1 (N) 2 (E) 3 (S) 4 (W)  
**Aerodynamic Shape Factor,  $C_{mf}$**

Internal Pressures,  $C_{pi} = C_{pe} K_c$   
 Internal Pressure Coefficient,  $C_{pi} =$

	0.0	0.0	0.0	0.0
	-0.3	-0.3	-0.3	-0.3

Sec 5.3  
Table 5.3(A)&(B)

External Pressures,  $C_{pe} = C_{pe} K_s K_d K_z K_r$   
 External Pressure Coefficient,  $C_{pe}$  Worst Cases given below

Windward W, $C_{pe}$	0.70	0.70	0.70	0.70			
Leeward L, $C_{pe}$	-0.5	-0.5	-0.5	-0.5			
Side S, $C_{pe}$	-0.65	-0.65	-0.65	-0.65	0 to 1h	0.0 m	to 1.5 m
					$h/d = 0.63$		
Roof R, $C_{pe}$	-0.9		-0.9		0 to 1h	0.0 m	to 1.5 m
	-0.2		-0.2		$\geq 3h$	$> 4.5$ m	
Roof U/D, $C_{pe}$		-0.90		-0.90			
		-0.40		-0.40			

Table 5.2(A)  
Table 5.2(B)  
Table 5.2(C)  
Table 5.3(A)  
 $\alpha > 10$  Table 5.3(B)

Area reduction factor,  $K_s$  Side walls and Roof areas only

Side S	$h_{max} = 6.5$ m	Area = 15.6	$m^2$	$K_s = 0.80$
Roof U	width = 3.0 m	Area = 12.0	$m^2$	$K_s = 0.80$
Roof D	width = 3.0 m	Area = 12.0	$m^2$	$K_s = 0.80$

Table 5.4

Combination Factor,  $K_c$  (a) 1.0 (b)&(c) 0.5 (d) 0.95 (e) 1  
 Local Pressure Factor,  $K_l$  for cladding and direct support elements - overall  $K_l = 1.00$   
 Permeability Factor,  $K_p$  conservative to take  $K_p = 1.0$

Table 5.5

Building Frequency,  $f > 2.50$  **Dynamic Response Factor,  $C_{dyn} = 1.00$**

Sec 6

ROOF  $C_{fij} = C_{pe} K_a K_e$

$C_{pe} = -0.8$  Zone A

$-0.5$  Zone B

$K_a = 1.0$  ( $< 10m^2$ )

$K_e \Rightarrow$

$q = 1.24$

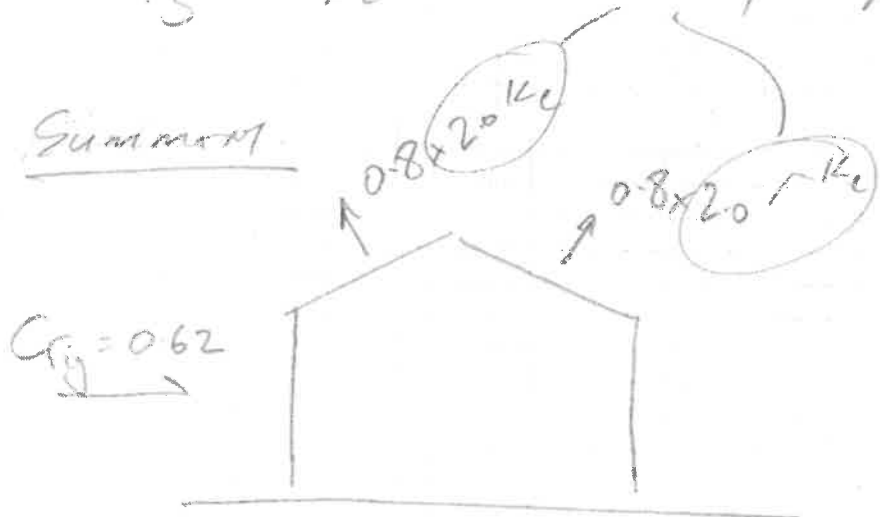
$K_e = \underline{20}$

INTERNAL PRESSURES.

$C_{fi} = C_{pi}$

cladding design

Summary



TITLE: KEA PROOF TENT

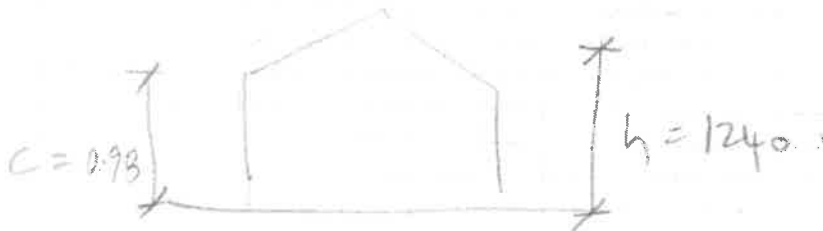
PAGE NO: 08

JOB NO: 1968 DATE: APRIL 17 CALCS BY: W. WEBER

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WIND LOADING ON SILO

(NZS 1170: 4.5.2.1)



Overall drag force  $C_{FIS} = \underline{0.63}$

Also consider  $\theta_b = 0$ .

See Fig C6.

$C_{pi} = 0.9$ .

$\theta_b = 90$

$C_{pi} = -1.4$ .

TITLE KEA PROOF TENT

PAGE NO: 09

JOB NO: 1968

DATE: APR 17

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ULTIMATE



$$0.9 \times 2.0 \times 5.62$$

$$= 8.99 \text{ kN/m}^2 \left. \begin{array}{l} \text{cladding} \\ \text{only} \end{array} \right\}$$

OR

$$0.8 \times 5.62$$

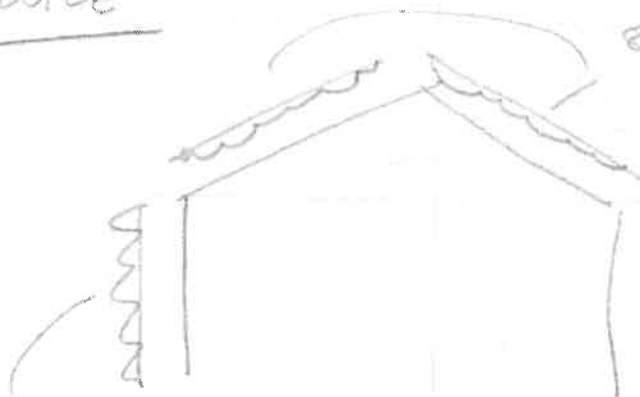
$$= 4.5 \text{ kN/m}^2$$

overall design

$$0.62 \times 5.62 \times 2.4 \text{ m} = 8.36 \text{ kN/m}$$

per m ht.

SERVICE



$$8.99 \times \frac{3.8}{5.62}$$

$$= 6.08 \text{ kN/m}^2$$

OR

$$4.5 \times \frac{3.8}{5.62} = 3.07 \text{ kN/m}^2$$

$$8.36 \times \frac{3.8}{5.62} = 5.65 \text{ kN/m ht}$$

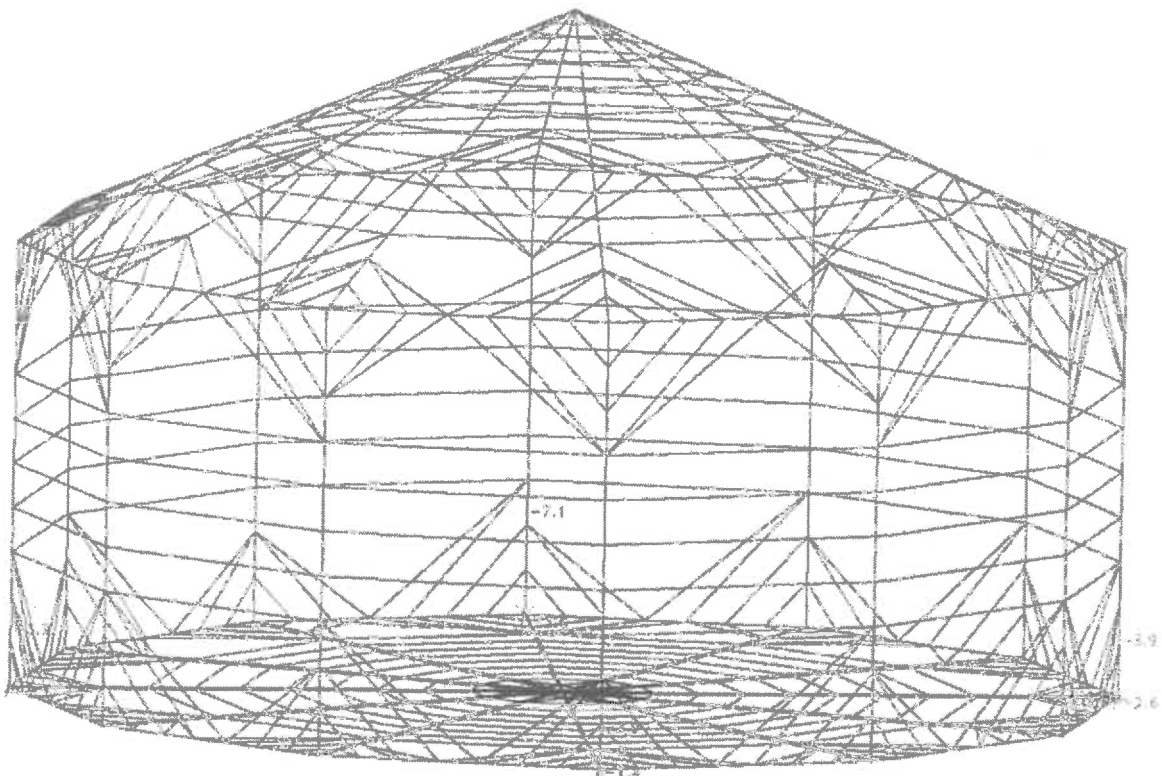
X3

X1, X2

SCALE = 1:15

UNITS: kN

DATE: 3/05/17



REACTIONS LOAD NO. 4 .261WU11

1968 Ked Proof Tent

11

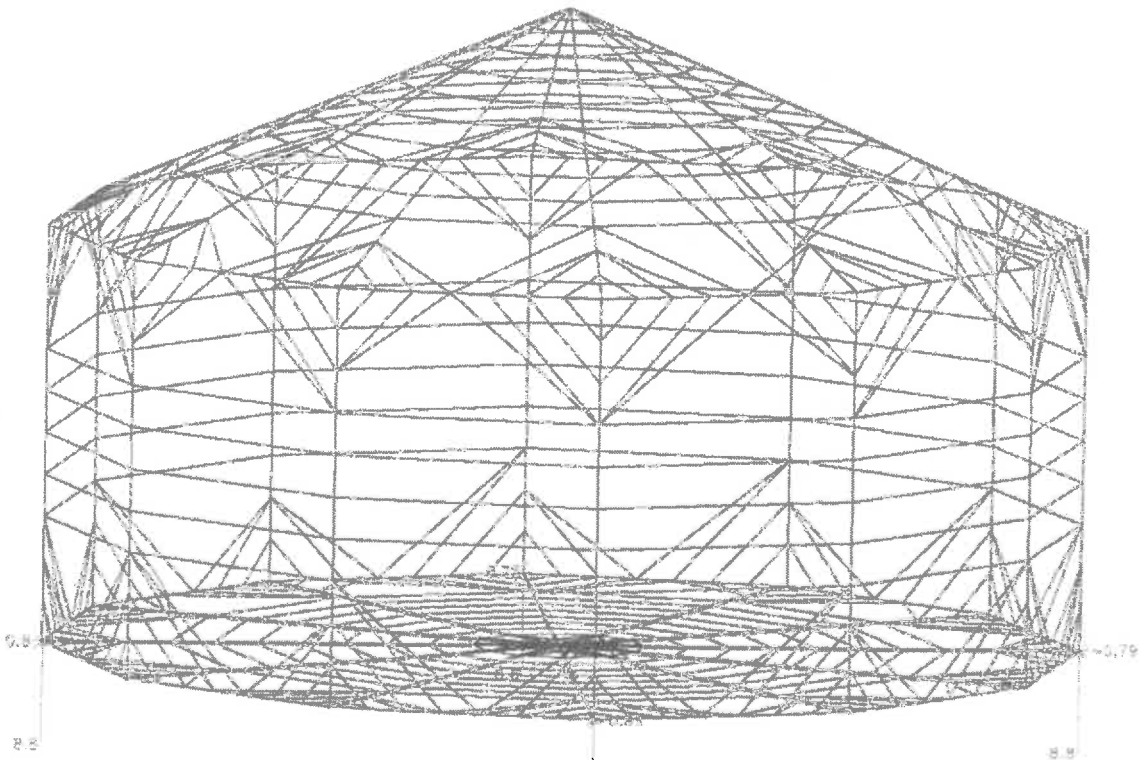
X3

X1, X2

SCALE = 1:16

UNITS: kN

DATE: 3/05/17



RELATIONS LOAD NO: 5 1.204564



1968 Kea Proof Tent

12

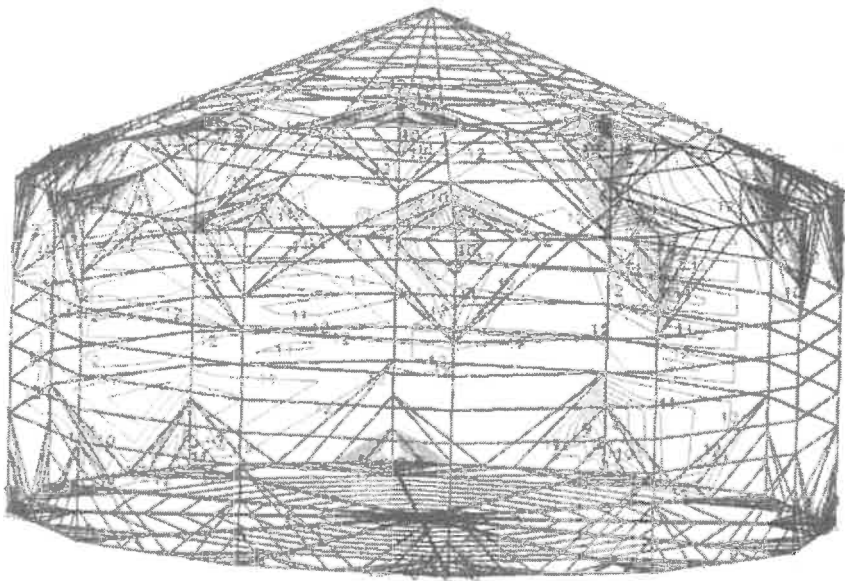
X3

X1-X2

SCALE = 1:20

UNITS: kN\*m/m

DATE: 3/05/17



LINE	VALUE
min	-0.119
1	-0.110
2	-0.101
3	-0.092
4	-0.082
5	-0.073
6	-0.064
7	-0.055
8	-0.046
9	-0.037
10	-0.027
11	-0.018
12	-0.009
max	0.000

OK

+X1 CONTOUR LINES LOAD NO. 4 .90-1001

1958 Kea Proof Tent

13

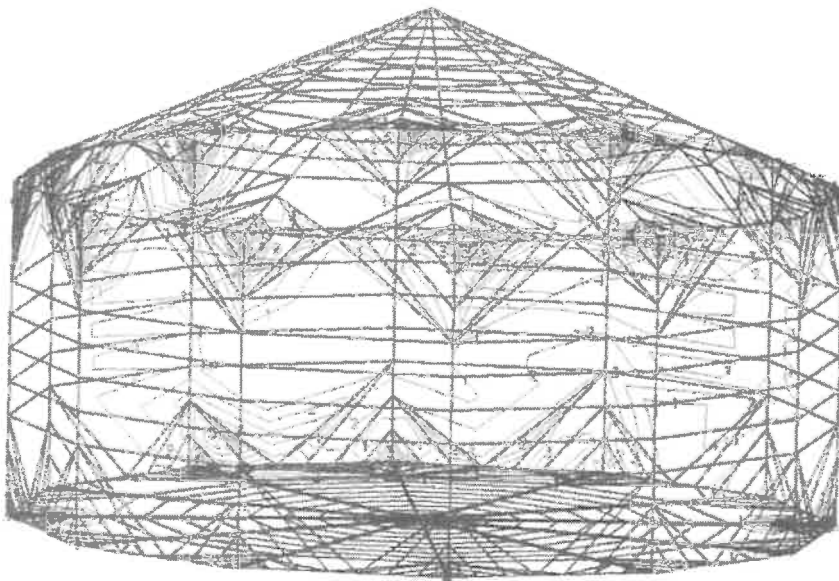
X3

X1-X2

SCALE = 1:20

UNITS: kN\*m/m

DATE: 3/05/17



LINE	VALUE
min	0.000
1	0.012
2	0.024
3	0.036
4	0.048
5	0.060
6	0.072
7	0.084
8	0.096
9	0.108
10	0.120
11	0.132
12	0.144
max	0.156

OK

-MY\* CONTOUR LINES LOAD NO. 4 -964W01

1968 Kea Proof Tent

14

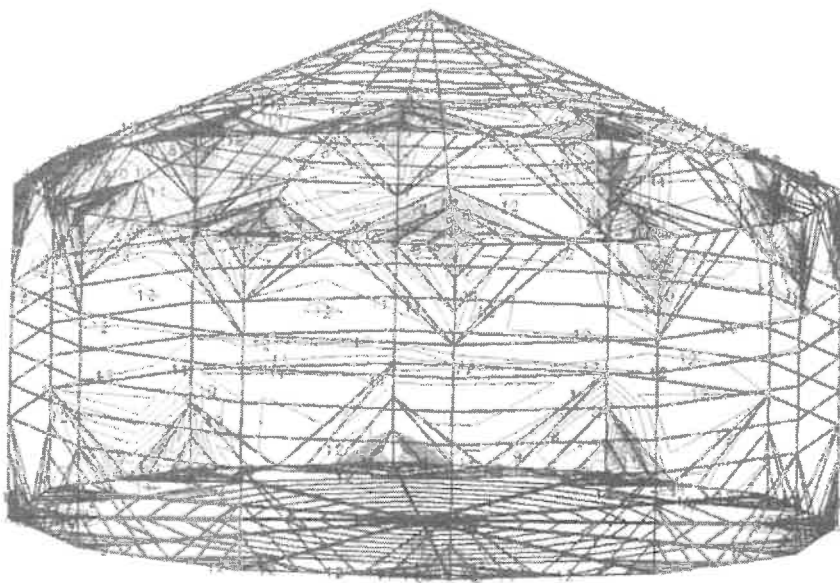
X3

X4-X2

SCALE = 1:20

UNITS: kN\*m/m

DATE: 3/05/17



LINE	VALUE
min	-0.105
1	-0.097
2	-0.089
3	-0.081
4	-0.072
5	-0.064
6	-0.056
7	-0.048
8	-0.040
9	-0.032
10	-0.024
11	-0.016
12	-0.008
max	0.000

OK

+97\* CONTOUR LINES LOAD NO: 4 -90+wall

1958 Kea Proof Tent

15

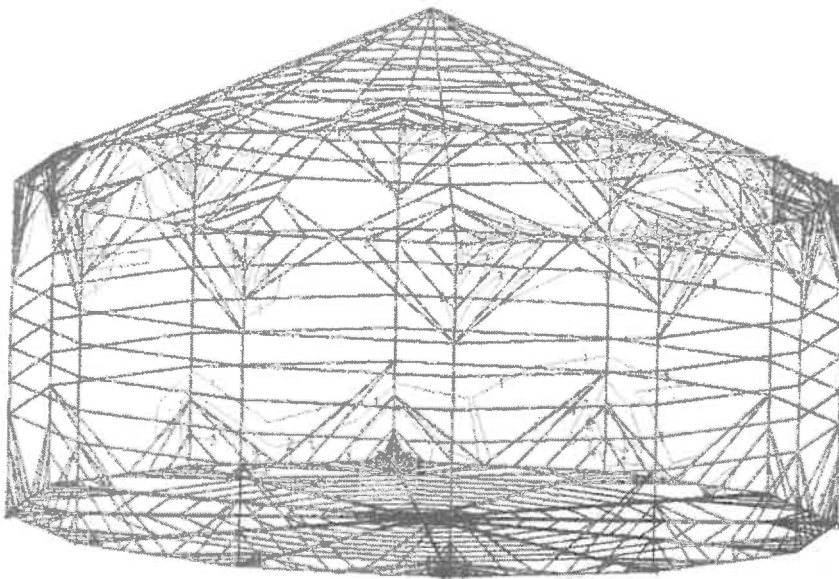
X3

X1-X2

SCALE = 1:20

UNITS: kN\*m/m

DATE: 3/05/17



LINE	VALUE
min	0.000
1	0.018
2	0.035
3	0.053
4	0.070
5	0.088
6	0.105
7	0.123
8	0.141
9	0.158
10	0.176
11	0.193
12	0.211
max	0.228

OK

4-M\* CONTOUR LINES LOAD NO. 4 90+6011

WORSE  
CASE  
FOR WIND.

X3

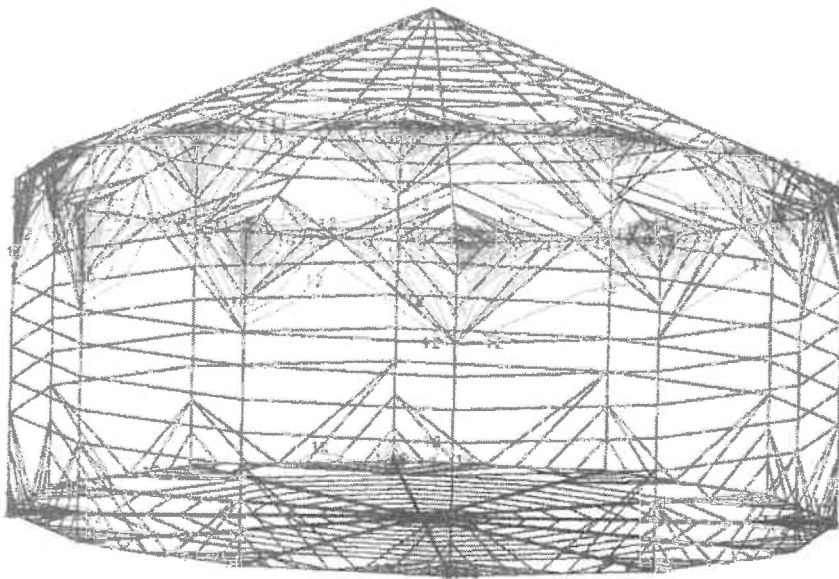
X1 X2

SCALE = 1:20

UNITS: kN\*m/m

DATE: 3/05/17

*Worst CASE  
FOR SNOW  
LOADING.*



LINE	VALUE
min	-0.264
1	-0.244
2	-0.224
3	-0.203
4	-0.183
5	-0.163
6	-0.142
7	-0.122
8	-0.102
9	-0.081
10	-0.061
11	-0.041
12	-0.020
max	0.000

4x4x4 CONTOUR LINES LOAD NO. 5 1:20+Salt

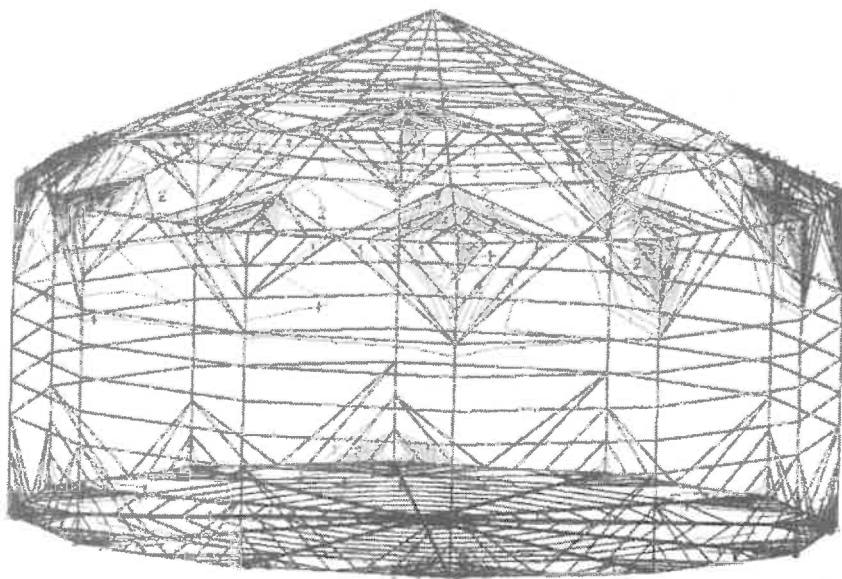
X3

X1-X2

SCALE = 1:20

UNITS: kN\*m/m

DATE: 3/05/17



LINE	VALUE
min	0.000
1	0.014
2	0.028
3	0.041
4	0.055
5	0.069
6	0.083
7	0.097
8	0.110
9	0.124
10	0.138
11	0.152
12	0.166
max	0.179

-MAX CONTOUR LINES LOAD NO. 5 1:20+5m

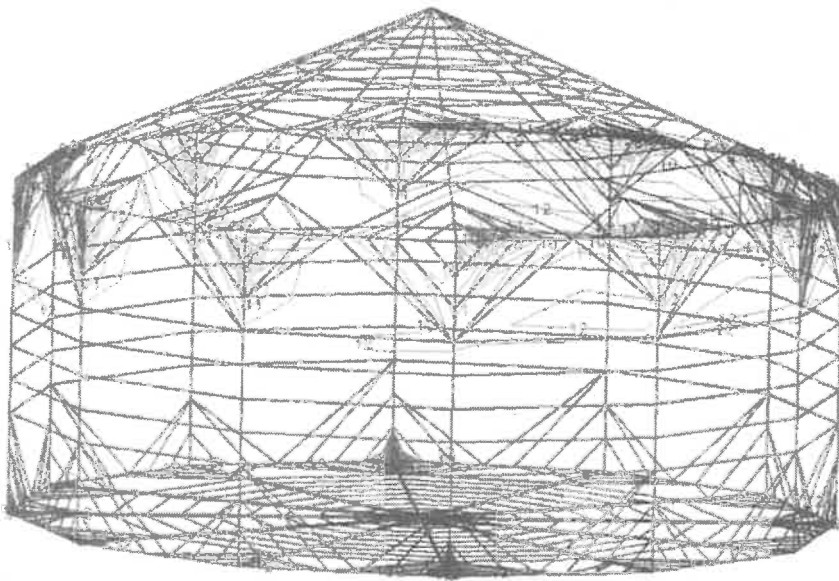
X3

X1-X2

SCALE = 1:20

UNITS: kN\*m/m

DATE: 3/05/17



LINE	VALUE
min	-0.258
1	-0.238
2	-0.218
3	-0.198
4	-0.179
5	-0.159
6	-0.139
7	-0.119
8	-0.099
9	-0.079
10	-0.060
11	-0.040
12	-0.020
max	0.000

\*KEY\* CONTOUR LINES LOAD NO. 0 1.20+500

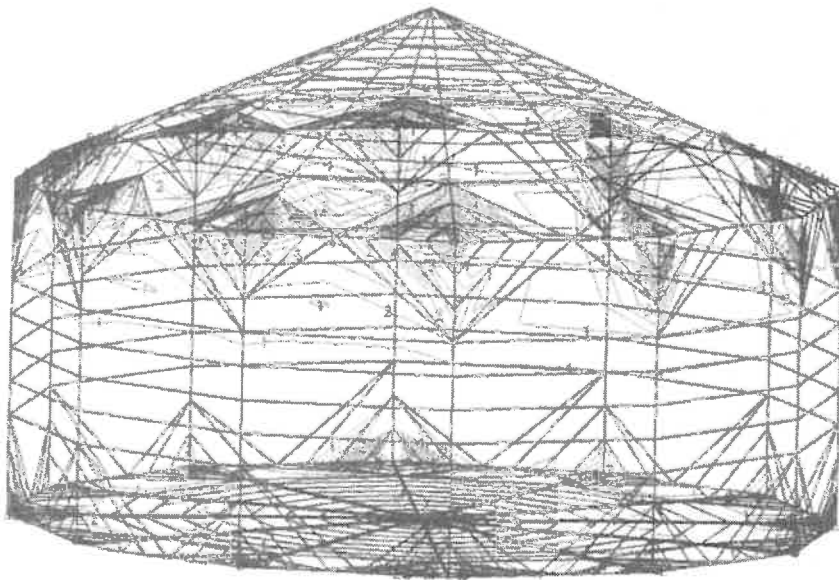
X3

X1-X2

SCALE = 1:20

UNITS: kN\*m/m

DATE: 3/05/17



LINE	VALUE
min	0.000
1	0.013
2	0.026
3	0.039
4	0.053
5	0.066
6	0.079
7	0.092
8	0.105
9	0.118
10	0.131
11	0.144
12	0.155
max	0.171

-MY\* CONTOUR LINES LOAD NO. 5 1:20-Split



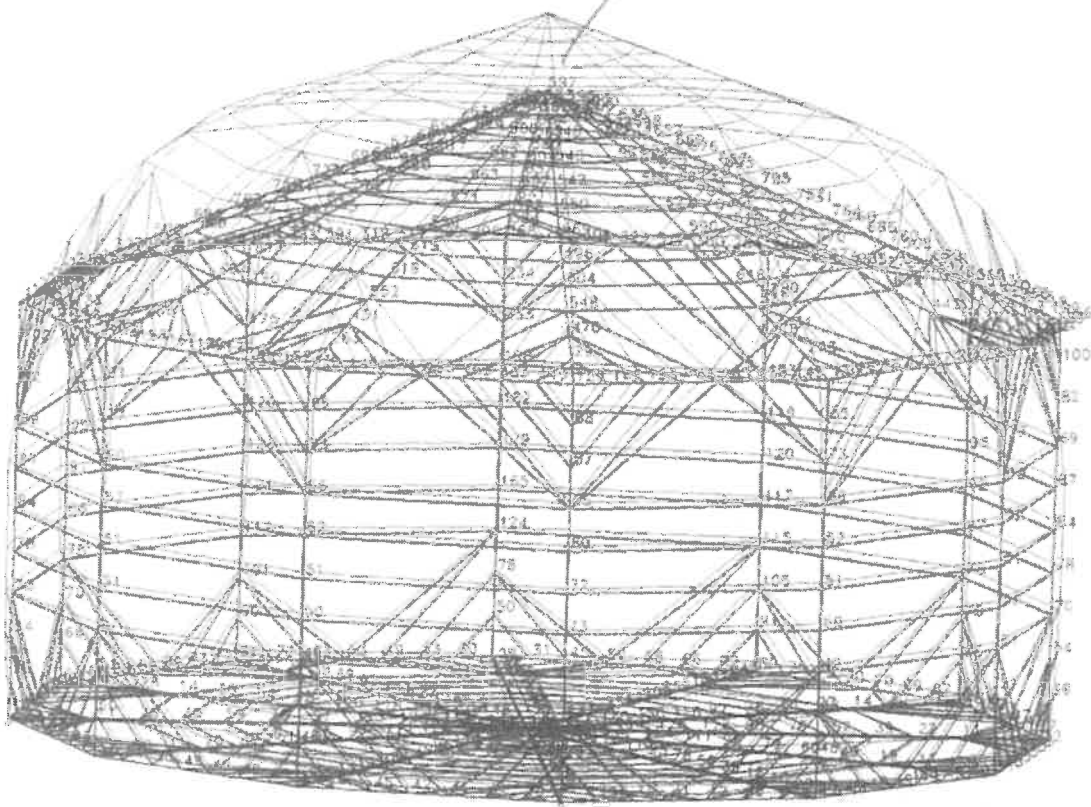
SCALE = 1:16

UNITS: meter

DATE: 3/05/17

0.96 + Wait OK

$\delta = 6mm$



VALUES ARE  $\times 10^{-6}$   
DISPLACEMENTS LOAD NO. 4 901WGH

X3

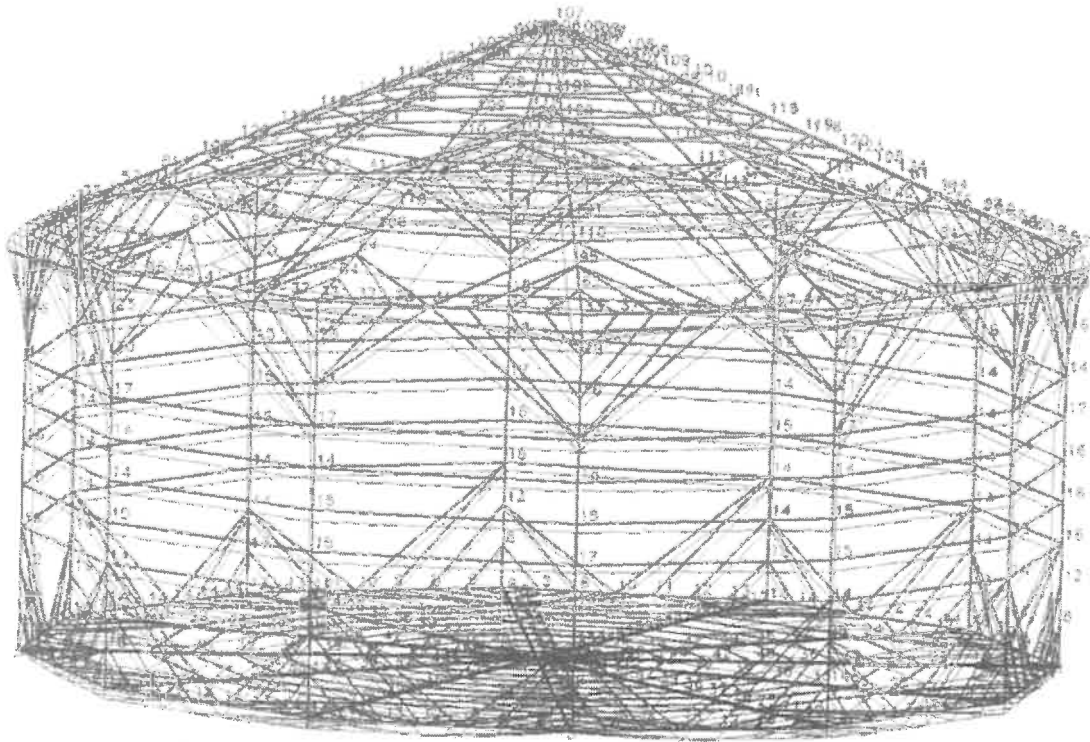
X1-X2

SCALE = 1:16

UNITS: meter

DATE: 3/05/17

$\sigma = 10.7 \text{ m}$   
 $1.26 + \text{Sun}$   
OK



VALUES ARE  $\times 10^{-5}$   
MEMBRANE LOAD NO. 5: 1.26+Sun

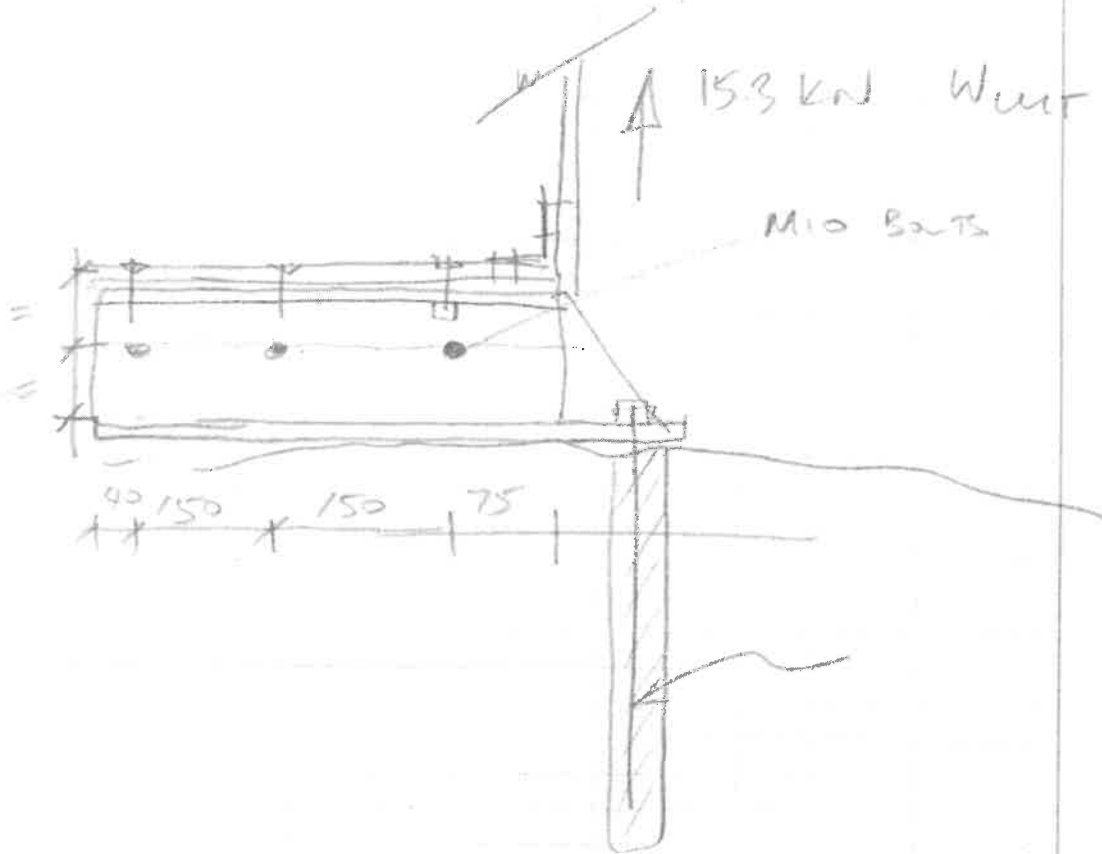
TITLE: KEA PROOF TENT

PAGE NO: 22

JOB NO: 1968 DATE: MAY 12. CALCS BY: W. WEBER

PO BOX 200, ARROWTOWN 9351  
 EMAIL: WARRICK@GRIDLINE.CO.NZ  
 PH: 021 365 070 OR (03) 442 0054

HOLD DOWN BOLTS & BRACKET



CHECK TIMBER FOR STRENGTH  
 90x45 BATTENS

$$a = 0.625 \times 45 + 1.25 > 10$$

$$a = \underline{40.6} \quad \text{O.K.} \quad \text{USE } 150$$

$$V^* = 15.3$$

$$\phi K_1 K_4 K_5 f_s b d_s$$

$$\phi = 0.8$$

$$K_1 = 1.0 \quad \text{wind}$$

TITLE: KEA PROOF TENT

PAGE NO: 23

JOB NO: 1968

DATE: MAY 17

CALCS BY: W. WILSON

PO BOX 200, ARROWTOWN 9351

EMAIL: WARRICK@GRIDLINE.CO.NZ

PH: 021 355 070 OR (03) 442 0054

$$K_4 = 1.0.$$

$$K_5 = 1.0$$

$$f_s = 3.8 \text{ mPa}$$

$$b = 45 \text{ m}$$

$$d_s = 45 \text{ m}$$

$$= 0.8 \times 1.0 \times 10 \times 10 \times 3.8 \times 45 \times 45$$

$$= 6.15 \text{ kN} \quad \underline{\underline{\text{N.G.}}}$$

TRY 3 BOOTS

$$3 \times 6.15 \text{ kN} = 18.45 \text{ kN}$$

PLUS SCREW TO RIF

ALSO HAS TO DEAL WITH

DRAW FORCES  $\rightarrow$  HORIZONTAL FORCES  
48 kN.

$$Q_{kp} = K_{11} f_{pi} d_n$$

$$= 14.9 \times 12.9 \times 12$$

$$= 2.3 \text{ kN}$$

$$Q_{skp} = 3.48 \text{ kN} \times 3 = 10.44 \text{ N.G.}$$

USE  
4 ANCHOR  
POINTS

TITLE: IKEA PROOF TENT

PAGE NO:

2A

JOB NO: 1968

DATE: MAY 12 CALCS BY: W. WEBER

PO BOX 200, ARROWTOWN 9351

EMAIL: WARRICK@GRIDLINE.CO.NZ

PH: 021 365 070 OR (03) 442 0054

$$\begin{aligned}
 Q_{k,p} &= 0.5 b_e f_{p_i} d_n \\
 &= 0.5 \times 45 \times 12.9 \times 12 \\
 &= 3.5
 \end{aligned}$$

$$N^A = \phi Q_n$$

$$Q_n = n K_1 K_{12} K_{13} Q_{s,k}$$

$$Q_{s,k} = Q_{s,p} = 3.48$$

$$K_1 = 1.0$$

$$K_{12} = 0.7$$

$$K_{13} = 1.0$$

$$Q_{s,k} = 3.48$$

$$Q_n = 3 \times 0.7 \times 3.48$$

$$Q_n = 7.3 \text{ kN}$$

$$\text{TRY 16 BOLTS} \quad 7.3 > 465/5.48$$

$$= \underline{9.7 \text{ kN}}$$

$$\phi Q_n = 9.7 \times 0.8 = 7.76 > 7.1 \text{ kN}$$

0.9G+W<sub>n</sub> UPLIFT.

HOLD DOWN  
USE  
10THK  
PLATE  
# 3 NO.  
M16  
BOLTS.

TITLE: ICEA PROOF TENT

PAGE NO: 25

JOB NO: 1968

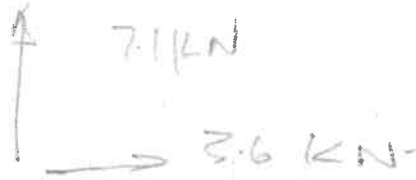
DATE: MAY 17 CALCS BY: W. WEBER

PO BOX 300, ARROWTOWN 9351  
 EMAIL: WARRICK@GRIDLINE.CO.NZ  
 PH: (021) 365 070 OR (03) 442 0054

USE 4 ANCHOR POINTS

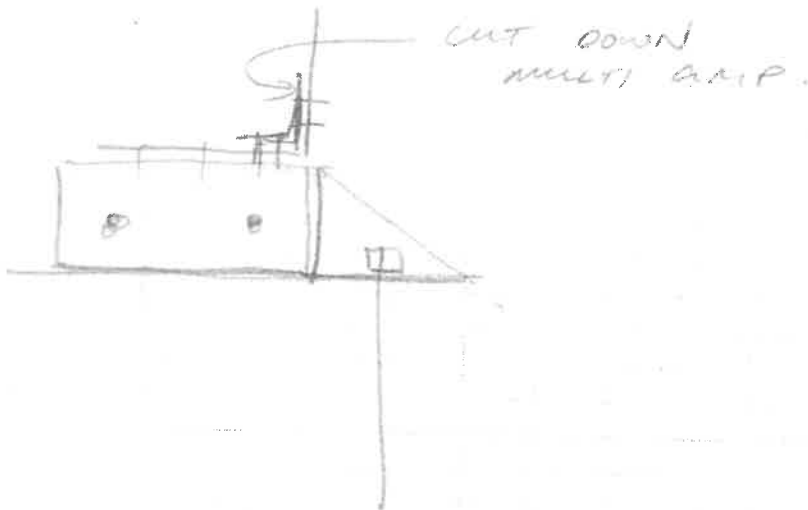
SEE ANALYSIS MAX UPLIFT

LOAD 0.76 + W<sub>ULT</sub>

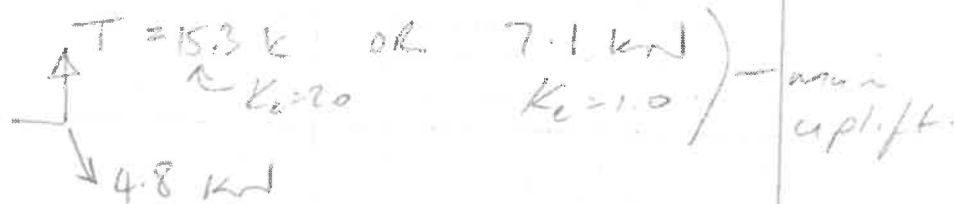


- check LUMBLOCK FIXINGS

WORSE CASE @ ANCHOR POINTS



- USE MULTI GRIPS CUT DOWN



MULTI GRIP 0.91mm x 80 LONG

$$\phi T = 0.8 \times 300 \times 0.91 \times 80 = 17.5 \text{ kN}$$

USE ZNO @ HOLD DOWN LOCATIONS

ALSO ASSISTED BY SCREWING OF  
0.55 COLOUR STEEL

TITLE: ICEA ROOF TENT

PAGE NO: 27

JOB NO: 1968

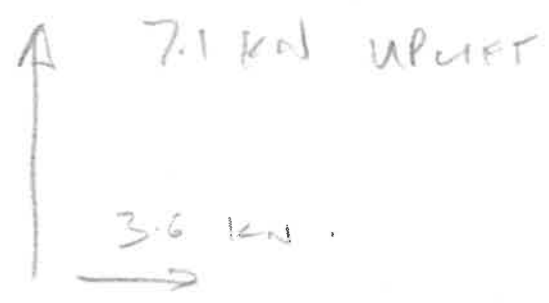
DATE: MAY 17

CALCS BY: W. WEBER

PO BOX 200, ARROWTOWN 9351  
EMAIL: WARRICK@GRIDLINE.CO.NZ  
PH: 021 365 070 (OR 1031 442 0054)

### ROCK ANCHORS

LOADING



TRY M16 HILT HIT H150 WITH HAS ROD

INTO ROCK USE 400 EMBEDMENT

$$\phi N = 211.4 \text{ kN}$$

$$\phi V = 34.6 \text{ kN}$$

} BASED ON

M25

& 125 EMBEDMENT

OK

Rock ANCHORS

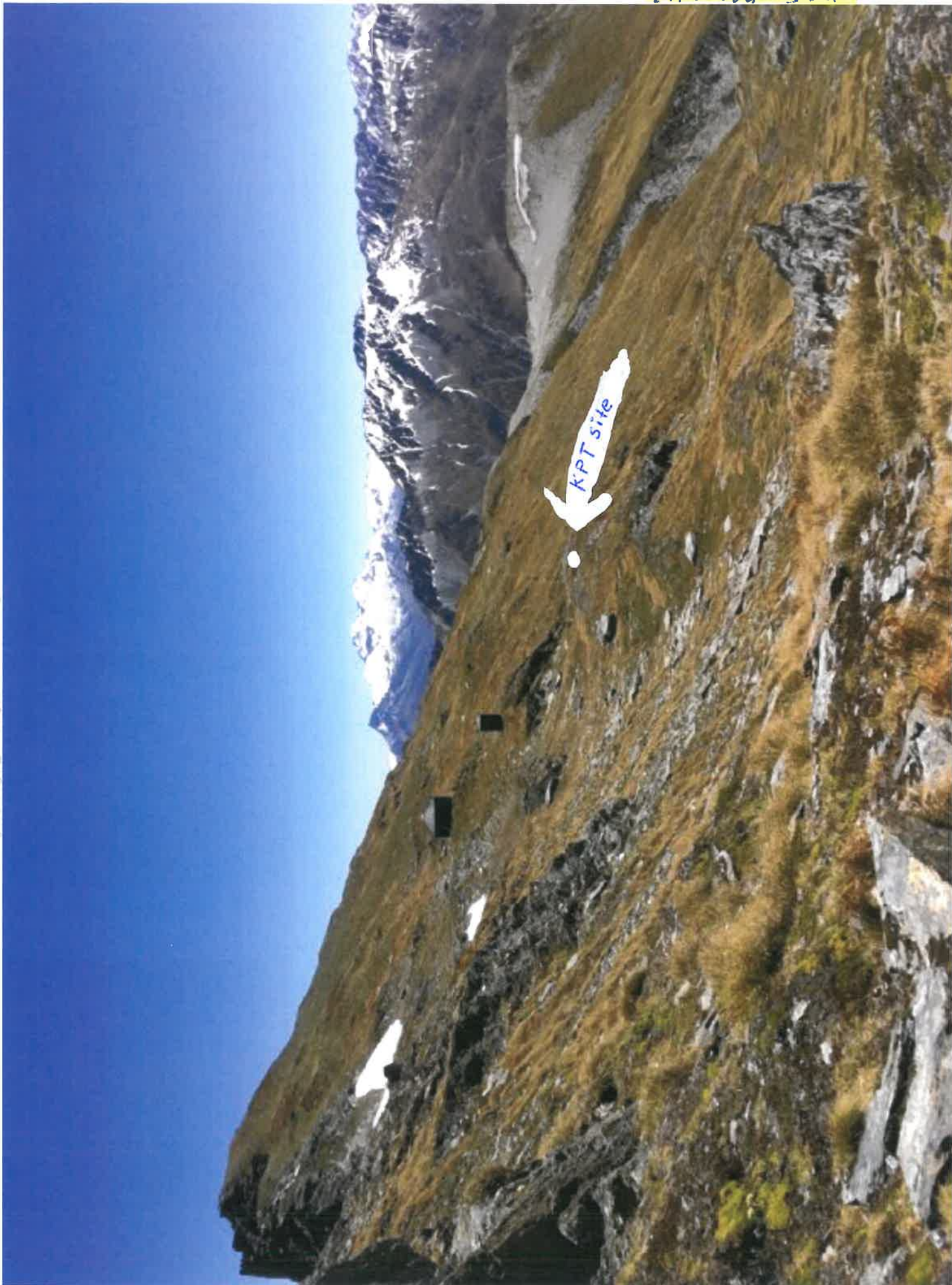
USE

M16 HILT  
HIT H150  
WITH HAS  
ROD.



Kellys Hut and Toilet Site, + KPT site  
Attachment 3 Ba

6



Kellys Hut Site

Photos: Positioning of KPT on Site.



Photo 1.  
closest to hut.



Photo 2.  
Grassy Knob



Preferred.  
Photo 3.  
Protuding Rock.



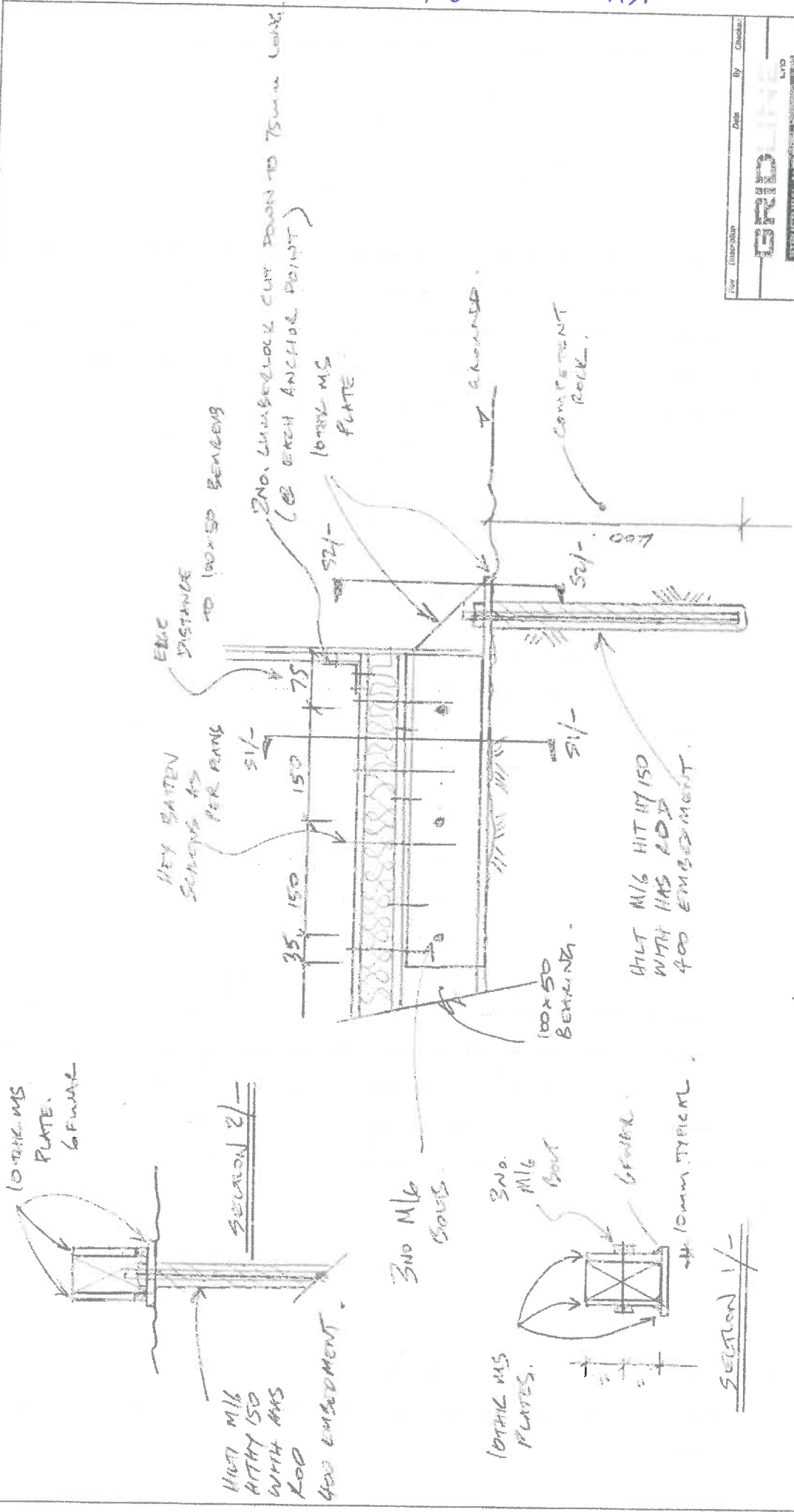
Photo of Protuding area, KPT site. Hump rock is good anchor conditions & assists structure to be self snow clearing by wind vortex around the hump & cylinders shape of structure.

Rocks has best flat top & level main surface.



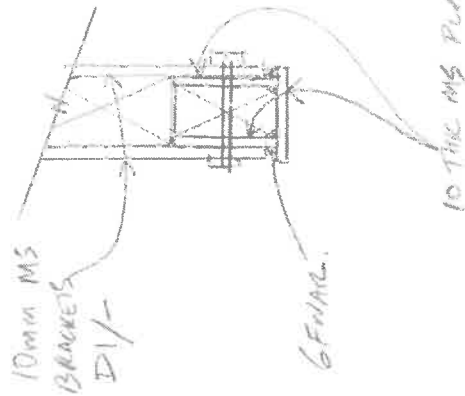
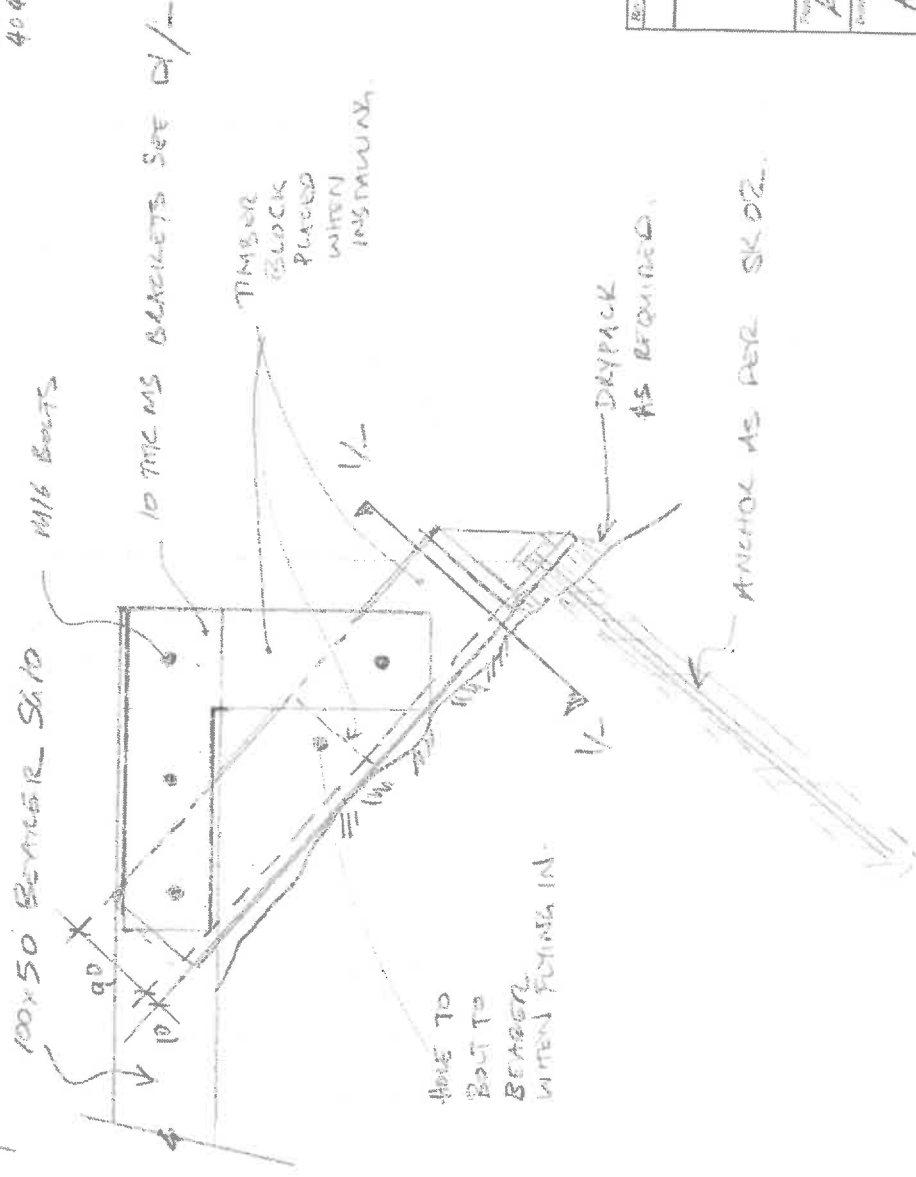
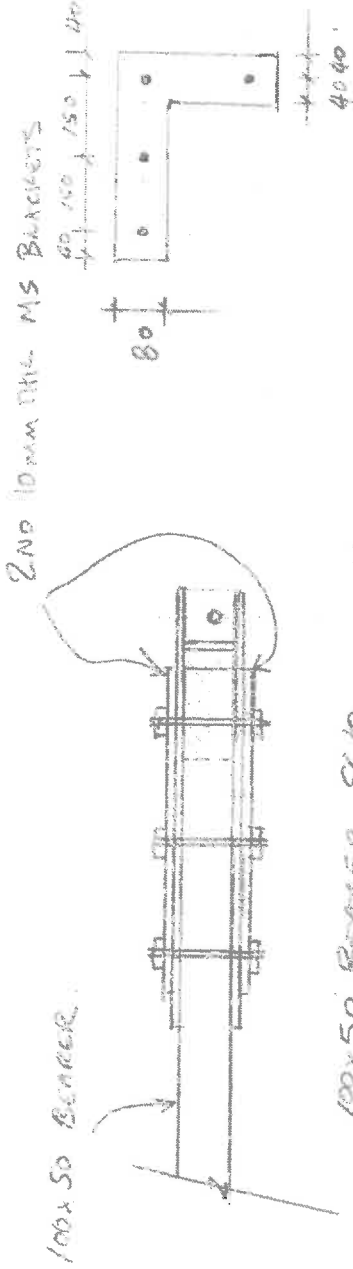
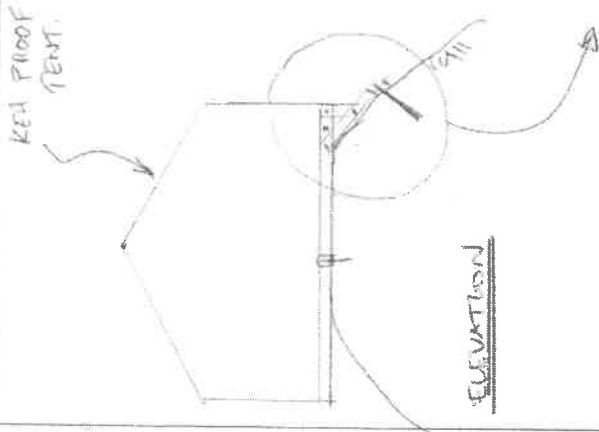


Anchor Details.



ANCHOR @ 1/4 POINTS

DATE	1968	BY	CHKD.
<b>BRIDLINE</b>			
STRUCTURAL ENGINEERING			
PO BOX 200, ARROWTOWN 9301 SMALL WARRIOR, WINDLINE, COOK PH 021 245 070 OR 021 244 004			
PROJECT	ANCHOR POINTS.		
DRAWN BY	DAN KELLY		
DESIGN BY	DAN KELLY		
CHECKED BY	DAN KELLY		
DATE	MAY 17	NO.	SK 02
SCALE	AS SHOWN	YEAR	1968



SECTION 1/-

Re. Checked	Dis.	By	Checked
<b>GRID</b>			
<b>ENGINEERS LTD</b>			
100 RIVER STREET, ARLINGTON ROAD, LISBURN, COUNTY DUBLIN, IRELAND PH: 0226 1 2646 770 OR 01 31 12 0054			
Project Title			
KEY PROOF TENT			
Drawing No.			
ANCHOR ON ANGLE			
Client			
DAN KELLY			
Scale	As Shown	Date	1968
Drawn by	DAN KELLY	Checked by	SKD
Disc. Date	1968	Disc. No.	SKD



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

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

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to [permissions@doc.govt.nz](mailto:permissions@doc.govt.nz). The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

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

---

## A. Description of Activity

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

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

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

Application is to Change the conditions of concession no OT- 20676-Acc:  
Schedule 2 Special Conditions Public Use  
Condition 18  
Condition 19  
Condition 20  
Condition 21

Further add a condition 22

Please see attachment 3b:A Description of Activity

Attachments

1. Otago Hunting map
2. Internet mapping DOC
3. DOC website Whakaari Conservation Area
4. New Zealand Trumper website and email to IT expert requesting to remove
5. Hit Bagger Website
6. New York Times Article
7. ODT Letter to Editor
8. News article Skippers Fire
9. News article Glenorchy Road rat Point Fire

---

## 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

Not Applicable

---

## C. Larger area

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

YES / NO

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

Not applicable

Is this necessary for safety or security purposes? YES / NO

Is this necessary as an integral part of the activity? YES / NO

Is this essential to carrying on the activity? YES / NO

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

---

#### **D. Exclusive possession**

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

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

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

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

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

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

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

No

---

#### **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.*

Up to ten years

---

## G. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to: <http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

YES / NO

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 3b.G. If your concession application is approved you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

No

## H. Environmental Impact Assessment

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

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

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

Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
<i>EG: Tararua Forest Park</i>	<i>Northern rata - threatened species</i>	<i>Damage to the plants by construction</i>	<i>Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage</i>

As per concession OT- 20676-Acc

---

## **I. Other**

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

Attachments 3b: I

1. Online request for padlock: Lauder Basin
2. Remote padlock key storage
3. Otago Management Strategy

## **Attachments**

### **Attachments 3b:A**

#### **Attachment 3b:A Description of Activity**

- 1. Otago Hunting Map**
- 2. Internet mapping DOC**
- 3. Doc website: Whakaari Conservation Area**
- 4. New Zealand tramper Website**
- 5. Hut Bagger Website**
- 6. New York Times Article**
- 7. ODT Letter to Editor** *+ Keeping Secrets of the beautiful bush.*
- 8. News article Skippers Fire 2018**
- 9. News article Glenorchy Road Rat Point Fire 2017**

### **Attachments 3b: I**

- 1. Online request for padlock codes: Lauder Basin**
- 2. Remote padlock Key storage**
- 3. Otago Management Strategy.**

## **Attachment 3b: A**

### **A. Description of activity.**

Site Location: Is as described in the Concession no OT 20676 Acc a lease for the structures (now known as Kellys Hut) hut and toilet on conservation land. We operate a commercial business mountainhut.nz from the hut site at Mt Larkins Whakaari Conservation area Glenorchy.

Directly related to the concession for hut and toilet lease is:

Concession OT 27189 Gui and a Deed of Variation to this concession dated 19th Feb 2016.

The concession activity includes "Guided ski touring and trekking, alpine instruction including snow caving, helicopter landings for the purpose of dropping off and picking up clients".

The Deed of Variation (2016) increased the guided activities to the maximum party size from 6 to 12 including guides. This relates to the activities and overnight hut stays with additional clients in snow cave or tents.

We have also extended the scope of our operations with an additional Concession

Concession No 50462-Gui (October 2016) "Guiding Permit for the activities Heli hiking and Heli mountain biking in Whakaari Conservation area". This Includes mountain biking from Larkins Slip and includes the ability to overnight bikes at Kelly's Hut.

**The activity is an application To Change Conditions of Consent 18 19 20 and 21 as described in OT 20676 ACC (October 2010)**

#### Schedule 2. Special Conditions

##### Public use:

18. The hut and toilet must be left unlocked at all times and be made available for public use, including when the concessionnaire or its clients are using it. Two bunks must be kept available in the hut for public use at all times.

19. The fee charged to the public to use the hut is \$20/night The fee can be reviewed annually by the concessionnaire. Approval from the Lessor must be obtained prior to any increases to the fee being implemented by the Concessionnaire.

20. A sign must be erected at the entrance to the hut and toilet facilities which imparts the following information to the public: that the hut and facilities are available for public use, and that the applicable hut fee is to be paid to the concessionnaire, and the amount of the fee.

21. The Concessionnaire may place a custodian at the hut over the winter months in each year. The fee charged to the public under clause 19 of this Schedule must not be

increased to recover any of the Concessionaires costs incurred with the use of a custodian.

**DKDNZ.comLtd wish to apply for a change wording to conditions 18 19 20 and 21 and add a new condition number 22. (should the application for consent for the KPT be approved)**

**(Wording Changes applied for are underlined)**

18. The hut is available for public use at all times. Public Information will be placed at the Whakaari carpark about how to contact the Concessionaire and information on hut fees and payment.

The Concessionaire is able to secure the hut and toilet when the custodian is not on site. This can be done by a locking system on the entrance doors and information on how to obtain the pin number to the lock made available to the public.

The hut and toilet and two bunks are available to the public including when the concessionaire custodian or its clients are using it.

19. The fee charged to use the hut is \$45 per night. The fee can be reviewed annually by the concessionaire. Approval from the Lessor must be obtained prior to any increases to the fee being implemented by the Concessionaire.

20. A sign must be erected at the entrance to the hut and toilet facilities which imparts the following information to the public: that the hut and facilities are available for public use, and that the applicable hut fee is to be paid to the concessionaire, and the amount of the fee and the contact details of the concessionaire to obtain the pin code for the door access.

21. The Concessionaire may place a custodian at the hut at any time throughout the year. The fee charged to the public under clause 19 of this Schedule must not be increased to recover any of the Concessionaires costs incurred with the use of a custodian.

**And include a new condition** (please see parallel application for Kea Proof Tent)

22. The KPT (Kea Proof Tent) will be open at all times and be available as an emergency bivvy at no charge to the public.

## **Reasons for the Application.**

### **Change in condition 18**

The Consent OT -20676-ACC was granted in 2010. The above conditions are now onerous to the concessionaire in 2018 for the following reasons.

1. **DOC information and Concessionaire information regarding the hut status is confusing and varied.**

DOC Website has two huts in Whakaari Conservation area listed on the website.

Heather Jock hut (Category Basic /Bivvy)

McIntyre Hut (Category Standard)

No Hut fee is evident for these huts on the website.

DOC website Otago Hunting Whakaari includes Kelly's Hut which is described in the legend as a DOC hut. No fees or information is listed regarding the use of the huts on the map.

DOC Internet mapping sites and topographical maps include Kelly'Hut

mountainhut.nz has a website mountainhut.nz . This includes activity information, reviews images and some prices. mountainhut.nz is also on Bookabatch, Glamping hub, AirBnB, Camp Glenorchy and Glenorchy Community websites. These websites indicate to the public that contact with the concessionaire should be a priority during pre trip planning into the back country area of Whakaari to visit the hut or climb Mt Larkins.

We are now calling the hut "Kelly's Hut" on our website in response to the general information available in the public domain.

A simple solution is a locking system in place to address the confusion of multiple information sources stating different situations.

( see Attachment 3a1 : 1. DOC Otago Hunting Map, 2. Internet Mapping Kelly Hut, 3. DOC Whakaari site)

## 2. Social Media

As operators we have been alerted to the social media influence on the public's decisions on what to do and where to stay in the back country.

In April last year returning from a heli hike back from Kelly's hut a staff member struck up a conversation with two young English hikers on their way to (in their words) Kelly's hut. They indicated that it was free to stay in and had gained this knowledge from a website called "New Zealand Trumper". They proceeded to not only stay in the hut but exited via the Stone burn and trespassed over the Wyuna Preserve Land to the GY road. They refused to pay any hut fees even after multiple requests.

The "Hut Bagger NZ" website also lists Kelly's hut and encourages "Baggers" to contribute their successes. The photo of the bagger Kevin AK Dec 29th 2017 was also a none hut fee paying guest at mountainhut.nz expense.

A lock system in place would be a tool to minimise the influence of private information website builders who seem to be able place any information on websites and not be accountable.

( see attachment 3a1 : 4. "NZ Trumper" and 5. "Hut Bagger" website and email to mountainhut.nz IT expert request to remove listing)

## 3. Local information

mountainhut.nz local marketing aim is that the locals in the area have information regarding the hut which is well known and simple to understand. However we have found that this is not always the case. A group was staying in the hut when a commercial trip arrived. Staff had not been contacted about the group. During a discussion it was

revealed that the local store in Shotover Street Queenstown had recommended Kellys Hut as a great place to visit and that it was free of charge.

A lock system in place would be a tool to manage the effects of mis information by word of mouth from the public informing others regarding Backcountry huts.

#### 4. International and National Media

As a holder of a DOC concessions for accommodation mountainhut.nz has gone to considerable expense to comply with the regulations to provide a unique, clean, warm, and inspiring hut in the backcountry.

mountainhut.nz is also aware that media plays a large part in selling New Zealand and in particular the National Parks and NZs wild spaces. However NZ s reputation may be changing as media spread the message to the public about the minimal price or free back country huts you can stay in throughout NZs most precious of places.

This is a discussion that being debated in various forms for example: Freedom camping and DOC yearlong passes for just \$85.

A lock system would be a tool to differentiate the commitment that a small family business has made in contributing to the back country huts system. While ensuring the right to occupy the huts by the public but having a tool to collect contributions to the maintenance or replacement which can be collected from the public through the hut fees.

( see attachment 3a1 ; New York Times article March 2018 and ODT letter to the editor Tourism Industry out of Control. March 24th 2018) + *"Keeping Secrets of the beautiful Bush" April 14 2018*

#### 5. Safety and Fire

As operators we hold concerns about the safety of our own clients and have a audited safety management plan in place for all operations including client safety in and around the hut.

We also acknowledge that we are not responsible for members of the public who choose to plan and undertake a trip to Kelly's Hut Mt Larkins.

However if the worst case scenario happened most likely mountainhut.nz would be implicated or effected. One such concern is a fire in the hut. Due to its remote site such an event could be devastating. There has been two such incidents in the district over the last two years. Both fires started by members of the public who have had no apparent fine or legal avenue to repay the damage done.

A lock system in place would be a tool to mange the hut asset against the risk of fire by knowing who and when the public were using the hut as well as the public understanding that the concessionaire is involved in the maintenance not just DOC.

( see attachment 3a1 Skipper's Fire and Glenorchy Road fire news paper articles)

#### 6. Precedents: managing public private enterprise by locking systems in place.

Kellys hut Mt Larkins is accessed by the public via the trails in Whakaari Conservation area. Above Heather Jock hut the trails dwindle to a route. Kellys Hut sits hidden from view under the stone burn saddle.



Most day-visitors to the hut are very fit climbers making a quick run to the top of Mt Larkins and returning to the valley floor. They are well prepared and don't stop long at the hut.

Climbers, hikers and ski tourers who go to the hut for an overnight trip are experienced backcountry people. They would have spent time planning and researching their route and trip details. Other wise they don't make it too the hut and turn back.

We find evidence of groups comings and goings: the holding tank toilet filling up, crampon marks on the floor, pried locks, singe marks on the floor, stools left in unusual places, equipment left behind.

Mountainhut encourages and supports backcountry use by the public however the challenge is: that all the public that do use the hut contribute to the concessionaire s costs by paying the consented hut fees.

As an example or precedent that DOC supports to manage public /private assets is the "online request for padlock access code for Lauder basin Conservation area for vehicle access".

( see attachment 3a1 : Online request for padlock access code and Remote Warehouse Sesamee Key Storage Padlock)

## **7. Otago Management Strategy**

### **3.10 Structures and Utilities**

Mountainhut fits into the definition of structure on public conservation land for the following purposes: of " The publics enjoyment of the intrinsic natural historic and cultural values consistent with the purposes for which the land is held.

" Structures and facilities can be temporary or intended for longterm use. They can share space ( usually a public facility) or require exclusive occupation of space ( usually a private facility).

Both may be either commercial or non commercial in nature. Regardless of the nature of the structure there is a legislative expectation , section 17U (4) Conservation Act 1987, that the necessity for the structure or facility to be constructed on public conservation lands and waters is clearly established."

#### **Policies 3.10.1**

(f) whether the structure is readily available for public use.

mountainhut.nz application supports this policy. The public have ready use of the hut either with a custodian in place on site or by organising for the pin lock code during pre trip planning.

2.3.16 Any structures in the ... Whakaari Conservation area ... should not adversely affect the natural and historic values of these areas in particular:

- a) the undeveloped natural landscapes and isolated character of the Richardson range...
- b) The quality and integrity of indigenous ecosystems and habitats and species
- c) the avoidance of adverse effects of the following values:
  - i) the natural , cultural and historic landscapes
  - ii) existing recreational values and uses

iii) natural quiet

This application supports these policies. And the necessity for the structure has been clearly established.

### **Change in Condition 19**

Apply for a fee increase from the Lessor

The reason for this application is:

Increased helicopter fees per flight to the Mt Larkins site. All operations and maintenance is dependent on access by helicopter. In particular the effluent in the holding tanks and all grey water is flown off site. The amount of helicopter movements is proportional to the clients and members of the public ( paying or not paying) that stay at Kellys hut. Our helicopter provider has increased their minimum rate which has affected our costings both for clients and for the purpose of budgets for maintenance and repair.

### **Change in condition 20**

Apply to include the words” the contact details of the concessionaire to obtain the pin code for the door access”.

This relates to condition 18 and would be a follow up of information that is clear and consistent to the public.

### **Change in Condition 21**

Include the words to allow a custodian at the hut “at any time though out the year”

Reason for this is that our operation is an all year around operation. We have hosts with clients at the hut in summer as well as winter. This is more of a technical word change which relates to when the hut could be locked should our application to change the condition 18 be successful.

### **Change in Condition 22**

Probably this condition should be incorporated into the application for the Kea Proof tent.

Reason: we have included this as a possible new condition that would help both the application for the KPT and confirm to DOC that we have a commitment to provide the public with an open shelter at all times, while continuing to stay abreast of the changing trends in back country hut use, and tourism, and operating a small family business involving high operating overheads, due to the remote heli accessed site of Kellys Hut in Whakaari Conservation area.

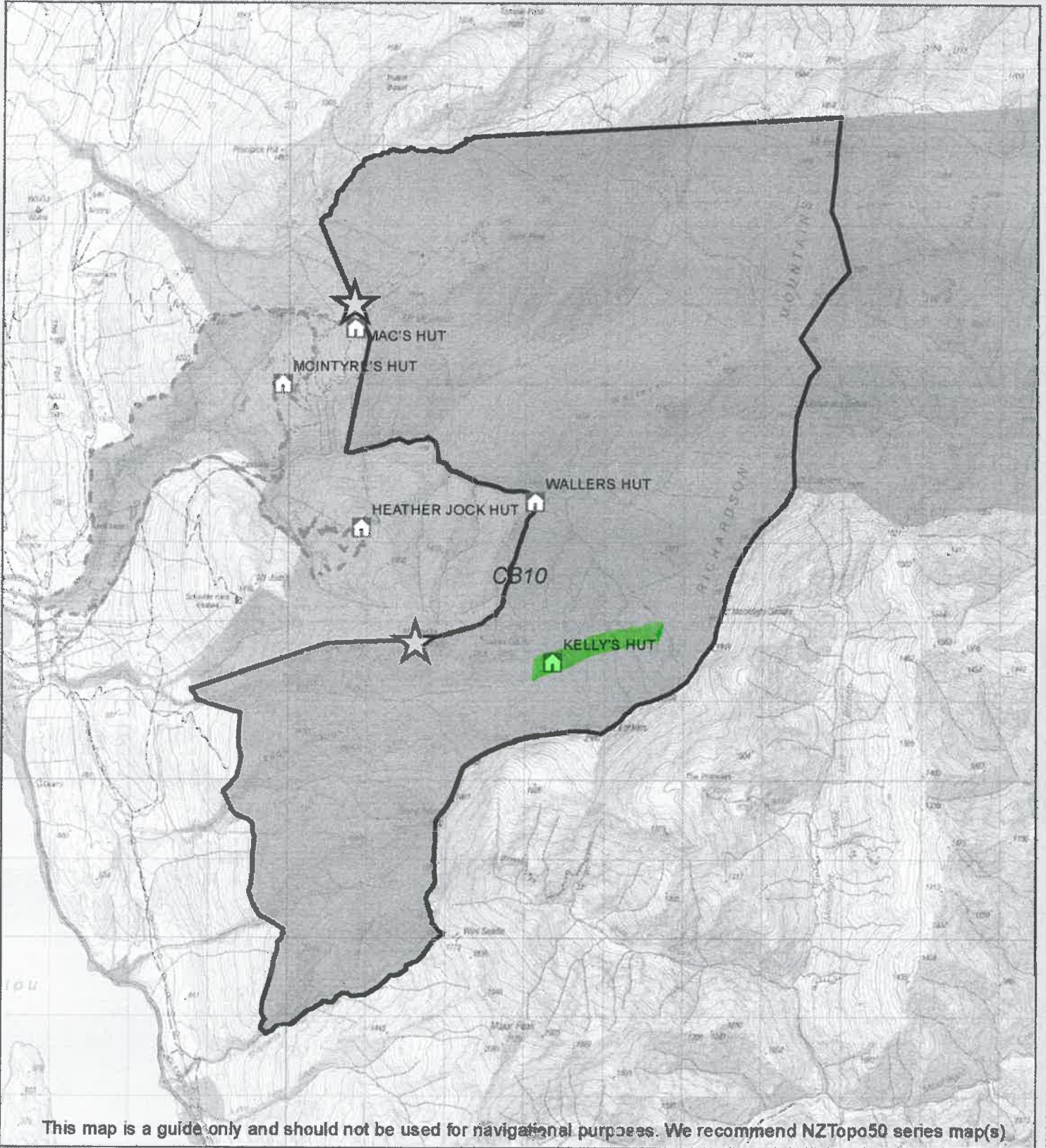
# Otago hunting Whakaari



Department of Conservation  
Te Papa Atawhai

Check your permit and the DOC website for conditions that may apply to this area: [www.doc.govt.nz/hunting](http://www.doc.govt.nz/hunting)

Attachment 3b: A



## Legend

Boundary of this hunting block

Access point - described on DOC website

DOC hut

CA11 NZTopo50 map sheet

Hunting is permitted

Hunting is restricted

Hunting is prohibited

Other public conservation land

DOC tracks - dog or firearm conditions may apply

Walking/Tramping

Route

4WD





Printed from: <http://www.doc.govt.nz/parks-and-recreation/things-to-do/hunting/where-to-hunt/otago/cardrona-glenorchy-shotover-hunting/where-to-hunt/whakaari/>

## Whakaari hunting

Located in [Cardrona Glenorchy Shotover hunting](#) in the [Otago](#) region

### Alerts

No alerts.

The Whakaari hunting block is located above Glenorchy on the western faces of the Richardson Mountains. You can hunt goats and chamois.

### Hunting block overview

#### Species

- Chamois
- Goats

#### Brochures

[Whakaari hunting block map \(PDF, 1164K\)](#)

#### Permit requirements

A permit is required to hunt on public conservation land.

This hunting area is covered by an 'open area permit' which can be obtained online or from a [DOC office](#).

#### Dog access

Dogs with a DOC permit only. Contact the relevant [DOC office](#) to obtain a permit.

### About this hunting block

Animals present are goats and chamois.

#### General information

The Whakaari block is located above Glenorchy on the western faces of the Richardson Mountains. The landscape is steep tussock and scree faces cut with several deep creek valleys, notably the Buckler Burn.

This block is covered by an open hunting permit, but a condition is that you must have access permission from the landholder.

#### Access

The block is best accessed via the [Whakaari tramping tracks](#).

#### Landholders

You must have permission from Wyuna Station, Alister Wallace, ph +64 3 442 6046 to access this block for hunting, even if using the marked tracks – the access agreements do not cover carriage of firearms.

#### Maps

NZTopo50 series: CB10

#### Dogs

Dogs are allowed in this block with a hunting permit.

#### Huts

- [Heather Jock Hut](#)
- [McIntosh Hut](#)
- [McIntyre Hut](#)

### Contacts

Whakatipu-wai-Māori / Queenstown Office

Phone: +64 3 442 7933

Email: [queenstown@doc.govt.nz](mailto:queenstown@doc.govt.nz)

Address: Cavells Building  
1 Arthurs Point Road  
Queenstown  
9371

#### Give feedback

[Tell us about your recent visit](#)

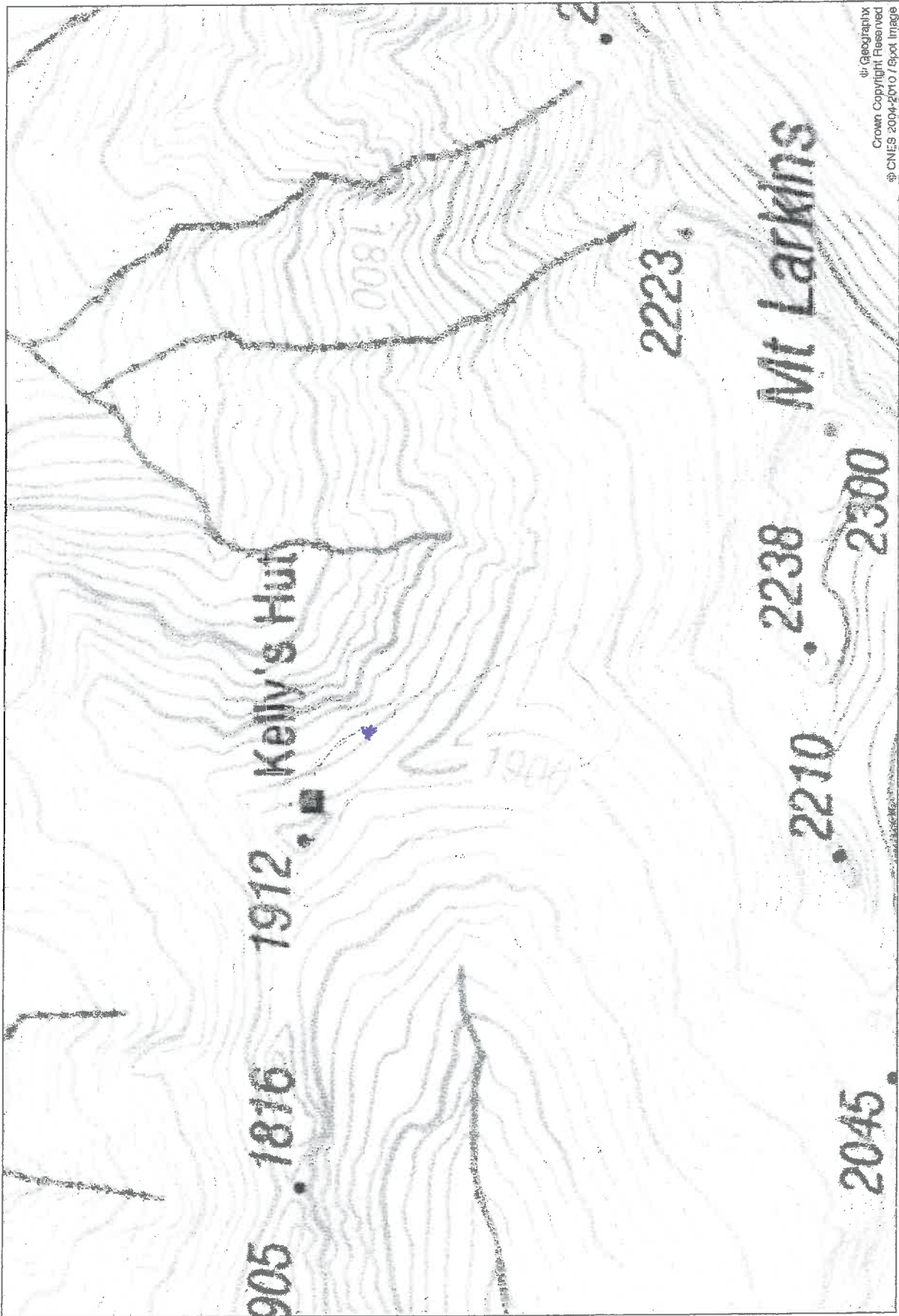
#### Related

- [Southern South Island pesticide summary](#)  
View the latest pesticide summary for the Southern South Island covering most of the Otago, Fiordland and Southland regions.
- [Hunting and firearms safety](#)  
Enjoying your hunt and making it home again safely requires smart planning.
- [Mt Judah / Heather Jock Tracks](#)



mountainhut

Date Printed: 28 March 2017



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© CNIES 2004-2010 / Spot Images

0.5  
SCALE 1: 10,000  
0  
0.5 Kilometers  
Projection: NZGD 2000 New Zealand Transverse Mercator

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend



Attachment 3b:A:





Attachment 36: A

3

Printed from: <http://www.doc.govt.nz/huts>

## Stay in a hut

DOC manages a network of over 950 huts of all shapes and sizes. They provide unique places to stay, refuge from bad weather, or rest and recover when you're out exploring the outdoors.

### Find a hut to stay in

List view

Map view

Sort: A-Z | Place | Popular first

#### **Heather Jock Hut**

Located in Whakaari Conservation Area

This is a three bunk hut in the Queenstown/Wakatipu area.

Category Basic/bivvies

#### **McIntyre Hut**

Located in Whakaari Conservation Area

This is a five-bunk hut in the Queenstown/Wakatipu area.

Category Standard

### Related

- **Blog: Tips for staying in DOC huts**

If you're heading out on a family adventure, a DOC hut can be a great option for accommodation. Here are some insider tips from our rangers for your next hut break.

- **Hut wardens**

Volunteer to look after our huts and provide a welcoming environment for trampers.

- **Care and maintenance**

Volunteers are needed to help maintain tracks, huts, historic sites and gardens. There are a range of practical, hands on tasks you can get involved in.

- **DOC wants to see more use of backcountry huts**

DOC is encouraging hunters and trampers to let us know how much they're using backcountry huts to ensure the huts are maintained and replaced.

Attachment 3b:A

4

New Zealand Tramper

Huts ▶

# Kelly's Hut

Whakaari Conservation Area

New circular hut at point 1912 northwest of Mount Larkins.

♥ Add to favourites

📍 Check in

## Key information

OWNER	DOC
CATEGORY	Basic Hut/Bivvy
SLEEPS	6
FACILITIES	Toilet
WATER SUPPLY	Natural water source

## Getting there

UNLOCKED	This hut is unlocked and open to access.
BOOKINGS	No — open access
	There is no record on the DOC site aside from one reference on a hunters' map.

## Other

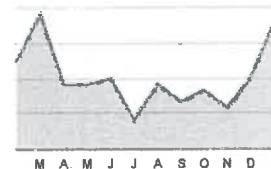
ALTITUDE	1,900m
MOBILE PHONE COVERAGE	No coverage
MAPS	NZTopo50-CB10

Advertisement



### About this hut

Added 21 March 2014 by Matthew.  
No revisions.



146 views in the past year (12 per month).

ID 9070

## ABOUT THIS SITE

- [Disclaimer](#)
- [Privacy](#)
- [What's new & changed?](#)
- [Uptime status](#)
- [Keyboard and navigation help](#)

0.0112 / 1



Positive SSL

## WARNING

Information provided here is not warranted for accuracy and is provided for planning purposes only. Conditions in the New Zealand backcountry change rapidly. You are responsible for your own safety.

## OUTDOOR SAFETY CODE

- ✓ Plan your trip
- ✓ Tell someone your plans
- ✓ Be aware of the weather
- ✓ Know your limits
- ✓ Take sufficient supplies

[Watch the video](#)

## OUR MISSION

To promote and share our love for adventure, wildness, and self-reliance.

[Read our commitments](#)

## COPYRIGHT

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From: **Toni Mager** tonim@tonim.de  
Subject: Re: Kelly's Hut | New Zealand Trumper  
Date: 16 January 2018 at 1:02 PM  
To: Chistine Kelly christinekelly@runbox.com



The entry seems to have been made by this guy, the owner of the site tramper.nz:

<https://trumper.nz/?view=user&id=1>

Some one else has signed up at his site and wrote this:

"Hey Mathew, can't find your email anywhere. Have tried for 2 days to post on various forums but none will go through. Even tried a new 'branch'. Have tried on Safari and Firefox all with no success."

Seems like Matthew doesn't want to be contacted directly.

On 16 January 2018 at 00:24 Chistine Kelly  
<christinekelly@runbox.com> wrote:

<https://trumper.nz/9070/kellys-hut/>

Hi Toni, can you have a look at this website and see how it works and if we can comment or delete this page that I have linked you ? It has it all wrong of course!

—  
Christine Kelly  
0274427036  
mountainhut.nz  
dankellysculpture.nz

Huts ▶

# Points

## Kelly's Hut

Description	NZ Topo50	NZTM2000	NZGD2000	NZGD2000	WGS 84	WGS84	NZMIS200	NZMG	NZGD49	NZGD49
 CB10	433215	<b>E1243344,</b> <b>N5021502</b>	<b>44°52'14.1" S,</b> <b>168°29'5.8" E</b>	<b>-44.870580,</b> <b>168.484964</b>	<b>-44.870580,</b> <b>168.484964</b>	<b>S44°52.234' E168°29.097'</b>	<b>E41</b> <b>533832</b>	<b>E2153361,</b> <b>N5583276</b>	<b>44°52'20.0" S,</b> <b>168°29'5.6" E</b>	<b>-44.872219,</b> <b>168.484900</b>

Input data are printed in boldface. All other data are converted.

View map

Download GeoRSS

Download KML

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- [Privacy](#)
- [What's new & changed?](#)
- [Uptime status](#)
- [Keyboard and navigation help](#)
- [Positive SSL](#)

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- ✓ Take sufficient supplies

[Web version](#)

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[Read our core values & values.](#)

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[Huts](#) ▶ [Kelly's Hut](#) ▶

## Nearby

### Kelly's Hut

[GPX files](#) 2 [Huts](#) 3 [Photographs](#) 1 [Tracks](#) 3

#### Waller's Hut

Hut. Basic Hut/Bivvy (DOC). Capacity: 5. Distance from location: 2.0km.

Historic corrugated iron and beech pole miners' hut in the Whakaari Conservation Area. The hut was built on Wallers Creek in the 1920s and well used in the Second World War when scheelite demand peaked.



#### Boozer Hut

Hut. Basic Hut/Bivvy (DOC). Distance from location: 3.2km.

An historic hut named for a notorious 1930s scheelite miner. The hut is clad in flattened steel drums, and contains original fittings, including coal range and bed. The hut was built at the

head of Bonnie Jean Stream, but was ...



#### Heather Jock Hut

Track. 1 – 2 days. Easy. Loop track. Distance from location: 3.6km.

A gentle climb through a mining area to a small hut with panoramic mountain views.



#### McIntyre hut

Photograph. Distance from location: 4.9km.

McIntyre hut. taken Sept 2015

#### Duncan's Hut, Bullendale

Hut. Basic Hut/Bivvy (DOC). Capacity: 3. Distance from location: 18km.

A miners' hut dating from the late 1800s and apparently belonging to Robert Duncan, a Bullendale miner at the Phoenix Mine. The hut is corrugated iron over light timber, with a schist fireplace. The hut offers bunks and a bed ...



#### Aspiring - Rees

GPX file. Distance from location: 19km.

Starting at Raspberry Flat, this track passes Mt Aspiring Hut in the West Matukituki Valley and then climbs steeply to the Pylon and Cascade Saddle - be warned that this is a dangerous

climb across snow-grass and should not be ...



#### Rees-Dart Track

Track. 3 – 4 days. Medium/hard. Loop track. Distance from location: 19km.

Alpine circuit along two river valleys at the head of Lake Wakatipu.



#### Greenstone / Caples Tracks

Track. 4 days. Easy/medium. Loop track. Distance from location: 20km.

The Greenstone and Caples Tracks are often linked together to form a circuit from the shores of Lake Wakatipu. Long valleys and good huts.



#### Rees - Dart

GPX file. Distance from location: 20km.

Starting at Muddy Creek, this track heads up the Rees River to the head of the valley with a short sharp climb to the Rees saddle. Down the Snowy Creek to Dart Hut. Usually, weather

permitting, trampers would factor in ...

# New Zealand Tramper

Tracks ▶ Historic tracks ▶

## Heather Jock Hut

Whakaari Conservation Area

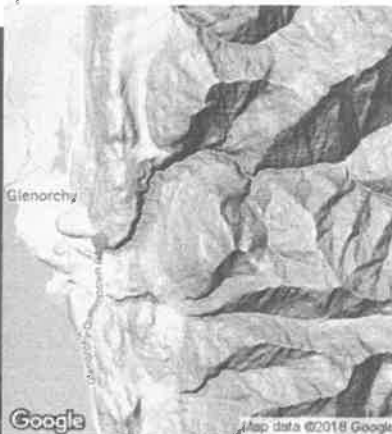
 7 hr loop track  Easy

A gentle climb through a mining area to a small hut with panoramic mountain views.



Heather Jock Hut • By Matthew.

Advertisement




 Add to favourites

 Check in

1 member favourited 2 members checked in

### Key information

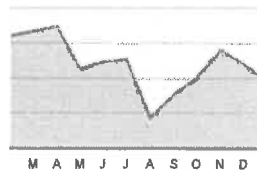
WALKING TIME	1 – 2 days 7 hr
DISTANCE	15.0km
TYPE	 Loop track
GRADE	Easy
BOOKINGS	No — open access

### Find it

STARTS	Car park south of Buckler Burn just below Glenorchy.
--------	------------------------------------------------------

#### About this track

Added 25 August 2008 by Matthew. 2 revisions, most recently 25 August 2008 by Matthew.



432 views in the past year (36 per month).

ID 3074

## New Zealand Tramper

MAPS	NZTopo50-CB10
ALTITUDE	380m – 1,300m Altitude change 920m

Although in snow over winter, the Heather Jock Hut is quite accessible without crampons and ice axes due to the easy climb along the mining road.



Heather Jock Hut • By Matthew. Licence: cc by-nc-nd.

From the car park and shelter just south of Buckler Burn, a 4WD road leads inland, bending left past a house, joining on to the old Judah Road, and beginning a gentle climb.

Along the road, numbered interpretation sites relate to descriptions in a brochure available from DOC. The road passes the first site, the Glenorchy Battery after 30 minutes. Here, water-driven stamping batteries crushed the scheelite ore to begin the extraction process. The Glenorchy or State mine is 20 minutes further on, marked by a massive schist mullock heap. At the bottom of the heap is an old hut and the boggy entrance to the mine itself (all mines are unsafe to enter). Despite its unprepossessing appearance, this mine was extensive, running on seven levels between the main access adit, and employing 25 miners.

Beyond the State Mine, the road turns around the northern face of Mount Judah and opens up views of Mount McIntosh across the Buckler Burn and Mount Alaska to the right. The road divides 1.5 hours from the car park) with a route to the left leading down to "The Junction." The Judah Road continues upvalley. 45 minutes onward, a second junction is reached. Drop off the Judah Road here along another road down to a patch of beech forest and a crossing of Bonnie Jean Creek. Jean Hut is located on the road just beyond the forest (10 minutes from the junction). It is a tidy red shack made out of flattened 44 gallon drums, with rocks dangling from wires to hold the roof down. Overnight use is prohibited.

From here, the road zig zags countless times up the face of Mount Alaska, climbing through tussock and large speargrasses. Eventually, another junction is reached, with routes to Heather Jock and Bonnie Jean Huts. It is 15 minutes more climbing to Heather Jock. The hut is well situated, with old mining apparatus nearby. There is an old woodburner in a state of disrepair in the hut, and a small water tank, but no toilet.

Heather Jock Hut • Basic Hut/Bivvy (DOC). Capacity: 3.

## New Zealand Tramper

From Heather Jock Hut, drop down to the top junction and take the road down and left to nearby Bonnie Jean (30 minutes). This hut site is well restored, with the miners' quarters and workshop available to view. The cables used to transport ore in a bucket down the hill are still in place, as is the tractor that used to drive the cables.



Dusk, near Heather Jock Hut • By Matthew.

A foot track drops from here down into the head of the Bonnie Jean Creek, crossing over and meeting the top of the Judah Road. Continue on down the Judah Road past the foot of the cable way, the junctions, and out to the car park.

### Walking times:

- Car park - Jean Hut: 2.5 hours
- Jean Hut - Heather Jock Hut: 1.5 hours
- Heather Jock Hut - Bonnie Jean Hut: 0.5 hours
- Bonnie Jean Hut - car park: 2 hours

Attachment: 36:9:



(https://www.hutbagger.co.nz)

# HUT BAGGER NZ (HTTPS://WWW.HUTBAGGER.CO.NZ)

BAG HUTS (HTTPS://WWW.HUTBAGGER.CO.NZ) BAGGED (HTTPS://WWW.HUTBAGGER.CO.NZ/BAGGED)  
ADD HUT (HTTPS://WWW.HUTBAGGER.CO.NZ/ADD-HUT) TOP BAGGERS (HTTPS://WWW.HUTBAGGER.CO.NZ/TOPTHUTBAGGERS)  
RECENT ACTIVITY (HTTPS://WWW.HUTBAGGER.CO.NZ/RECENTACTIVITY) ABOUT (HTTPS://WWW.HUTBAGGER.CO.NZ/ABOUT)  
REGISTER (HTTPS://WWW.HUTBAGGER.CO.NZ/REGISTER) LOGIN (HTTPS://WWW.HUTBAGGER.CO.NZ/LOGIN)

## Kelly's Hut (/huts/kellys-hut)

Whakaari Conservation Area, Otago

6 bunks, Backcountry

[Link for Hut Page \(/huts/kellys-hut\)](#)

NZ Topo 50: CB10 433 215  
NZTM Grid Ref: E1243344 N5021502  
Lat/Long: -44.870578 168.484965  
Elevation: 1875m

Facilities: **Cookers, Mattresses, Toilets**

Water Source: Water body near hut

Bagged By: **starglower, Dean, gravelben, poledo, Kevin\_AK**

Bagged this hut? Tell people on Facebook

[Bag This Hut \(/login\)](#)



Add another photo for this hut (/huts/kellys-hut/add-photo)





Photo by Kevin\_AK - December 29th, 2017 ✓



Travel. The New York Times

EXPLORER

## At New Zealand Trail Huts, Shelter, Conversation and Community

Sometimes there's solitude. Other times, lively discussions with new friends. And at every stop in the hut system there's the Intentions Book. It's must-reading.

By Jeremy Cronon

Feb. 14, 2018

Finally scrambling out of the bush of New Zealand's South Island, I paused, surveying the alpine valley in the foreground. Then I saw it. Nestled against a slab of moss-covered schist stood a modest structure, no larger than my 8 feet by 12 feet college dorm room. With excitement and relief, I clambered toward Cameron Hut.

As a 10-year-old, entranced by the cinematic landscapes of Peter Jackson's "The Fellowship of the Ring," I wouldn't have guessed that backcountry huts would become a focal point of my travels in New Zealand. Sixteen years later, I had come for the forests of Lothlorien, the peaks of the Misty Mountains, the hills of the Shire. But it was in the huts that I immersed myself in the culture of those landscapes and spent time with the people who know and value them most. New Zealand's wild spaces deserve their fantastical reputation, but it is the country's commitment to this vast network of public huts that fosters something unique: a community of strangers even in the most remote backcountry.

Approaching Cameron Hut, I wondered what I would find inside. No two huts are the same. Some are blaze orange, others beige. Some are over a century old, others less than a decade. Even if they look similar from the outside, each hut has its own quirks, stories and memories. They are a product of their environment, the people who use them, and their moment in history, all of which define a hut's character.....

.....In 1987, the newly established Department of Conservation took responsibility for maintaining New Zealand's hut network and the web of tracks (the term for trails) that connects them. Some huts originated as outposts for miners, hunters, foresters, or shepherds, others as way stations for alpinists, scientists, tourists or tramping club members. Now, nearly a thousand of these structures are open to trampers (as overnight backpackers are known) for minimal fees. The size and grandeur of backcountry huts are often linked to their popularity, and prices follow suit. Basic Huts are free, but most huts in New Zealand range from \$3 to \$10 per night. Bunks fill up on a first-come, first-serve basis, but there is always room on the floor. Great Walks Huts, on the other hand, can cost up to \$35 per night and require reservations months in advance.

For committed hut travelers, there are six-month (\$65) and yearlong (\$85) passes, which grant you unlimited access to most Basic, Standard and Serviced Huts. With just a few visits to Serviced Huts, the pass more than pays for itself.....

For full story read:

<https://www.nytimes.com/2018/02/14/travel/new-zealand-trail-huts.html>

# Tourism industry out of control — time to act

9

Attachment

3ba:

THERE has been a lot of discussion on our tourism industry in recent times. I spend a considerable amount of time in Te Wahipounamu — South West World Heritage area, both on private missions and on conservation work. It is clear that parts of it are being degraded by the sheer number of visitors, mainly from overseas.

For example, last Tuesday we drove through the Haast Pass from Neils Beach and I counted about 70 vehicles parked at the Blue Pools west of Makarora. It's likely around 200 people were down at the pools. Only a few weeks previous we drove out of the lower Hollyford Valley to find a similar number of vehicles parked at the Lake Marion car park and the Routeburn Divide car park overflowing. Further up the road at the Gertrude Valley car park, it's bedlam there every day of the week.

We look after trap lines in the Upper Hollyford, Gertrude and Bowen Valleys for the protection of our precious avifauna. I've had to remove traps near the Gertrude Valley car park due to the amount of toilet waste in the bush there. Another adverse issue is the destruction of our avifauna. Keas have been killed by traffic on the Milford road. The Monkey Creek and Homer Tunnel car parks are a major hazard for them. There is some evidence of the failure of rock wren nests due to the pressure of tourist numbers in the Gertrude valley.

Milford Sound is a disaster now with out-of-control tourism. Car parks are full from early morning. I find this particularly annoying when I go there to check traps up the Bowen Valley and cannot find a place to park my car, and I do this for the love of nature at my own expense.

The Government seems to be in a state of paralysis in managing this model of unsustainable tourism. Building more toilets and car parks is not the answer. It's not the tourists' fault. It's our fault for giving them unrealistic expectations (Tourism NZ) and not advising them of our culture in terms of protecting our

conservation estate. The carbon footprint of tourism is huge. No-one wants to know about it. It's time to restrict tourist numbers into New Zealand, sort out the freedom camping debacle, introduce a realistic tourist tax, ban tourists from camping in sensitive areas, stop them free-loading in our mountain huts etc. If nothing is done this will end very badly and we'll end up with our reputation tarnished.

Stanley Mulvany  
Invercargill

[Abridged]

You stumble across a stunningly gorgeous spot in New Zealand's great outdoors. Do you broadcast it on social media and risk a tourist invasion, or do you keep it a secret just for yourself and, maybe, a select few? **Mark Price** explores a problem of the modern age.

# Keeping secrets of the beautiful bush

**T**HE tourism boom and the rise of social media is spawning a new way of thinking among New Zealanders who like to go bush.

Instead of promoting their favourite scenic landscapes, some New Zealanders are doing their best to keep them secret.

One is Wanaka landscape architect Anne Steven.

"I'm very loathe to publicise where I go now—the special places... because people just latch on to it and suddenly everybody's there."

Ms Steven is a well-known conservationist with an intimate knowledge of the Wanaka region.

But she has become more careful about whom she shares her knowledge with and gives an example of a "stunning view" she knows of that is still some distance from the beaten track.

"I'm not going to tell anyone about it except for close friends and family.

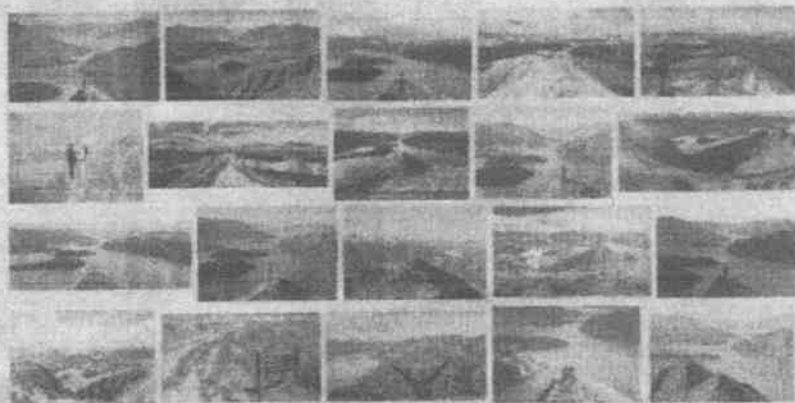
"It stands to get trampled to death."

Federated Mountain Clubs president Peter Wilson is another who has places he keeps secret.

"There are places I know, particularly in the high country, where I don't tell people to go.

"I don't put photos of my really special places on Facebook and on social media.

"There are a lot of places I go in the high country that have no visitors at all and I sort of want to keep it that way."



A secret no more... Roys Peak, Wanaka, was climbed by 84,000 people in the 2017-18 year, with photos filling page after page on the internet.



Conservationist Anne Steven

PHOTO: SUPPLIED

He understood why others felt the same way.

"There's always been a debate about it and I just think the debate's a wee bit louder at the moment."

In the Wanaka region, that debate has been driven by the overcrowding of several local landscape features including Roys Peak, just west of Wanaka, which was climbed by



Federated Mountain Clubs national president Peter Wilson

PHOTO: SUPPLIED

84,000 people in the 2017-18 year.

The tourist rush to be photographed on Roys Peak appears to have been sparked by a Lake Wanaka Tourism Instagram promotion in 2015.

"Digital influencers" were encouraged to visit Wanaka... and a flood of tourists has followed in their footsteps to the point where the





Special places in the back country ... Should you share them with the world or keep them secret?

PHOTO: MARK PRICE

Department of Conservation was forced to build a new car park and install a toilet on the peak.

In an effort to spread the load, Lake Wanaka Tourism has recently created a map showing 24 other "photogenic locations".

General manager James Helmore says the locations are deliberately spread around to reflect the broader region. One of the "influencers" who

popularised Roys Peak was American Chris Burkard (32) who has almost three million followers.

In a recent post, he acknowledged criticism had come his way but concluded the access track was in better shape now than when he first publicised it.

"Although the secret is out, I think it is better to have these places appreciated by many, rather than a select

few," he posted.

Giving away the location of "secret" places in Australia has caused grief for influencer Madeline Zotter (22) this week.

She was reported by the *The New Zealand Herald* as being upset over online abuse.

"This weekend alone," she said, "I received four abusive, unkind or negative messages because I wrote the location of a place."

"I am human, your words

hurt and I spent a good part of my Easter — and this morning — crying.

"I have been called words such as a brat, told I am the reason for national parks being trashed and was even told to go back and stick my head under the water a little bit longer, purely because I listed the name of the place that others believe should be kept a secret."

Both Mr Wilson and Ms Steven note the South Island has the advantage of a rugged landscape to protect many of its scenic secrets.

"It takes a bit of effort to get to some of the really special places that we like," Mr Wilson said this week.

"We're largely protected there."

He believes the "front country" — anything that takes less than a day's walk to reach — is most at risk from over use.

"If it's a remote track and you've got to cross a river, and it's going to take two hard days to get in there, I'm not too worried. Publish all the photos you like."

However, the Walking Access Commission's newly released South Island High Country Access Report notes a trend that has become evident as popular areas have become overcrowded.

"This forces people who want an even quieter experience to push further afield, visiting areas that previously might have only been used by those wanting solitary experiences.

"These people are then forced to go even further into the back country, and so on.

"This displacement runs through three or four tiers, and means that some of our pristine wilderness areas are seeing increased numbers (even off a very small base) that they simply aren't used to coping with."

Mr Wilson believes there is a need for a more strategic approach around the marketing of New Zealand's scenic attractions.

"I don't think you would get any disagreement from the tourism industry on that.

"It's just that we don't have a mechanism to be strategic.

"There's no plan. There's not even an agency to do the plan."

mark.price@odt.co.nz

Attachment 36:9

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Monday, 1 January 2018

# Police seeking couple over Skippers fire

By Guy Williams (<https://www.odt.co.nz/author/Guy%20Williams>)

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> Queenstown (<https://www.odt.co.nz/regions/queenstown>)



The historic Skippers homestead, with the green roof, and various sheds also on the site, is pictured on the left. The Skippers Point School, pictured to the right of this photo, escaped being damaged by the blaze.







Queenstown police want to speak to a couple who fled the scene of a fire that razed an historic homestead at the Skippers camping area this morning.

- **Fire Service lash out at 'idiotic' revellers** (<https://www.odt.co.nz/news/national/fire-service-lash-out-idiotic-revellers>)

Mount Aurum Homestead and a small outbuilding were burnt to the ground in the blaze, which started about 2am.

The fire was contained to the two buildings after a frantic effort by eight other campers at the Department of Conservation (Doc) site, about 20km north of Queenstown.

Detective Sergeant Derek Shaw, of Central Otago CIB, said a man and woman, believed to be from Queenstown, may have been in the homestead when the fire started.

The couple, who were driving a maroon-coloured vehicle, were apparently using the homestead to stay in.

"We're very keen to speak to them to complete our account of what happened. We ask them to make contact with Queenstown police."

The cause of the fire was still unknown, Det Sgt Shaw said.

Police and a fire safety investigation officer have launched investigations into the cause.

Campers worked in relay with three hand-pump fire extinguishers to contain the fire to the homestead, outbuilding and surrounding lawn.

Fire and Emergency New Zealand communications shift manager Tim Reynolds said about 20 firefighters and appliances from Arrowtown, Queenstown and rural fire attended the incident.

The fire was fully out by 4am, he said.

According to Doc, the homestead was one of only two remaining timber buildings in the Skippers area dating to the gold rush era.

The neighbouring school, which was not damaged, was built in 1879.

Both buildings are listed as category 2 historic places by Heritage New Zealand.

Its website states the homestead was "probably cobbled together from at least three other small timber buildings" and inhabited by runholders of the former Mount Aurum Station from the 1890s.

Doc restored the homestead and school in 2011.

- Detective Lisa Watt 021 191 5361, Queenstown police (03) 441-1600.



Attachment 3b: a:

9

## Glenorchy Road Rat Point Fire - update #10 fire contained, crew patrolling overnight



**Date:**

Jan 11, 2017

### Glenorchy Road Rat Point Fire - update #10 fire contained, crew patrolling overnight

19:30, Wednesday 11 January 2017

The fire at Rat Point, which has cut power to Glenorchy and affected access to the Queenstown-Glenorchy Road has been contained after a co-ordinated and sustained aerial and ground attack by fire crews today.

Up to eight helicopters with monsoon buckets and 50 ground crew from all over Otago were deployed across the day to control the fire which spread across about 150ha of mostly native scrub and trees on very steep terrain.

A ground crew will continue to patrol the area overnight and further crews will be deployed tomorrow to fully extinguish the fire and ensure that hotspots are monitored and dampened down.

Weather conditions are set to remain changeable tomorrow with sustained winds up to 25km/hr forecast however rain is predicted for later tonight.

Fire crews will be rotated as the operation is expected to last for three to five days.

Aurora Energy has advised that the 335 customers affected in the Glenorchy, Kinloch, Moke Lake, Paradise and Routeburn areas, can expect to be without power for at least a further 24-hours, with the possibility of this extending out to 48-hours or longer.

Delta has begun work on the power poles which received extensive damage in the fire, and are also assessing longer term contingency measures.

Otago Rural Fire Authority Incident Controller Phil Marsh said that it had been a testing day contending with steep terrain, high temperatures and strong winds but all of the crews, pilots and members of the incident management team had done a superb job in restricting the fire from spreading.

"Emergency services in this region are predominantly staffed with volunteers so we thank both those people and their organisations for being so supportive.

"We're very grateful to everyone for their efforts and to the public for the support that we've received. The changeable weather conditions meant that we had to close the Queenstown-Glenorchy Road a couple of times to ensure public safety so we appreciate people's patience."

The next update will be issued at approximately 8:30am tomorrow morning unless the situation changes. For more information and updates please visit [www.qldc.govt.nz](http://www.qldc.govt.nz) or the Queenstown Lakes District Council Facebook page.

ENDS

Note to editors: [Aurora Energy media statement attached for your reference.](#)

[« Back to News](#)



Attachment 36: I

1

10



Printed from: http://www.doc.govt.nz/parks-and-recreation/places-to-go/otago/places/lauder-basin-conservation-area/online-request-for-padlock-access-codes/

### Online request for padlock access codes

Complete this online application to gain padlock codes for motorised vehicle and horse access along easements into Lauder Basin Conservation area. Complete this online application to gain padlock codes for motorised vehicle and horse access along easements into Lauder Basin Conservation area via Lauder and Cluden Stations.

Four wheel drive applicants must read and agree to conditions for motorised vehicle access. There are different conditions for specific easements so you need to know which easement you are using; refer to the Lauder Basin Conservation Area map (PDF 1,129K).

Once your online request has been processed, you will be sent an email with the code for the locked gates.

Note: your name and vehicle details will be provided to the Station holders.

Public vehicle access is restricted to the drier summer periods between 1 December to 30 April, but can be closed anytime within this period to avoid damage to the tracks. This can be due to safety risks, weather conditions, threats to conservation or track damage.

### Access details

Requesting access for:

Horse  
 4WD

Are you a commercial 4WD operator?\*

Yes  
 No

Date when access required?\*

Entry date\*

Exit date\*

Entry/Exit point\*

Entry point

Exit point

### Your details

Name\*

Company/business name (if applicable)

Address\*

Contact phone (day)\*

Contact phone (cell)\*

Email address\*

The following to be completed for four wheel drive access only, for horse access please submit the form now.

### Vehicle details

Number of vehicles

Registration of lead vehicle

Vehicle model

Vehicle colour

---

**Conditions for 4WD access**

I have read the conditions for 4WD access\*

Yes  
 No

Submit request



Printed from: <http://www.doc.govt.nz/parks-and-recreation/places-to-go/otago/places/lauder-basin-conservation-area/conditions-for-motorised-vehicle-access/>

## Conditions for motorised vehicle access

View the conditions for motorised vehicle access to the Lauder Basin Conservation Area.

This conservation area covers nearly 9,000 ha. Due to the fragile nature of the area and easement requirements, access needs to be carefully managed.

### Access

This conservation area covers nearly 9,000 ha. Due to the fragile nature of the area and easement requirements, access needs to be carefully managed.

1. Public access to Lauder Basin Conservation Area is via easements on Lauder and Cluden Stations. The easements are across private land and the lands bordering the conservation area are working high country stations. Visitors are welcome; however, please consider this on your journey and respect their livestock and property.
2. 4WD access is available from 1 December to 30 April during the dryer summer months. The track may be closed during this period if conditions make the track vulnerable to damage. The Department of Conservation, Cluden and Lauder Station's make no guarantee of the condition or accessibility of tracks. Closures will be posted in the alerts section on the [Lauder Basin Conservation Area](#) page. It is the permit holder's responsibility to check for closures prior to each trip - DOC will not contact you about these.
3. The easement across Lauder Station allows for motor vehicle use only, motor cycles and all terrain vehicles are not permitted. Vehicles are not permitted on the Lauder and Cluden Station easements between 8pm and 7am.
4. There are locked gates, one at Lauder Station Rd car park, and one at the Cluden Creek car park. The code is the same at both locks and the code is provided once you have submitted your details to DOC. A button on the bottom of the lock needs to be pushed after you have put in the code. After going through the gate, please relock the padlock and randomise the numbers again.
5. Users are to check the DOC website or contact the Wanaka or Alexandra DOC offices prior to each trip as the code to the padlocks may change.

### Safety

1. Check current track and weather conditions. This is an exposed alpine region; the weather can be unpredictable at any time of year.
2. Carry a map and GPS or compass with you, visibility can change very quickly.
3. Carry all necessary safety and spare equipment. Be prepared to stay out overnight if required.
4. Give way to drivers on the uphill grade.
5. Know your driving limitations and your vehicles limitations.
6. Mobile phone coverage is unreliable.
7. Leave your intentions with someone.

### General

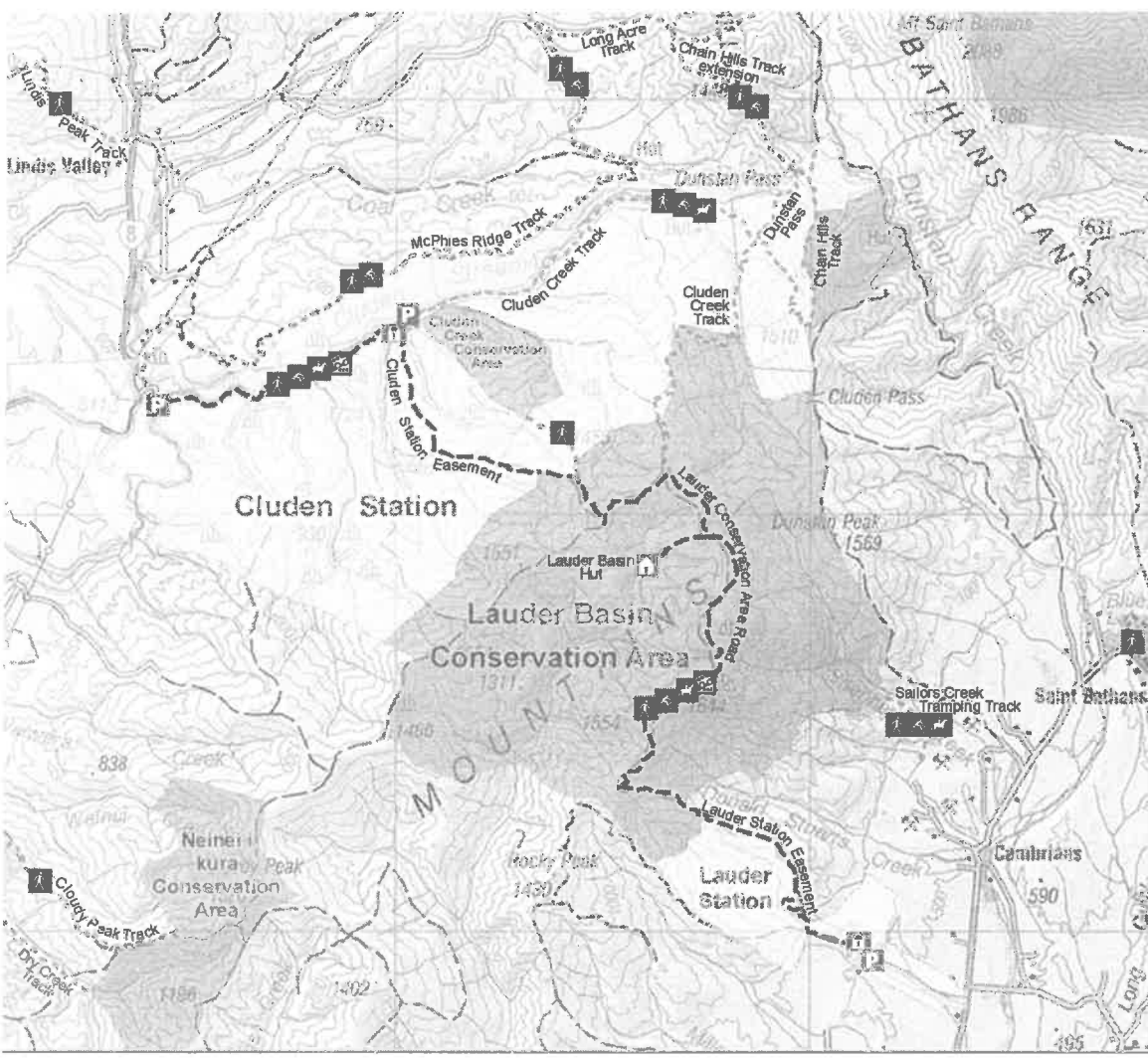
1. Guns may be transported on the easements but someone in the vehicle must hold a current hunting permit for the Lauder Basin Conservation Area.
2. Dogs are not permitted on the easements unless they are confined inside a vehicle.
3. Camping on the access easements or in the car parks is not permitted.
4. Use of the Easement Areas is entirely at your own risk.

### Four wheel drive care code

Please follow the code of conduct to protect the environment and for the long-term sustainability of off-road driving.

- Avoid sensitive areas. Alpine landscapes, swamps, waterways, sand dunes and river beds are easily damaged by vehicles.
- Abide by the laws and regulations covering all vehicles and drivers.
- Stay on roads. Avoid widening them.
- Keep the environment clean. Take all your rubbish with you.
- Respect wildlife, look but don't disturb. Keep your distance.
- Find out if a permit is required for access. If your trip crosses private land obtain permission.
- Leave gates as you find them.
- Always thoroughly clean your vehicle before and after trips to minimise spreading weeds and diseases.
- Respect the right of others for quiet enjoyment. Avoid noisy driving. Give way to walkers, cyclists, horse riders and others.
- Be prepared for the unexpected. Drive at a speed which will allow you to stop if a hazard arises.
- If winching is necessary, use another vehicle. If you must use a tree use webbing or padding to prevent damage to the tree.
- Cross waterways with care. Use designated crossings where possible

# Lauder Basin Conservation Area access



- Car park
- Hut
- Locked gate
- Walking track
- Walking track with biking
- Walking track with biking, horse riding
- 4WD track with walking, biking, horse riding

- Private land
  - Public conservation land
- 0 1 2 3 4 5 km

Attachment 36: I

2

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Quantity:

1

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Sesamee Key Garage Storage Security Padlock. These are commonly used to place over a door handle or knob to securely store keys left out for tradesmen, visitors or house guests. They are also commonly known as keypods for surfers and can be used as a key lock box to safely store your keys in when out in the surf.

### Select who can access your property:

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- Pool maintenance, cleaning and repair service
- Elder care
- House & pet sitter

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- Storage shed
- Recreation Vehicles: Bicycle, ATV, boat, motorbike

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- Portable, over the do
- Set your own four dig
- 83mm wide durable c
- Shutter door protect
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- 3.9.4 Should monitor the scale and effect of the presence and use of horses and pack animals on public conservation lands and waters. If monitoring indicates that there are adverse effects on the natural, historic and cultural values or the experience of other users, will consider options to manage this activity so as to avoid, remedy or mitigate these effects.

### 3.10 Structures and utilities

Most structures on public conservation lands and waters relate to one of the following purposes:

- The Department's operational requirements
- The public's appreciation and enjoyment of the intrinsic, natural, historic and cultural values consistent with the purposes for which the land concerned is held
- Utilities.

Utilities are facilities that provide essential public services, such as: telecommunications; energy generation and transmissions; sewerage; water supply and flood control; oil and gas transmissions; roads and airstrips; hydrological and weather stations; and seismic monitoring.

Structures and utilities can be temporary or intended for long-term use. They can share space (usually a public facility) or require exclusive occupation of space (usually a private facility). Both may be either commercial or non-commercial in nature. Regardless of the nature of the structure, there is a legislative expectation, section 17U(4) Conservation Act 1987, that the necessity for the structure or facility to be constructed on public conservation lands and waters is clearly established.

There are a number of telecommunication facilities on public conservation lands in Otago. Suitable sites for telecommunication facilities are limited and tend to be on high-altitude land that is unmodified and has important landscape associated within them and are important to Ngāi Tahu. As such, co-location of telecommunication sites is preferred to avoid their proliferation and any adverse effects on unmodified landscapes.

#### Policies

- 3.10.1 Should apply the following criteria when considering applications to erect or retain structures or utilities or for the adaptive reuse of existing structures on public conservation lands and waters:
- a) the purposes for which the lands and waters concerned are held;
  - b) the outcomes and policies for the Places where 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 1□
  - 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 and 3.11.6); and
- k) whether any proposed road in a national park is provided for in the relevant national park management plan.

3.10.1 Telecommunication facilities are encouraged to be co-located to avoid proliferation.

### 3.11 Private accommodation and related facilities

Existing structures on public conservation lands and waters include some private accommodation and related facilities that are not available for use by the general public. Some of these structures have been authorised, but several have been erected and used unlawfully (see Table 3.11.1). Under the Conservation General Policy 2005, the use of private accommodation and related facilities, including encampments solely for private purposes, is to be phased out, except where specifically provided for or allowed in legislation.

Table 3.11.1: Authorised and unauthorised private accommodation and related facilities in Otago

LOCATION	NO	AUTHORISED	EXCEPTION APPLIES <sup>50</sup>	RIGHT OF RENEWAL	NOTES
Brighton/Taieri Mouth Marginal Strip — Bruce Rocks	1	Yes—expires on the death of the Licensee	Yes	Yes	Issued 1948 over Crown land
Quarantine Island/Kamau Taurua Recreation Reserve	1	Yes—expires 21/12/2036	No	No	
Aramoana Conservation Area—Spit Houses	4	No	No	No	
Otago Central Rail Trail Recreation Reserve—Hyde	1	Yes—no actual expiry date	No	No	Term of Lease: One year from and inclusive of the commencement date of the Lease unless sooner determined under the provisions contained in Schedules B and C hereof and so on from year to year unless or until determined under any of the said provisions.
Otago Central Rail Trail Recreation Reserve—Omakau	1	No	No	No	Previously concessioned, now expired

<sup>50</sup> Section 7(1) Conservation Amendment Act 1996, section 11(4) Reserves Amendment Act 1996 or section 5(3) National Parks Amendment Act 1996.

LOCATION	NO.	AUTHORISED	EXCEPTION APPLIES <sup>50</sup>	RIGHT OF RENEWAL	NOTES
Otago Central Rail Trail Reserve—Ranfurly	1	Yes—expires 5/3/2017	No	No	
Otago Central Rail Trail Recreation Reserve—Waipiata	1	Yes—no actual expiry date	No	No	Term of Lease: One year from and inclusive of the commencement date of the Lease unless sooner determined under the provisions contained in Schedules B and C hereof and so on from year to year unless or until determined under any of the said provisions.
Kakanui (Kakaunui) Conservation Area	1	No	No	No	Previously concessioned, now expired
Town of Moeraki Marginal Strip and Conservation Area	3	Yes—expires 30/6/2059 (1) No (2)	No	No	
Hāwea Conservation Park—Hunter River Valley Hāwea	2	No	No	No	
Dublin Bay Recreation Reserve—Wanaka	2	No	No	No	
Mt Aurum Recreation Reserve—Sainsbury Cottage	1	Yes—expires 31/12/2026	No	No	Right of renewal already completed
Kinloch Foreshore Conservation Area	1	Yes—expires 30/6/2015	No	No	
Remarkables Conservation Area—Glen Nevis	1	No	No	No	

## Policies

- 3.11.1 Should not authorise new private accommodation and related facilities, including encampments, on public conservation lands and waters.
- 3.11.2 Should phase out all existing private accommodation and related facilities including encampments, on public conservation lands and waters that are not otherwise authorised under section 50 of the National Parks Act 1980<sup>51</sup> or not specifically provided for or allowed in legislation<sup>52</sup> by either:
- a) phasing in public use of the building(s) (see Policy 3.11.4(a)); or
  - b) removing the building(s) at the end of the phase-out period (see Policy 3.11.4(b)), unless retained by the Department for public use.
- 3.11.3 Should consult the Otago Conservation Board and the concession applicant when assessing a concession application for existing private accommodation and related facilities, including encampments, to determine whether a concession may be granted and, if so and where relevant, which of the two phase-out methods (Policy 3.11.2(a) or 3.11.2(b)) should be applied.
- 3.11.4 Should specify the following concession conditions if private accommodation and related facilities, including encampments, are to be authorised in accordance with Policy 3.11.2
- a) in the case of Policy 3.11.2(a), the building(s) are to be made available for use by the public—with specific conditions on how this requirement will be phased in over time stated in each individual concession, including the requirement that any costs charged to the public are reasonable; or
  - b) in the case of Policy 3.11.2(b), the building(s) are to be removed<sup>53</sup> within 18 months of the death of the person named on the authorisation as at 1 June 2013, or within 10 years of approval of this CMS, whichever occurs first; and
  - c) the style and character of all buildings are to remain essentially unmodified; and
  - d) the floor area and footprint of all building(s) are not to increase beyond that existing at the time of CMS approval; and
  - e) all buildings must comply with the Building Act 2004 and local authority requirements; and
  - f) transfer/ assignment of the concession to another party should not be authorised; and
  - g) an indemnity to protect the Department is given by the concessionaire and the concessionaire holds adequate insurance (e.g. general public liability insurance, statutory liability insurance, and for the removal of buildings) to cover this indemnity.
- 3.11.5 Should, where an existing authorisation contains a right of renewal, grant the renewal<sup>54</sup> of authorisations for private accommodation and related facilities,

<sup>51</sup> The exception in section 50 of the National Parks Act 1980 relates to accommodation in a public sense. The only private accommodation it deals with is for staff quarters.

<sup>52</sup> Such as section 7(1) of the Conservation Amendment Act 1996, section 11(4) of the Reserves Amendment Act 1996, or section 5(3) of the National Parks Amendment Act 1996.

<sup>53</sup> Unless retained by the Department for public use/ active management of historical and cultural heritage values.

<sup>54</sup> Where the existing/ previous authorisation does not contain a right of renewal and is due to expire (or has expired) and the authorisation holder applies for a new concession, the application should be considered against the other policies in this section and the relevant General Policy.

including encampments, on public conservation lands and waters only to the existing authorisation holder,<sup>55</sup> if:

- a) the right of renewal is exercised by the authorisation holder before the existing authority expires,<sup>56</sup> and
- b) (subject to the terms of the authorisation) the person holding the authorisation has complied with all of the terms and conditions of the authorisation.

3.11.6 Should not authorise the substantial repair or replacement of private accommodation and related facilities, including encampments, if:

- a) a building falls into substantial disrepair, so that it needs work requiring a building consent under the Building Act 2004,<sup>57</sup> or
- b) a building is destroyed or so damaged by an event (e.g. fire, flood) as to render it untenable.

## 3.12 Marine mammal viewing

Marine mammals are protected under the Marine Mammals Protection Act 1978 and the Marine Mammals Protection Regulations 1991. Commercial activities involving marine mammals must be authorised by the Director-General of Conservation.

In Otago, marine mammal viewing permits have been issued to permit holders, mostly for shore-based viewing of kekeno/ New Zealand fur seals and rāpoka/ whakahao/ New Zealand sea lions.

The potential benefits of well-run marine viewing operations may be considerable through increased public awareness and appreciation of marine mammals. However, a precautionary approach is taken to granting of marine mammal viewing permits to protect the well-being of marine mammals, consistent with the requirements of the Marine Mammals Protection Regulations 1991.

At some sites, such as Nugget Point/ Tokatā, people can view marine mammals from afar, which avoids disturbance to these animals and their habitats, and does not require authorisation.

### Policies

- 3.12.1 Support research into and require monitoring of the impacts of human interactions with marine mammals.
- 3.12.2 Take a precautionary approach to the number of commercial operators involved in marine mammal operations in the area, including seeking a moratorium on the issuing of new permits, or suspending, revoking or amending existing permits if research and monitoring indicate that such steps are required.
- 3.12.3 Should not grant permits for marine mammal viewing at marine mammal nursery and crèche sites<sup>58</sup> during seasons when these behaviours occur.

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<sup>55</sup> I.e. should not grant transfers/ assignments to other parties.

<sup>56</sup> In accordance with section 17ZAA of the Conservation Amendment Act 1996.

<sup>57</sup> Minor repair and maintenance using comparable materials does not generally require building consent under this Act.

<sup>58</sup> Crèche sites are those where young marine mammals group together, often when adults are at sea gathering food. Animals gathered at crèche sites are particularly vulnerable to disturbance.

### 3.13 Commercial eeling

The Department is responsible for protecting and preserving tuna/ eel and their habitat within public conservation lands and waters as far as practicable. Tuna/ eel have an important role to play in ecosystem functioning, being the top predators in freshwater ecosystems. Commercial eeling, habitat loss and hydro development can all have potential adverse effects on tuna/ eels. Tuna/ longfin eels are Declining.

The Ministry for Primary Industries manages commercial eeling under the Fisheries Act 1996, the Fisheries (Commercial Fishing) Regulations 2001 and other associated regulations. Commercial eel fishers require a concession to access public conservation lands and/ or take tuna/ eels from waters whose beds are public conservation land. Within areas administered under the Conservation Act 1987, legislative requirements can limit the ability to lawfully grant concessions for commercial eel fishing. For example, an ecological area must be 'managed as to protect the [ecological] value for which the land is held'. Areas held under the Conservation Act 1987 in general are required to be managed so that their natural resources are protected, and tuna/ eels are part of those natural resources where they are present. There is no current provision for commercial eeling on public conservation land and waters in Otago.

The commercial take of indigenous fauna such as tuna/ eel from reserves administered under the Reserves Act 1977 is also subject to exceptions contained within section 50(1) of that Act.

Commercial eeling in national parks is effectively prohibited. A national park management plan will identify any exceptional circumstance that may exist, that enables the consideration of an application for commercial eeling in national park waters consistent with their preservation in the park. There is no provision for commercial eeling in Mount Aspiring National Park.

#### Policies

- 3.13.1 Should not grant concessions for:
- a) commercial eeling on public conservation lands or waters; or
  - b) access over public conservation lands, where it is required to reach a proposed eeling site,
- to ensure the preservation of tuna/ eel species.
- 3.13.2 Work cooperatively with Ngāi Tahu, the Ministry for Primary Industries, commercial eelers and the community to protect indigenous tuna/ eel populations and their habitats on and off public conservation lands and waters.

### 3.14 Sports fish and game bird hunting

Waters on public conservation lands are often recognised as a valuable recreational asset for anglers. Where sports fish are legally present, they may be retained. However, in certain circumstances they may be eradicated or controlled with the agreement of the relevant regional fish and game council.

The Otago, Southland and Central South Island Fish and Game Councils manage sports fish and fishing in Otago. Sports fishing is a popular recreational activity with opportunities to fish for trout in highly scenic rivers (in the Western Lakes and Mountains/ Ngā Puna Wai Karikari a Rākaihauti Place in particular), attracting locals and other visitors.

The Otago, Central South Island and Southland Fish and Game Councils also manage game birds and game bird hunting. The Minister, however, has a responsibility to regulate game

- 2.3.15 Manage exotic tree removal within Mt Aurum Recreation Reserve and Macetown Historic Reserve to distinguish between trees to be removed and those to be retained as part of the historic or amenity values.
- 2.3.16 Any structures in the Mt Aurum Recreation Reserve, the Whakaari Conservation Area or the Ballarat Creek Conservation Area should not adversely affect the natural and historic values of these areas, in particular:
  - a) the undeveloped natural landscapes and isolated character of the Richardson Mountains and upper Shotover River valley;
  - b) the quality and integrity of its indigenous ecosystems, habitats and species;
  - c) the avoidance of adverse effects on the following values:
    - i) the natural, historic and cultural landscapes;
    - ii) existing recreational values and uses;
    - iii) natural quiet.
- 2.3.17 Develop and implement, in consultation with the community, a vehicle management plan for the Skippers road end at Mt Aurum Recreation Reserve<sup>80</sup> to cater for periods of high visitor use including consideration of limits on vehicle numbers or types of vehicles able to park at this site.
- 2.3.18 Seek opportunities to improve public access to public conservation lands and waters in the Richardson Mountains and upper Shotover River valley (above Skippers).
- 2.3.19 Work with the community in incorporating the Arrowtown Chinese Settlement Historic Reserve Icon site and Icon destination as part of the proposed Chinese Heritage Trail.

**Remarkables-Hector**

- 2.3.20 Should not allow new permanent utilities, structures or facilities (both recreational and commercial) in the upper Wye Creek valley to protect the unmodified and high natural character of this valley.
- 2.3.21 When considering, applications for new utilities, structures or facilities throughout this Place (with the exception of the upper Wye Creek valley), should have particular regard to the potential adverse effects on:
  - a) natural ecosystems, landscapes and natural character, particularly in areas where structures and facilities are currently absent;
  - b) catchment water quality and quantity, including in Lake Alta;
  - c) priority ecosystem units and threatened species;
  - d) natural quiet;
  - e) current recreational uses; and
  - f) opportunities available for such structures or developments off public conservation lands and waters.
- 2.3.22 May allow further development and/or expansion of The Remarkables ski field (with the exception of the upper Wye Creek valley) in accordance with Policies 3.25.1-3.25.6 in Part Three, provided that adverse effects (including cumulative effects) are avoided, remedied or mitigated on the following values:
  - a) the outstanding natural landscapes and ecological values of The Remarkables and the Tāpuae-o-Uenuku/Hector Mountains;

<sup>80</sup> Commonly referred to as 'Skippers roadend'.