



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 Motutapu Restoration Trust proposes to establish a one-bedroom mobile accommodation unit within the nursery complex located on Motutapu Island Recreation Reserve.

The unit is required to accommodate the volunteer nurseryman who resides on the island 6 days a week carrying out the essential management of the nursery, including the oversight and tending of over 18,000 stems per annum. This activity includes seed propagation, bagging of seedlings and husbandary of bagged plants plants being ready to plant in the restoration areas on Motutapu.

In June 2018 the Trust was able to employ a full time person to increase the effectiveness and efficiency of the Trusts' restoration programme. However, there is a shortage of accommodation on the island and the Trust needs somewhere for its staff to live.

Please see attachment 1 for a detailed site plan, and attachment 2 and 3 for drawings of proposed unit options, including size.

The advantage of the proposed site are:

- The site requires no earthworks works.
- The unit will be located on an existing concrete pad - the existing pad is larger than the proposed accommodation unit dimensions.
- There is very easy access from the existing farm road - the unit can be easily positioned on site.
- Services are very close by - electricity and water can be easily and immediately connected without.
- The toilet unit will be a cassette type being the same type that are used in the Rangitoto baches to negate the need for any sewage disposal field.

MRT will plant around the unit to reduce its visibility from the road.

The building can be powered from the electrical outlet serving the nearby water pump. This line is connected to a circuit breaker in the old potting shed which has enough capacity to run the pump as well as heating and lighting in the building. Potable water can be supplied from the old potting shed.

The preferred type of unit (attachment 2) is similar to that which DOC has established on Motuihe Island for staff use.

MRT will rearrange the minor structures at the site as follows (shown in appendix 2):

1. Existing unused potting mix bays sitting on the concrete pad will be removed.
2. An adjacent storage hut is no longer fit for purpose (as its condition raises health and safety concerns because of rotten flooring) and will be demolished and removed.
3. Another small storage shed, currently holding empty potting mix fadges, will be moved to the site of the hut.

4. The dangerous goods store on the concrete pad would be moved to the site of the hut.

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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

The mobile accommodation unit must be located on Motutapu as the nurseryman needs to be on site 6 days a week. Ferry access is too limited to be a viable alternative for accommodation to be provided off site.

Use of other housing options have been explored with DOC but there is a housing shortage on the island.

The current site is a modified area from previous farming and education use.

No potential adverse effects would be significantly less in another conservation area. The nursery site has the capacity for the portacom and is highly advantageous for the nurseryman to be on site for the time he is on the island.

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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:

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.

The nurseryman requires safe and secure accommodation while he is on the island and there is no suitable alternative with all existing residences occupied with permanent residents or needed short

term for contractors and volunteers.

The nurseryman being on site is essential to the nursery operation to ensure that the growing plants thrive to be planted into the restoration areas of the island. The activity of the nurseryman is pivotal and essential to the implementation of the restoration plan and the increase of habitat for threatened species such as kiwi.

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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.

As described above, the nurseryman requires safe and secure accommodation while he is on the island. The nurseryman being on site is essential to the nursery operation to ensure that the growing plants are tendered and also protected from damage from unauthorised access to the nursery. The activity of the nurseryman is pivotal and essential to the implementation of the restoration plan and the increase of habitat.

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

**Frequencies on which the equipment is to operate**

N/A

**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.*

15 year term to coincide with the ecological restoration plan. If housing becomes available on the island in the future, the unit can be easily removed from the island and the concession surrendered.

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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.

## 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  |
|--------------------------------------|--|--|--|
| Motutapu Recreation Reserve          | Nursery complex that currently raises 18,000 stems per year and has the capacity to raise 48,000 | No adverse impacts.<br><br>Positive impact by providing additional accommodation which will complement the nursery activity, restoration plan implementation and creation of expanded habitat. | The accomodation unit will be located inside the nursery area, alongside the road and adjacent to a gate so that ease of access will be achieved.<br><br>The location will be away from the areas occupied by plants and so avoid any potential damage to the nursery stock.<br><br>Ensure contractors do not approach, contact or harm native species or stock or collect vegetation and other material.<br><br>Ensure that accommodation unit supplier adopts and implements best practice biosecurity measures on and off the island to ensure no invasive species are brought onto the island.<br><br>Ensure contractors adopt a pack-in, pack-out practice so no litter is left behind. |

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## I. Other

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

The applicant has a long term association with Motutapu as the Trust works to restore the island's biodiversity and other values for the benefit and enjoyment of all New Zealanders. The Trust established and operates a nursery on the island that has already produced over 500,000 plants from seed collected within an approved ecological area.

The further introduction of threatened indigenous species (such as kiwi and kokako) is limited only by the ability to produce and plant indigenous plants to create suitable habitat. The restoration project is dependant on the nursery operation with an onsite attendant to ensure the success of native plantings.

The ecological restoration plan was prepared by the Department of Conservation in consultation with Ngai Tai ki Tamaki Trust and the Trust. The plan, consistent with the Conservation Management Strategy, was endorsed by the Auckland Conservation Board on 31 August 1994.