

# Limited Notification Authorisation Officer's Report to Decision Maker for a Lease under section 50 of the National Parks Act 1980

**Officer's Report to Decision Maker:** Mike Davies, Operations Manager, Aoraki/Mount Cook

**Limited Notification Application** for the construction, operation and maintenance of an additional 12 unit extension (within two new buildings) and guest laundry on the existing 25 unit motel complex (CA-19112-ACC).

**Applicant:** Grand Properties (2011) Limited

**Permission Record Number:** 56593-ACC

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

## 1.0 Summary of proposal

### 1.1 Background:

Grand Properties (2011) Limited (the applicant) seeks to expand its current operations with the addition of two new buildings and a laundry facility, within the Aoraki/Mount Cook Village in response to an increase in visitors to the area.



Figure 1 Aoraki Court Motel – Sourced from [www.aorakicourt.co.nz](http://www.aorakicourt.co.nz)

### 1.2 Information about the applicant:

- Grand Properties (2011) Limited is owned wholly by Grand Investments Limited;

- Grand Properties (2011) Limited own and operate two other motel complexes, one in Taihape and one in Franz Josef;
- Grand Properties (2011) Limited also has several other business interests, including property development;
- The applicant currently holds a National Park Lease CA-19112-ACC;
- Aoraki Court Motel currently ranks highly on popular client survey sites (1458 five-star reviews on Trip Advisor as at 1/09/2017).

**1.3 Type of authority sought:** A Lease under Section 50 of the National Parks Act 1980.

**1.4 Term sought:** 49 years. Under Section 50 of the National Parks Act does not refer to any constraints on term length. The applicant is of the view that significant investment has been made and a longer-term length will provide the applicant with the necessary financial security on investment.

**1.5 Description of the proposed activity:**

Operation and maintenance of an existing motel and manager's accommodation at Aoraki Court Motel. The construction, operation and maintenance of an additional 12-unit extension (within two new buildings), guest laundry on the existing 25-unit motel complex (CA-19112-ACC) and the storage of diesel in two additional 800 litre storage tanks.

**1.6 Description of locations where activity is proposed:**

Location	Activity
Aoraki/Mount Cook National Park Amenities Area	Hotels/Motels/Lodges (public)

## 2.0 Information available for consideration

**2.1 Information received:**

- From the applicant: Application [DOC-3038758](#)
- From the Conservation Board;  
Consultation with the Canterbury Aoraki Conservation Board was sought by the District Office and the Conservation Board provided the following recommendations;

***“Grand Properties Extension 56593 ACC***

*Canterbury Aoraki Conservation Board recommends that concession application Grand Properties Extension 56593 ACC be put on hold until the new Aoraki Mt Cook National Park Management Plan is operative or as the proposed concession is outside the current National Park Management Plan we recommend that it must be notified.”*

**The Department's response:**

The Department has considered this request and determined that notification is the appropriate mechanism for processing this application.

Removed for the purposes of notification

**2.2 Requested information not yet received:** Advice from the Pricing and Economics team within the Department in regard to activity fee conditions.

## 3.0 Acknowledgement of complete application

The applicant has provided the necessary information required by the Minister to undertake an assessment, therefore, the application can be deemed complete.

#### 4.0 Analysis of proposal

##### 4.1 Public notification

Unlike requirements set out by the Conservation Act 1987, Section 50 of the National Park Act 1980 does not require public notification of the intention to authorise a National Park Lease. Removed for the purposes of notification.

The Decision Maker has determined that there is little risk with this application (the application is for an extension of a motel already in place), therefore, limited notification is appropriate in this case. It is recommended that notification be limited to the local area.

While it has been deemed appropriate to notify the existing and proposed activity, assessment of the existing buildings has already been undertaken and approved (CA-19112-ACC). It is, therefore, appropriate that this report focuses only on the proposed activity.

##### 4.2 National Parks Act 1980

The tests required by the National Parks Act 1980 are as follows;

###### *50 Accommodation within parks*

- (1) *The Minister may, from time to time, in accordance with the management plan for a park, and on such terms and conditions as to design, materials, situation, custody, use, rental, inspection, maintenance, public access, or otherwise as he determines,—*

The most important criteria, is the reference that any proposal must be in accordance with the relevant management plan for the Park (Section 4.13.3 of this report).

The application is analysed through the factors "design", "materials", "situation", "custody" "maintenance", "public access" and "rental" in this report. The remaining factor "inspection" does not have major relevance in the consideration of this application. Additional analysis has also been carried out to provide further context for the Decision Maker. The additional considerations will include an analysis of effects of the activity and the purpose for which the land is held.

##### 4.3 Design

The applicant proposes to construct two new buildings, containing 12 units and a separate laundry, designed to be consistent with structures already in place on the site. The roof line of the buildings is intended to reflect the natural slopes of the surrounding landscapes and reduce shading in the winter months. The total area of the new buildings will be approximately 500m<sup>2</sup>.

Additional car parking, driveways and landscaping will increase the operating area by approximately 2500m<sup>2</sup>. Car parking will be adjacent to each block of units and screened from the road with landscaped mounds and vegetation.

The new units will be positioned within the existing lease area and positioned to ensure;

- Maximum solar gain;
- Minimum impact upon view shaft of existing and proposed buildings;
- Shading is minimised;
- The visual impact of the car parking is minimised.

To protect the dark skies, the applicant proposes to utilise lamps that are shielded above on the exterior and heavy drapes in the interior to avoid light spilling out of the units.



To avoid, mitigate or remedy any adverse effects, the following special conditions are required;

*"The Authorisation Holder must adhere to all design and concept/construction plans as shown in Schedule Four of the authorisation."*

*"The Authorisation Holder must ensure that prior to the commencement of any project work, a registered surveyor surveys the site at the Authorisation Holder's cost, with the purpose of establishing the site boundaries."*

*"The Authorisation Holder must submit a detailed construction plan for the development to the Grantor for consideration at least eight (8) weeks before work is expected to commence that will include but not necessarily be limited to;*

- o *Duration and timing of construction,*
- o *Removal of construction waste,*
- o *Detail on how each stage of the development will be integrated into the surrounding environment to ensure that separate stages are discrete and blend into their surroundings,*
- o *Measures to mitigate possible issues with wildlife (including kea) during construction (i.e. site tidiness, covering materials not being used etc),*
- o *Site safety."*

*"Any requests for alterations, modifications or amendments to building design or landscape plan must be submitted to the Grantor as a variation application before commencing work. The Grantor may require modification to any aspect of building design or landscape plan at his / her full discretion. Any application by the Authorisation Holder which, in the opinion of the Grantor result in a substantial change to the buildings or landscape, will be considered to be a new application."*

#### 4.4 Materials



Figure 5 Proposed Elevations

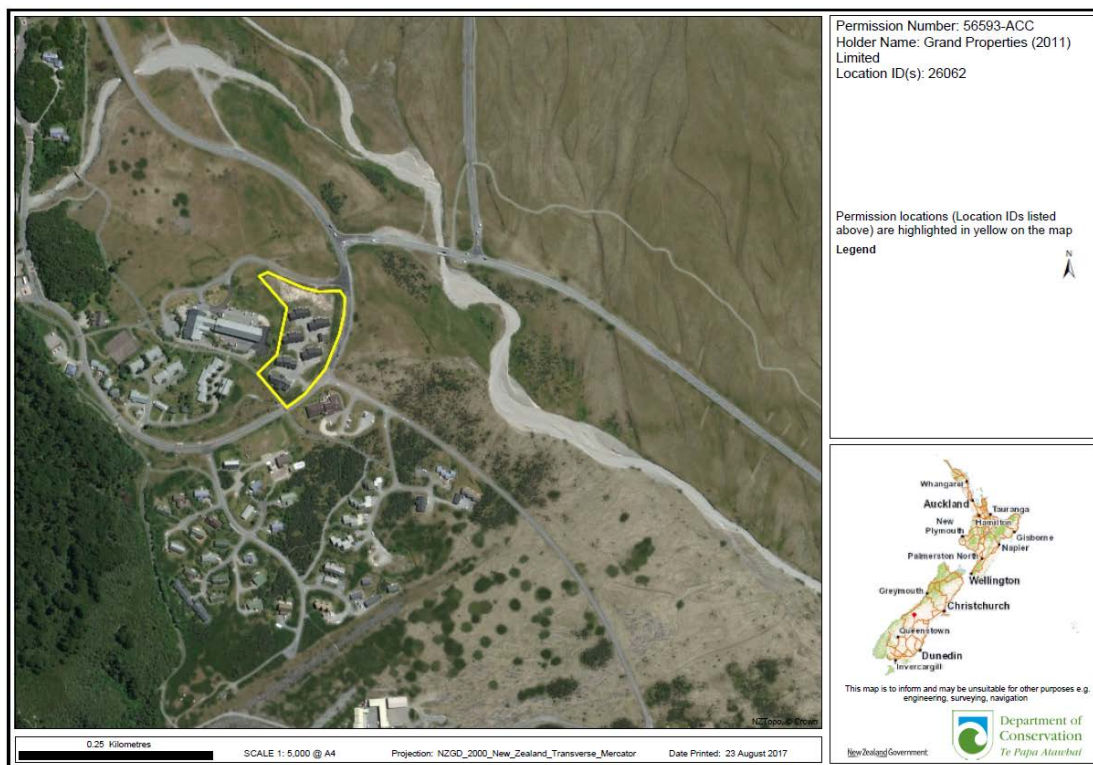
The buildings will be constructed using a timber frame with concrete flooring. Linea weatherboards will be used to clad the exterior. Windows will have aluminium frames and double-glazed panes in accordance with NZS 4223. Safety glass will be used in areas with impact potential.

The roof will be corrugated colour steel with colour steel fascia and spouting.

To assist with energy conservation, the following materials will be incorporated into the buildings;

- R.5 Ceiling insulation;
- R.3 Wall insulation;
- Double glazing;
- Low energy LED interior and exterior lamps;
- Water conserving cisterns;
- Low energy bulbs;
- Heavy drapery on windows interiors.

#### 4.5 Situation



**Figure 6 Proposed Lease Area - Existing buildings shown**

The site of the proposed activity is located at 26 Bowen Drive in the Aoraki/ Mount Cook Village, as shown in figure 6. The applicant proposes to construct, operate and maintain 12 new motel units (within two buildings) and a guest laundry in addition to their existing 25-unit complex.



- The existing 25-unit complex is held under a National Parks Act Lease, CA-19112-ACC, with an expiration date of 14/10/2059;
- The existing structures include a 25-unit motel complex, a three bedroomed managers quarters, a self-contained living quarters for cleaning staff and a small reception area which also provides a small grocery service;
- The new units will be situated within the area authorised by CA-19112-ACC;
- As a lease cannot be granted over area already under lease, therefore CA-19112-ACC must be surrendered by the applicant in order to execute a new lease;
- The applicant has indicated that the new build will take no longer than eight months.

To avoid or minimise any adverse effects, the following special condition is required;

*"This National Park Authority commences on the day following the date of surrender by the Authorisation Holder of Lease National Park Authority CA-19112-ACC."*

Further analysis of the situation is undertaken through the relevant policy documents, management plans and management strategies below.

#### 4.6 Custody

##### DOC-3173647

##### Figure 7 Concept Planting Plan

##### DOC-3173645

##### Figure 8 Planting Plan

##### DOC-3173649

##### Figure 9 Planting Schedule

As the applicant acknowledges, Aoraki/Mount Cook National Park holds significant values and status. It is of significant cultural and spiritual value to Ngāi Tahu. This is demonstrated in the Topuni Area, or scared cloak, place over Aoraki/Mount Cook and surrounding ranges. The Park forms a key part of the South Westland (Te Wahipounamu) World Heritage Area, designated for its outstanding universal value.

The Aoraki/Mount Cook Village is the gateway of the National Park and Aoraki Court Motel is located at the entrance of the Village. Any construction process or facility must reflect the status of the Park and the Park values.

To protect these values, the following special conditions are required;

*"The Authorisation Holder must ensure that all staff and personnel involved in the project or any other approved construction comply with all provisions of this National Park Authority. All staff, personnel, contractors and sub-contractors must be provided*

with a copy of this National Park Authority before any work on the project commences."

*"The Authorisation Holder must ensure that on completion of each approved stage of the project, that it ensures that all plant, equipment, chemicals, fencing, signage, debris, rubbish and any other material brought on-site is removed and the site is remediated to the satisfaction of the Grantor. Any damage to the National Park values within or beyond the National Park Authority activity boundary will require full restoration / compensation by the Authorisation Holder to a standard required by the Grantor."*

#### Vegetation and landscaping

*"The Authorisation Holder must keep to defined access tracks and ensure that no vegetation will be disturbed or removed beyond the project construction boundary."*

*"Where any indigenous vegetation is to be removed under approval from the Grantor, the Authorisation Holder must wherever possible remove and store it for remediation as part of future landscaping of the site."*

*"The Authorisation Holder must ensure that plants used for any re-vegetation and landscaping will be from an approved species list and source specified by the Grantor."*

*"The Authorisation Holder will ensure any soil cleared on the site will be re-used for landscaping purposes."*

*"All landscaping work must be completed within twelve (12) months of the approved construction project works having been completed."*

*"To minimise the introduction of weed species, the Authorisation Holder must ensure that all machinery brought into the National Park must be thoroughly cleaned before commencement of project work. Any gravel and construction material used for the project must be sourced from an approved weed free source."*

*"The Authorisation Holder must remove all exotic vegetation from the Land as directed by the Grantor."*

*The landscaping must be consistent with the plans shown in Schedule Four of the authorisation, however, *Lophozonia menzesii* must be used in place of *Betula jacquemontii*.*

*The Authorisation Holder must meet all reasonable charges imposed by the Grantor in respect of any landscape maintenance on the land*

#### Noise and Dust

*"The Authorisation Holder shall be responsible for taking all practicable measures to minimise project noise levels and dust generated by plant and equipment, to minimise disturbance to the Aoraki/Mount Cook Village inhabitants."*



*"The Authorisation Holder must ensure that all heavy machinery and vehicles being used on-site are maintained to a high standard including appropriate muffling of exhaust systems in order to minimise noise generation. The Authorisation Holder must require this from all engaged contractors."*

*"The Authorisation Holder must comply with the limits recommended in New Zealand Standards for acoustic noise in the environment and measurement of sound: NZS 6801 and 6802 (2008).*

*Should any noise complaints be received, the Authorisation Holder must immediately undertake corrective actions and initiate further noise monitoring measures in accordance with NZS 6801 and 6802 (2008)."*

*"The Authorisation Holder shall take all practicable measures to eliminate any hazard or nuisance to project personnel and adjoining village residents from dust created by construction activities. This includes dust emanating from construction machinery accessing the construction sites."*

*"The Authorisation Holder shall ensure that project construction works must only occur between 8.00am and 6.00pm, Monday to Saturday, excluding public holidays, unless otherwise agreed in writing by the Grantor."*

#### Hazardous materials

*"Any waste or rubbish must be disposed (including at the conclusion of each approved construction stage) of in an approved manner off the Land at a Council approved site. Waste held on the Land prior to its removal must be stored in a manner so as to ensure it does not become a contaminant or is not blown by wind or present a potential hazard to wildlife."*

*"The Authorisation Holder, if requested by the Grantor, must prepare and submit a management plan for storage, handling, use or disposal of hazardous materials, chemicals and waste."*

*"The Authorisation Holder must ensure that all vehicles, machinery, and hazardous materials including paints, fuels and other chemicals are stored in a secure enclosed facility on-site."*

*"The Authorisation Holder must ensure that the" bulk fuel request for detail form" provided by the Grantor, is completed for each fuel tank on site."*

*"The Authorisation Holder must ensure that all site personnel are trained in hazardous material, waste and fuel handling and spill contingency and emergency procedures. In the event of any hazardous substance spill the Authorisation Holder must:*

- (i) Take all practicable measures to stop the flow of the substances and prevent further contamination onto the land or water;*
- (ii) Immediately contain, collect and remove the hazardous substances and any contaminated material, and dispose of all such material in an appropriate manner / authorised facility;*
- (iii) Notify the Grantor as soon as practicable;*
- (iv) Undertake any remedial action to restore any damage to the land; and*
- (v) Take all measures to prevent any reoccurrence."*

#### Accidental Discovery

*"The Authorisation Holder must take all reasonable care to avoid any archaeological values on the Land which includes (not limited to) historic sites and protected New Zealand objects on the Land. In the event that archaeological sites or other features with heritage values are found during any approved earth disturbance work on the land:*

- (i) Work must cease immediately until further notice and advice must be sought from the Grantor;*
- (ii) If it is an archaeological site under the definition of the Historic Places Act then Heritage New Zealand must be contacted and their advice also sought;*
- (iii) If it is an archaeological site relating to Māori activity then the Papatipu Rūnanga must be contacted and their advice sought;*
- (iv) If artefacts are found as defined by the Protected Objects Act then the Ministry for Culture and Heritage must be notified within 28 days;*
- (v) Where human remains are found the New Zealand Police should also be notified;*
- (vi) In the event of cessation of approved work because of discovery of potential historical artefact or archaeological site the Authorisation Holder must not recommence work until permitted to do so by the Grantor."*

#### **4.7 Use**

The proposed expansion of the motel is for the purpose of accommodating the increased number of visitors to Aoraki/Mount Cook National Park. Special conditions, as identified below, are required to ensure the activity is in accordance with the requirements of the AMCNPMP and the relevant legislation;

*"Accommodation within the motel units shall be for bona fide visitors to the park and shall not be used for staff or long-term occupants of the village. The sole arbiter of what is long term is the Grantor."*

*"A manager and their partner or family may be accommodated in the three-bedroom managers quarters which is located on site. A self-contained living quarters is incorporated into this building and may be used when required for cleaning staff. No ancillary staff shall be located on site."*

*"In addition to accommodation activities permitted, a small booking office and the sale of basic grocery items is permitted within the motel reception area, it shall meet the satisfaction of the Grantor and be of a standard and quality consistent with the national park values and or needs."*

#### Community Service, Benefit or Facility

*"The Authorisation Holder must pay to the Grantor a local body levy to cover the provision to the Authorisation Holder such services as are supplied by the Grantor in its function as Local Authority for the Aoraki/Mount Cook Village in accordance with Sections 6.2.8 and 6.2.9 of the Aoraki/Mount Cook National Park Management Plan 2004.*

*Services supplied by the Grantor include (but are not limited to) the following:*

- water supply (drinking and fire-fighting)*

- sewerage and sewage treatment
- Avalanche, flood and debris flow protection
- Rubbish and recycling collection and disposal
- Roading, lighting, storm water, and snow clearing up to the boundary of the Land defined in Item 1 of Schedule 1.
- Landscaping and pathways up to the boundary of the Land defined in Item 1 of Schedule 1.
- Industrial fire brigade
- Civil defence and natural hazard management as per the Aoraki/Mount Cook Village Long Term Community Plan.

The contribution to local body services shall be calculated as outlined for each specific service as documented in the most recent final version of the Aoraki/Mount Cook Village Long Term Community Plan (1 July 2009 – 30 June 2019)."

#### Animals

"The Authorisation Holder must not bring animals onto the site, or permit animals to be brought onto the site."

#### Interpretation Materials and Cultural Values

"The Authorisation Holder is requested to consult the relevant Papatipu Rūnanga (as set out below) if they wish to use Ngāi Tahu cultural information. If the Authorisation Holder wishes to use the Tōpuni or statutory acknowledgement information contained in Schedule 14-108 of the Ngāi Tahu Claims Settlement Act 1998, or any Department of Conservation produced interpretative material in respect to Ngāi Tahu cultural information, they are requested to notify the relevant Papatipu Rūnanga, as a matter of courtesy."

Te Rūnanga o Arowhenua  
PO Box 69  
TEMUKA 7948  
[arowhenua@xtra.co.nz](mailto:arowhenua@xtra.co.nz)  
Phone: (03) 615 9646

Te Rūnanga o Waihao  
Māori Road, Morven  
c/- Administration and Communication  
Officer  
PO Box 79  
TIMARU 7940  
[waihao@xtra.co.nz](mailto:waihao@xtra.co.nz)  
Phone: (03) 689 4726

Te Rūnanga o Moeraki  
Old School Building  
Cnr Tenby & Haverford Street  
MOERAKI 9482  
[moeraki.runanga@xtra.co.nz](mailto:moeraki.runanga@xtra.co.nz)  
Phone: (03) 439 4816

Office of Te Rūnanga o Ngāi Tahu  
PO Box 13 046  
Christchurch 8141  
Phone: 0800 524 8248  
email: [info@ngaitahu.iwi.nz](mailto:info@ngaitahu.iwi.nz)

"If the Authorisation Holder intends to undertake any written interpretation materials (panels, brochures etc) that include Māori / iwi values of the area (that being around the Aoraki/Mount Cook National Park), then this must be done in partnership with Ngāi Tahu. The Authorisation Holder must contact the Papatipu Rūnanga (as set out above) and Te Rūnanga o Ngāi Tahu."

#### 4.8 Rental

This has been removed for the purposes of notification.

#### 4.9 Maintenance

In general, the quality of maintenance and landscaping carried out by Concessionaires within the Aoraki/Mount Cook Village has been an issue for the Department. To ensure the adverse effects associated with poor site and building maintenance, the following special conditions have been proposed below;

##### Management and Maintenance of the National Park Authority Activity

*"The Authorisation Holder may perform the following maintenance work without specific approval from the Grantor:*

- (i) The ongoing maintenance of the surface of any road or track within the Land which the Authorisation Holder is responsible to maintain and the maintenance of any water table, culvert or other runoff water control device,*
- (ii) The interior maintenance and modification of the staff accommodation and associated facilities,*
- (i) The exterior maintenance of any building, associated facilities, stationary plant item or other fixed asset on the Land where consent from the Grantor is not otherwise required under this National Park Authority".*

*"The Authorisation Holder must ensure, in conjunction with the Department, that within six months of the grant of National Park Authority a 10-year annual property maintenance plan for the site is developed."*

*"The property maintenance plan is to include the repair, restoration or replacement of the land, buildings and services associated with the site."*

*"The Authorisation Holder must ensure the property maintenance plan is adhered to."*

*"Variations to the 10-year property maintenance plan may only be made with the approval of the Department."*

#### 4.10 Public Access

The applicant has applied for exclusive use of the entire site. This is necessary for the security of the motel assets and guests. Exclusive use is consistent with the existing authorisation (CA-19112-ACC) granted to the applicant for the existing buildings.

To protect the public/guests during construction the following special condition is proposed;

*"The Authorisation Holder is to ensure that the project site remains fenced and access to the public is excluded during construction. Signage in English is to be placed along the fencing to ensure the public is aware of danger."*

#### 4.11 Analysis of Effects

The applicant has provided a substantial Environmental Impact Assessment (appendix one), much of which has been included in this report in the analysis above. In addition to that assessment, the Department has identified the following effects;

#### Fire Risk

Aoraki/Mount Cook can be very dry and is an extremely fragile environment. Activities undertaken by occupants, such as smoking or faulty electrical equipment or wiring could initiate fire. This may have a devastating effect upon occupants and surrounds. To avoid or minimise this adverse effect, a special condition is required;

*"The Authorisation Holder is to ensure occupants of the site adhere to any fire restrictions in force."*

#### 4.12 Purpose for which the land is held:

##### **National Parks Act 1980**

The provisions in the National Parks Act 1980 have the purpose of preserving the natural values of the Park for their intrinsic worth and for the benefit, use and enjoyment of the public in perpetuity. National Parks are areas of New Zealand that contain scenery of such quality, and ecological systems or natural features so important that their preservation is of national interest. Section 4 of the National Parks Act declares that national parks shall be administered and maintained so the natural state, native species and historical interest shall be preserved. As the activity does not impede this purpose, the activity is not contrary to the purpose for which the land is held.

**Amenity Areas** are set apart for the development and operation of recreational and public amenities and related services for the use and enjoyment of the public in accordance with the National Parks Act. The amenities area, unlike the emphasis of the National Park status of preservation, has an emphasis on amenities and services. As this activity facilitates the recreational use of the national park for public use and enjoyment, the activity is not contrary to the purpose for which the land is held.

#### 4.13 Consistency with Relevant Management Strategies and Plans:

##### 4.13.1 General Policy for National Parks 2005

Provisions within this policy document address the purpose of preserving in perpetuity national parks, for their intrinsic worth and for the benefit, use and enjoyment of the public. National parks are areas that are;

- Unique;
- Of distinctive quality;
- Important ecological systems;
- Comprised of natural features that are so important, their preservation is in the national interest.

The public may have entry and access to national parks so that the full measure of the park benefits can be realised. Accommodation and related facilities may be allowed for public use 9(a).

Accommodation, including additions and extensions, are provided for within policy 9(d).

Any application for an authorisation or to extend or add to an existing structure should meet the criteria below;

- The accommodation could not be reasonably located outside of the national park; and
- Could not reasonably be built elsewhere in the national park where the potential adverse effects would be significantly less; and
- The applicant cannot reasonably use or share an existing structure. (Policy 9(d)).

Policy 9(e) requires that accommodation and extensions in national parks should;

- Be consistent with the outcomes planned for the places;

- Minimise adverse effects on national park values;
- Avoid proliferation of the built environment;
- Complement existing accommodation;
- Designed, constructed and maintained to;
  - Preserve a sense of naturalness;
  - Be close to other buildings;
  - Meet legal requirements and standards;
  - Minimise risks from natural hazards; and
  - Avoid adverse effects on natural surface and underground waters.
- Be of such a scale, design and colour in keeping with the natural landscape;
- Provide for people with disabilities as required by the extent of the law; and
- Be available for use by the public.

Monitoring of the effects of use of the accommodation is required, in Policy 9(f). This monitoring must be undertaken by both the Department and the Authorisation Holder.

The Department is required to consult with the relevant conservation board on all proposals for accommodation for public use, including additions and extensions.

Provided standard and special conditions are adhered to, the activity is in accordance with the General Policy for National Parks 2005.

#### **4.13.2 Canterbury (Waitaha) Conservation Management Strategy 2016**

Aoraki/Mount Cook National Park is a significant feature in the Canterbury landscape. To Ngāi Tahu, Aoraki represents “the most sacred of ancestor”, and is of cultural, spiritual and traditional significance.

The area contains a range of landforms and vegetation which facilitate many recreational and tourism opportunities.

##### Part Two – Places – National Parks

Policies within this part require managers of Aoraki/Mount Cook National Park to be managed in accordance with the Aoraki/Mount Cook National Park Management Plan (2.1.1).

When assessing concession applications, consideration must be given to the values described in the “Statement of Outstanding Universal Value of the Te Wahipounamu-South West New Zealand World Heritage Area” (2.1.2). To give effect to this policy, the Statement of Outstanding Universal Value of the Te Wahipounamu-South West New Zealand World Heritage Area has been considered below.

##### Part Three – Specific Policy Requirements

Under the policies for this place, authorisations are required to be processed in accordance with relevant legislation, CMS documents and General Policies (3.1.9).

Activities and their ongoing effects are required to be monitored (3.1.10).

Authorisations should not be granted where they are not consistent with the objectives, outcomes and policies in Part One, Two and Three of the Canterbury CMS.

Domestic animals and pets can have an adverse effect on the natural and cultural values of public conservation lands and waters. Policy 3.7.2 states that animals including pets, should not be permitted on public conservation lands. The exception is dogs where they are permitted as in policies 3.8.1-3.8.7. Special conditions are required to ensure that the proposed activity is consistent with the Canterbury CMS.

Provided standard and special conditions are adhered to, the proposed activity is in accordance with the Canterbury (Waitaha) 2016 Conservation Management Strategy.

#### **4.13.3 Aoraki/Mount Cook National Park Management Plan 2004 (AMCNAMP).**

The Aoraki/Mount Cook National Park Management Plan provides for the management of the National Park. The Park is unique in that it includes a range of landforms from New Zealand's highest mountain to braided river beds. The values of the National Park are significant and the management of the Park must ensure those values are preserved in perpetuity.

##### National Park Authorisations

Applications for authorisations must be considered in accordance with the relevant legislation, statutory planning and the objectives and policies of Aoraki/Mount Cook National Park Plan 2004 (4.3.2(a)). The method to achieve this includes an initial site assessment and ongoing annual inspections to determine compliance with National Park Authority provisions and the effects of activities on the natural, historic and cultural values of the area.

Policy 4.1.10 requires that activities and developments carried out within the Park do not prevent the primary objects as identified in 2.2.1 of the Plan. To give effect to this policy, an assessment of environmental effects is required prior to any activity been undertaken.

##### New and Existing Buildings

Buildings within the Park are required to be appropriate to and compatible with the landscape and visitor management settings in which they are located (4.3.9(b)). This policy indicates the importance of the quality and level of maintenance required to ensure the values of the Park are maintained. A high level of maintenance is also reiterated in policy 6.1.2.

Buildings are required to be maintained to a high standard, appropriate to the location within the National Park and reflective of their position as the foreground of Aoraki Mount Cook. Special conditions are recommended to ensure the proposed activity is in accordance with the AMCNAMP.

##### Landscapes

As the natural values of the park are highly significant, facilities are required to be designed and located to minimise their impact on the landscape. Landscape restoration is required where land has been damaged during the provision of facilities (4.1.2(b)). To give effect to this policy, emphasis will be placed on justification, appropriate siting and design of facilities. Any facility design will seek to blend in to the natural landscapes.

Where earthworks are necessary, prevention of potential ongoing effects such as erosion and degradation of water quality must be included in earthwork design. Landscape restoration is to be in accordance with policy 4.1.1. and attention to mitigating landscape impacts will be a condition of authorisations where relevant, to ensure a quality of park landscapes (4.1.2(b)(4)).

Special conditions identified in section 4.6 of this report requiring minimal land modification, maintenance and necessary land restoration are required.

##### Village Management

Part Five of the Aoraki/Mount Cook National Park Plan 2004 pertains to the management of the Aoraki/Mount Cook Village.

Objective one (5.2.1) has emphasis upon the maintenance and enhancement of the Village as a location of national and international significance.

Objective Two requires the preservation of the landscapes and indigenous ecosystems and natural features. This is also reinforced in policy 6.1.2 where emphasis



is placed on landscape management and the restoration of indigenous vegetation. Additional Objectives (5.2.2) require the extermination of all introduced plant and animal pests and to manage the Village in such a way that it does not detract from the Park's World Heritage Status. Special conditions, as described in section 4.6 are required to ensure the proposed activity is in accordance with the AMCNPMP

#### Village Design and Use

Policy 6.2.1 requires buildings and all other structures to be designed and maintained to a high architectural standard, appropriate to the location of the Village within the Aoraki/Mount Cook National Park, and the foreground of Aoraki/Mount Cook.

Methods outlined for 6.2.1 clearly describe how this is to be achieved.

- Any new building form, while acknowledging the history of the area, should be a product of contemporary thought;
- Profile and finishing treatments should reflect the natural character of the surrounding Park;
- Construction materials and standards should be, sympathetic yet appropriate for the harsh alpine environment;
- Colours of building materials should be restricted to the local natural palette, including greys, greens and tussock tones;
- Provisions in 6.1.2 shall be recognized;
- New buildings should not interrupt significant view shafts from existing buildings.

Building proposals are required to be submitted to an advisory panel, who will make recommendations to the Department. Plans for the existing buildings were submitted to an architectural panel for assessment, at the request of the Department at the time of application. The proposed structures are of similar design; therefore it has been deemed unnecessary to submit concept plans to an architect for further review.

The Minister may require changes to any building's form or location, materials, or colour schemes. All authorisations for buildings are to be maintained to a high standard to ensure that the Village does not detract from the Park environment.

Provided the standard and proposed special conditions are adhered to, the proposed activity is consistent with the Aoraki/Mount Cook National Park Plan.

#### **4.13.4 Statement of Outstanding Universal Value for Te Wāhipounamu-South West New Zealand World Heritage Area.**

Te Wāhipounamu-South West New Zealand covers approximately 10% of New Zealand and encompasses the Aoraki/Mount Cook National Park. World Heritage sites are designated following an assessment of four criteria which require the sites to be "outstanding examples" of;

- Earth's evolutionary history;
- Representation of geological and biological and man's interaction with the natural environment;
- Superlative natural phenomena, formations or features;
- Significant and important natural habitats where threatened species of animals or plants of outstanding value are present.

Policy 2.1.2 of the Canterbury CMS requires consideration to be given to the statement of outstanding values. Provided standard and special conditions are adhered to, the proposed

activity will not adversely affect the World Heritage status of Te Wāhipounamu-South Westland World Heritage Area.

## 5.0 Relevant information about the applicant

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

None known

### 5.2 Past compliance with National Park Authority conditions:

No issues identified.

### 5.3 Credit check result:

This has been removed for the purposes of notification.

## 6.0 Proposed operating conditions

### 6.1 National Park Authority Activity:

The construction, operation and maintenance of a 37-unit motel complex (within seven buildings) with managers/staff accommodation and laundry.

### 6.2 Term:

The applicant has applied for a term of 49 Years

### 6.3 Fees:

This has been removed for the purposes of notification.

### 6.4 Proposed special conditions:

#### Prior to construction

*"This National Park Authority commences on the day following the date of surrender by the Authorisation Holder of Lease National Park Authority CA-19112-ACC."*

*"The Authorisation Holder must ensure that all staff and personnel involved in the project or any other approved construction comply with all provisions of this National Park Authority. All staff, personnel, contractors and sub-contractors must be provided with a copy of this National Park Authority before any work on the project commences."*

*"The Authorisation Holder must ensure that prior to the commencement of any project work, a registered surveyor surveys the site at the Authorisation Holder's cost, with the purpose of establishing the site boundaries."*

*"The Authorisation Holder must submit a detailed construction plan for the development to the Grantor for consideration at least eight (8) weeks before work is expected to commence that will include but not necessarily be limited to;*

- o Duration and timing of construction,*
- o Removal of construction waste,*
- o Detail on how each stage of the development will be integrated into the surrounding environment to ensure that separate stages are discrete and blend into their surroundings,*

- o Measures to mitigate possible issues with wildlife (including kea) during construction (i.e. site tidiness, covering materials not being used etc),
- o Site safety."

"Any requests for alterations, modifications or amendments to building design or landscape plan must be submitted to the Grantor as a variation application before commencing work. The Grantor may require modification to any aspect of building design or landscape plan at his / her full discretion. Any application by the Authorisation Holder which, in the opinion of the Grantor result in a substantial change to the buildings or landscape, will be considered to be a new application."

## **Construction**

"The Authorisation Holder must adhere to all design and concept/construction plans as shown in Schedule Four of the authorisation."

"The Authorisation Holder must ensure that on completion of each approved stage of the project, that it ensures that all plant, equipment, chemicals, fencing, signage, debris, rubbish and any other material brought on-site is removed and the site is remediated to the satisfaction of the Grantor. Any damage to the National Park values within or beyond the National Park Authority activity boundary will require full restoration / compensation by the Authorisation Holder to a standard required by the Grantor."

## Noise and Dust

"The Authorisation Holder shall be responsible for taking all practicable measures to minimise project noise levels and dust generated by plant and equipment, to minimise disturbance to the Aoraki/Mount Cook Village inhabitants."

"The Authorisation Holder must ensure that all heavy machinery and vehicles being used on-site are maintained to a high standard including appropriate muffling of exhaust systems in order to minimise noise generation. The Authorisation Holder must require this from all engaged contractors."

"The Authorisation Holder must comply with the limits recommended in New Zealand Standards for acoustic noise in the environment and measurement of sound: NZS 6801 and 6802 (2008).

Should any noise complaints be received, the Authorisation Holder must immediately undertake corrective actions and initiate further noise monitoring measures in accordance with NZS 6801 and 6802 (2008)."

"The Authorisation Holder shall take all practicable measures to eliminate any hazard or nuisance to project personnel and adjoining village residents from dust created by construction activities. This includes dust emanating from construction machinery accessing the construction sites."

"The Authorisation Holder shall ensure that project construction works must only occur between 8.00am and 6.00pm, Monday to Saturday, excluding public holidays, unless otherwise agreed in writing by the Grantor."

## Hazardous materials

"Any waste or rubbish must be disposed (including at the conclusion of each approved construction stage) of in an approved manner off the Land at a Council

approved site. Waste held on the Land prior to its removal must be stored in a manner so as to ensure it does not become a contaminant or is not blown by wind or present a potential hazard to wildlife."

"The Authorisation Holder, if requested by the Grantor, must prepare and submit a management plan for storage, handling, use or disposal of hazardous materials, chemicals and waste."

"The Authorisation Holder must ensure that all vehicles, machinery, and hazardous materials including paints, fuels and other chemicals are stored in a secure enclosed facility on-site."

"The Authorisation Holder must ensure that the " bulk fuel request for detail form" provided by the Grantor, is completed for each fuel tank on site."

"The Authorisation Holder must ensure that all site personnel are trained in hazardous material, waste and fuel handling and spill contingency and emergency procedures. In the event of any hazardous substance spill the Authorisation Holder must:

- (vi) Take all practicable measures to stop the flow of the substances and prevent further contamination onto the land or water;
- (vii) Immediately contain, collect and remove the hazardous substances and any contaminated material, and dispose of all such material in an appropriate manner / authorised facility;
- (viii) Notify the Grantor as soon as practicable;
- (ix) Undertake any remedial action to restore any damage to the land; and
- (x) Take all measures to prevent any reoccurrence."

#### Accidental Discovery

"The Authorisation Holder must take all reasonable care to avoid any archaeological values on the Land which includes (not limited to) historic sites and protected New Zealand objects on the Land. In the event that archaeological sites or other features with heritage values are found during any approved earth disturbance work on the land:

- (vii) Work must cease immediately until further notice and advice must be sought from the Grantor;
- (viii) If it is an archaeological site under the definition of the Historic Places Act then Heritage New Zealand must be contacted and their advice also sought;
- (ix) If it is an archaeological site relating to Māori activity then the Papatipu Rūnanga must be contacted and their advice sought;
- (x) If artefacts are found as defined by the Protected Objects Act then the Ministry for Culture and Heritage must be notified within 28 days;
- (xi) Where human remains are found the New Zealand Police should also be notified;
- (xii) In the event of cessation of approved work because of discovery of potential historical artefact or archaeological site the Authorisation Holder must not recommence work until permitted to do so by the Grantor."

### Vegetation and landscaping

*"The Authorisation Holder must keep to defined access tracks and ensure that no vegetation will be disturbed or removed beyond the project construction boundary."*

*"Where any indigenous vegetation is to be removed under approval from the Grantor, the Authorisation Holder must wherever possible remove and store it for remediation as part of future landscaping of the site."*

*"The Authorisation Holder must ensure that plants used for any re-vegetation and landscaping will be from an approved species list and source specified by the Grantor."*

*"The Authorisation Holder will ensure any soil cleared on the site will be re-used for landscaping purposes."*

*"All landscaping work must be completed within twelve (12) months of the approved construction project works having been completed."*

*"To minimise the introduction of weed species, the Authorisation Holder must ensure that all machinery brought into the National Park must be thoroughly cleaned before commencement of project work. Any gravel and construction material used for the project must be sourced from an approved weed free source."*

*"The Authorisation Holder must remove all exotic vegetation from the Land as directed by the Grantor."*

*The landscaping must be consistent with the plans shown in Schedule four of the authorisation, however, *Lophozonia menzesii* must be used in place of *Betula jacquemontii*.*

*The Authorisation Holder must meet all reasonable charges imposed by the Grantor in respect of any landscape maintenance on the land*

### **Post Construction**

*"Accommodation within the motel units shall be for bona fide visitors to the park and shall not be used for staff or long-term occupants of the village. The sole arbiter of what is long term is the Grantor."*

*"A manager and their partner or family may be accommodated in the three-bedroom managers quarters which is located on site. A self-contained living quarters is incorporated into this building and may be used when required for cleaning staff. No ancillary staff shall be located on site."*

*"In addition to accommodation activities permitted, a small booking office and the sale of basic grocery items is permitted within the motel reception area, it shall meet the satisfaction of the Grantor and be of a standard and quality consistent with the national park values and or needs."*

### Community Service, Benefit or Facility

"The Authorisation Holder must pay to the Grantor a local body levy to cover the provision to the Authorisation Holder such services as are supplied by the Grantor in its function as Local Authority for the Aoraki/Mount Cook Village in accordance with Sections 6.2.8 and 6.2.9 of the Aoraki/Mount Cook National Park Management Plan 2004.

Services supplied by the Grantor include (but are not limited to) the following:

- water supply (drinking and fire-fighting)
- sewerage and sewage treatment
- Avalanche, flood and debris flow protection
- Rubbish and recycling collection and disposal
- Roothing, lighting, storm water, and snow clearing up to the boundary of the Land defined in Item 1 of Schedule 1.
- Landscaping and pathways up to the boundary of the Land defined in Item 1 of Schedule 1.
- Industrial fire brigade
- Civil defence and natural hazard management as per the Aoraki/Mount Cook Village Long Term Community Plan.

The contribution to local body services shall be calculated as outlined for each specific service as documented in the most recent final version of the Aoraki/Mount Cook Village Long Term Community Plan (1 July 2009 – 30 June 2019)."

#### Animals

"The Authorisation Holder must not bring animals onto the site, or permit animals to be brought onto the site."

#### Interpretation Materials and Cultural Values

"The Authorisation Holder is requested to consult the relevant Papatipu Rūnanga (as set out below) if they wish to use Ngāi Tahu cultural information. If the Authorisation Holder wishes to use the Tōpuni or statutory acknowledgement information contained in Schedule 14-108 of the Ngāi Tahu Claims Settlement Act 1998, or any Department of Conservation produced interpretative material in respect to Ngāi Tahu cultural information, they are requested to notify the relevant Papatipu Rūnanga, as a matter of courtesy."

Te Rūnanga o Arowhenua  
PO Box 69  
TEMUKA 7948  
[arowhenua@xtra.co.nz](mailto:arowhenua@xtra.co.nz)  
Phone: (03) 615 9646

Te Rūnanga o Waihao  
Māori Road, Morven  
c/- Administration and Communication  
Officer  
PO Box 79  
TIMARU 7940  
[waihao@xtra.co.nz](mailto:waihao@xtra.co.nz)  
Phone: (03) 689 4726

Te Rūnanga o Moeraki  
Old School Building  
Cnr Tenby & Haverford Street  
MOERAKI 9482  
[moeraki.runanga@xtra.co.nz](mailto:moeraki.runanga@xtra.co.nz)

Office of Te Rūnanga o Ngāi Tahu  
PO Box 13 046  
Christchurch 8141  
Phone: 0800 524 8248  
email: [info@ngaitahu.iwi.nz](mailto:info@ngaitahu.iwi.nz)

Phone: (03) 439 4816

*"If the Authorisation Holder intends to undertake any written interpretation materials (panels, brochures etc) that include Māori / iwi values of the area (that being around the Aoraki/Mount Cook National Park), then this must be done in partnership with Ngāi Tahu. The Authorisation Holder must contact the Papatipu Rūnanga (as set out above) and Te Rūnanga o Ngāi Tahu."*

This condition has been removed for the purposes of notification.

#### Management and Maintenance of the National Park Authority Activity

*"The Authorisation Holder may perform the following maintenance work without specific approval from the Grantor:*

- (i) The ongoing maintenance of the surface of any road or track within the Land which the Authorisation Holder is responsible to maintain and the maintenance of any water table, culvert or other runoff water control device,*
- (ii) The interior maintenance and modification of the staff accommodation and associated facilities,*
- (ii) The exterior maintenance of any building, associated facilities, stationary plant item or other fixed asset on the Land where consent from the Grantor is not otherwise required under this National Park Authority".*

*"The Authorisation Holder must ensure, in conjunction with the Department, that within six months of the grant of National Park Authority a 10-year annual property maintenance plan for the site is developed."*

*"The property maintenance plan is to include the repair, restoration or replacement of the land, buildings and services associated with the site."*

*"The Authorisation Holder must ensure the property maintenance plan is adhered to."*

*"Variations to the 10-year property maintenance plan may only be made with the approval of the Department."*

*"The Authorisation Holder is to ensure that the project site remains fenced and access to the public is excluded during construction. Signage in English is to be placed along the fencing to ensure the public is aware of danger."*

*"The Authorisation Holder is to ensure occupants of the site adhere to any fire restrictions in force."*

#### **7.0 Applicant's comments on draft Officer's Report**

1. Applicant on page 1 should be corrected to be Grand Properties (2011) Ltd. Since concession CA-19112-ACC was granted in 2010 we have completed a restructure of our companies. Grand Properties Ltd was renamed Grand Investments Ltd which now 100% owns of Grand Properties (2011) Ltd as well as owning other companies. All references in this application should refer to Grand Properties (2011) Ltd. Thanks.



The Department's Response: Thank you for this feedback. I have changed this in the report where the report refers to the application and new companies. Where the existing lease is discussed, Grand Properties Limited is used, as that is the name of the company in which the lease is held.

2. **If the existing lease is to be surrendered as suggested in this report, we can then correct the concessionaire name for the new lease ie: use Grand Properties (2011) Ltd.**

The Department's Response: Yes. The new lease will be held in the new legal name.

3. **Will a 49 year lease commence for the existing operation as well as the construction and operation of the new 12 units? Will this happen on the day the new concession document is signed by all parties?**

The Department's Response: The new lease can commence when required, however it must commence prior to any development taking place.

4. **With a new lease, will the terms and conditions be the same as we currently have? What changes or differences are being proposed?**

The Department's Response: The new lease will have updated standard conditions and the proposed special conditions as identified in the report. I can send you a National Parks Authority template if you would like to compare standard conditions.

Removed for notification.

5. **National Park Authority Fee? What is this? Is this an additional fee to be charged to concessionaires based on the capital value of the property? Or is this another name for the Concession Site Rental and Activity Fee that is turn over based? Please advise.**

Removed for notification.

6. **Page 20 refers to a valuation required for the activity fee. Please advise relevance.**

A valuation is required to assist the Department in determining the appropriate fee.

**Further comment provided from the applicant in respect to the planned Himalayan Birch.**

"I would recommend that the *Belula jacquemontii* be swapped out with *Northofagus menziesii* (Silver Beech)".

## **8.0 Summary and Conclusions**

It is considered that the proposed activity;

- Is in accordance with the National Parks Act 1980 and not contrary the purpose for which the land is held; and

Is consistent with the;

- General Policy for National Parks 2005;
- Canterbury (Waitaha) Conservation Management Strategy, 2016;
- Aoraki/Mount Cook National Park Management Plan 2004;
- Statement of Outstanding Universal Value for Te Wāhipounamu-South West New Zealand World Heritage Area.

Any adverse effects on conservation values resulting from this activity are understood and can be adequately avoided, remedied or mitigated by the conditions of a concession (if granted).

**9.0 Recommendations to decision maker**

Pursuant to the delegation dated **9 September 2015** it is recommended that the **Aoraki Operations Manager, Mike Davies;**

1. **Agree that it is appropriate to give limited public notice of the intention to grant the Lease, whilst advice pertaining to activity fees is being sought; and**
2. **Approve in principle the granting of a National Park Lease concession to Grand Properties (2011) Limited subject to the standard lease contract; and the special conditions identified in this report.**

Original report SIGNED by Nicci Mardle  
Permissions Advisor  
Date:

Recommendation:

- 1 Agree
- 2 Approved

Original Report SIGNED by Mike Davies  
*Operations Manager Aoraki/Mount Cook District*  
27/09/17

## Appendix One – Applicant’s Environmental Assessment

### **Environmental Impact Assessment. Attachment 3(b) H. Grand Properties (2011) Ltd.**

Aoraki/Mt Cook National Park has the following features and values associated with each detailed below.

<b><u>Feature</u></b>	<b><u>Values</u></b>
<i>Cultural</i>	Aoraki holds a special significance for Ngai Tahu.
<i>Landforms/Landscapes</i>	Views of the highest peak within New Zealand High quality alpine and high country scenery.
<i>Vegetation on the Proposed Site</i>	Natural grasslands, several matagouri plants.
<i>Heritage</i>	New Zealand’s premiere climbing destination.
<i>South West (Te Wahipounamu) World Heritage Area</i>	Aoraki/Mt Cook National Park forms a key part of South West (Te Wahipounamu) World Heritage Area This was designated under the World Heritage Convention for its outstanding universal value.
<i>Visitors</i>	High recreational and tourism values.  The ROS Visitor Management Setting is “highway, roadside opportunities and visitor services sites”, and is a sub-set of the urban and/or rural settings.  The Aoraki/Mount Cook National Park Management Plan states that visitor service sites are where “facilities for the travelling public extend beyond basic utilities such as picnic areas, walking tracks and toilets, to include facilities such as cafes, shops, overnight accommodation and airstrips”.  An attraction to the area is the active and passive enjoyment that the Aoraki / Mount Cook National Park offers.  Many visitors to the Park have an expectation that they will encounter significant numbers of people seeking the same experience as themselves.

**Description of Potential and Actual Effects on the Environment.**

Potential Effect and Mitigating Factor.

**1. Building Design**

Building / architectural standards and issues identified in 6.2.1 of the Aoraki / Mount Cook National Park Management Plan are addressed as follows.

(a) Complexity of Building Design.

The design of the complex is a replication of the existing buildings, low profile (single storey only) and terraced to suite the slope of the site. The building design is a simple but attractive design with the shape of the buildings being rectangular modules and low pitch roof lines. The roof lines complement the natural slopes of the surrounding landscape and reduce shading in the winter on other sites, parking areas and paths. Please refer to the building plans attached.

(b) Building Materials

The building will be constructed with timber frame on concrete slab and use of linea weatherboards. All windows will be aluminium frame and have double glazed panes. The roof will be corrugated colour steel with colour steel facia and spouting.

(c) Efficiency of building layout and spatial arrangements

The efficiency of the complex is maximised by having separate blocks of units. The orientation of each building and positioning on the sloping site will achieve the following:

- maximum solar gain
- spectacular views for customers
- reduced shading effects
- no interference with any of the existing operator's view shafts (note that the site is lower than most of the other buildings in the Village)
- parking is less obtrusive by being located in small clusters near the units
- natural landscaping between the buildings will allow the buildings to blend into the surroundings more easily.

Please refer to the site plan and building layout plan attached.

(d) Building energy conservation

The building will incorporate substantial conservation measures, including R.5 ceiling insulation, R.3 wall insulation, double glazing, low energy LED interior and exterior lamps, and half flush toilets. Materials will be used to maximise thermal mass opportunities with heavy drapes used on the windows to help with heat retention and to control light spill to the Village. All exterior lighting will be low energy lamps on the building exteriors and in the gardens. The building colours will replicate the existing Aoraki Court buildings.

(e) Car Parking

There will be parking adjacent to each block of units. These car parks will be screened from the road with landscaped mounds and planting. There will be no access to the units from Glencoe right of way.

(f) Construction Plan.

A construction plan will be submitted to the Department of Conservation, if a concession is granted, with further details on construction activity.

**2. Soil and Vegetation Disturbance During Construction.**

There will be a designated area in which construction activity (including storage and car parking) will occur. The size of this area will be limited to the area that is required for the proposed buildings, car parking and landscaping and will be approximately 2000-2500 square metres. This area will be fenced and ground disturbance outside of this designated area will not occur.

The soil cleared from this designated area will be re-used for landscaping (ie planting and mounding). No soil will be removed from the site. During foundation work on windy days, the site will be watered down to prevent problems.

**3. Introduction of Weeds or Contaminants onto Land During Construction.**

Construction staff will be required to be familiar with and abide by the Environmental Care Code and Water Care Code. Vehicles, construction equipment and tools will be thoroughly cleaned and free of weed material before entering the proposed site. Materials (hard fill and soil) and plants taken onto the site will be from a DoC approved source.

The proposed site will be monitored on an ongoing basis for any infestation of weeds and an eradication programme will be undertaken if necessary.

Contamination of waterways is not expected. Storm water run-off during the construction period will be ponded and filtered with straw bales before being allowed to enter any waterway.

GPL will ensure that all chemicals will be contained and any spillage will be excavated and removed from site.

**4. Impact on Wildlife**

There will be no handling, disturbing, interfering with or feeding of wildlife. Rubbish will be kept in closed lid containers.

**5. Traffic Flows**

The impact of construction activity on traffic will be minimal. The number of vehicles on-site per day will be approximately 10. These vehicles, and any delivery trucks, will be parked on-site so that they do not affect pedestrian safety or traffic flows.

**6. Public Access and Safety during Construction**

The standard Health and Safety requirements will be followed during the construction phase, including visitor requirements to report to the site office, briefings given on-site hazards, appropriate signage and fencing off of the construction site. The proposed activity will not affect any existing public accesses or walkways.

#### **7. Fire**

Fire extinguishers will be present on-site during construction and fires will not be lit. The Village reticulated firefighting water supply is located near the proposed site and fire hydrants are strategically placed around the Village.

#### **8. Emissions**

##### **(a) Noise.**

Construction noise will result from vehicle movements, machinery (ie digger, concrete truck), hammering, saws, voices. GPL acknowledge the importance of natural quiet values and appreciate others right to quiet enjoyment of the area. GPL, therefore, propose the following to mitigate the effects of noise:

The hours of construction will be limited to 8.00am to 5pm on Monday to Fridays and 8.30am to noon on Saturdays. Construction will not take place on Saturday afternoons or Sundays. Outside of the construction hours, there will not be any construction noise. Within these construction hours, machinery noise can be limited, if necessary, to the hours of 9am to 5pm.

The construction period will be limited to eight months. During this time, the construction activity will change, ie in the early stages there will be noise from machinery such as diggers and concrete trucks but once the building is closed in, noise levels will be reduced to mainly hammering and sawing. Parts of the buildings will also be prepared off site (eg frames and trusses).

Soil that is cleared for the building platform will be used for strategically placed mounding to help reduce the effect of construction noise on neighbouring properties.

##### **(a) Light**

Lighting can spill into the Park, affect people's night vision and detract from natural dark values in the Village. To minimise these impacts, lamps that are shielded from above will be placed on the outside of the building at the entrance to each unit. Heavy drapes will be used on the windows.

#### **9. Social impacts (visual, crowding, conflict/annoyance resulting from a different user groups).**

##### **(a) Visual**

The following activities and equipment will be present at the site during construction:

- Vehicles
- Machinery, equipment, tools

- Storage container
- People
- Site clearance.

In order to mitigate the visual effects of this, soil that is cleared for the building platform and car parking will be used for strategically placed mounding. This will reduce the visual effect on neighbouring properties and on vehicle and pedestrian traffic. GPL will also ensure that the site is kept in a clean, tidy state during the construction.

Landscaping around the motel will mitigate the visual effects of the building and car park areas.

#### (b) Crowding

The maximum number of additional guests per night will be approximately 28 and the average length of stay is predicted to be one to two nights. It is envisaged that customers will be dispersed widely around the Village and beyond the Village boundary. GPL considers that the social impacts of increased numbers in the Village, and in the surrounding area, will be minimal given the space that exists within the Village. It will alleviate traffic concerns up at The Hermitage and near the DoC Visitor Centre by virtue of guests preferring to walk around the Village from their units instead of driving.

GPL considers that the proposed activity is consistent with the Semi-Independent Zoning (which allows for the provision of visitor accommodation) and is consistent with the Visitor Management Setting. Many visitors to the Village have an expectation that they will encounter significant numbers of people seeking the same experience as themselves.

#### **10. Cultural**

There will be no disturbance of any sites of cultural significance. GPL will further consult with the relevant Papatipu Runanga if it wishes to use Ngai Tahu cultural information. If GPL wishes to use the Tōpuni or statutory acknowledgement information contained in schedules 14-108 of the Ngāi Tahu Claims Settlement Act 1998, or any Department produced interpretative material in respect to Ngāi Tahu cultural information, it will notify the relevant Papatipu Rūnanga as a matter of courtesy.

#### **11. Natural Hazards ie: Flood Risk.**

In 2006 GPL commissioned a flooding impact report by Montgomery Watson Hughes (MWH) in order to clarify this potential issue. Their report said that by constructing bunds and using other mitigants, any flooding risk can be overcome.

#### **12. Cumulative**

Whilst it is acknowledged that this proposed activity will add to development within the Park, GPL considers that the effects of this proposed development can be avoided, remedied or mitigated and will not significantly add to the cumulative effects of



development. The opportunity for further development is allowed for in the Aoraki / Mount Cook National Park Plan but is also capped due to limited space available.

### **13. Monitoring**

There will be constant supervision of activities during construction stage. GPL will report any issues that arise during construction to DoC and will also liaise directly and regularly with DoC officers.

In terms of the operation of the motel, client satisfaction will be monitored through Trip Advisor, an online survey tool that ranks various businesses based on client satisfaction. Currently Aoraki Court ranks 1<sup>st</sup> in the Hotels category within Aoraki/Mt Cook Village and 1<sup>st</sup> within the Mackenzie region. It is ranked 16<sup>th</sup> in all of the South Island, a category that includes 750 hotels/motels.

Feedback from local DoC staff will always be welcomed.

### **14. Positive Effects**

#### **(a) Foster Public Access and Use of the Park.**

The Visitor Management Setting and Semi Independent Zoning allows for the provision of visitor accommodation. Through the provision of this type of service, public access and use of the Park can be fostered. Currently, many people only make day trips to the Park and therefore only have a limited experience of what the Park can offer. Aoraki Court provides quality accommodation at a much-needed affordable price. We have seen many trampers, hikers, cyclists and walkers of all ages and backgrounds staying with us and enjoying more of what the Park has to offer.

#### **(b) Enhance Visitors appreciation of Conservation.**

This proposed activity will help to enhance visitors' appreciation of the natural, historic and cultural values of the Park. The provision of sustainable accommodation within the National Park allows for visitors to the park to spend more time learning about New Zealand's conservation values. By overnighing instead of driving up and back in a day, Aoraki/Mount Cook National Park visitors can appreciate more the challenges faced here by all New Zealanders as we all strive to maintain our environmental values and ambitions.