# Concession Application
# Form 3b – Private/commercial facility/structures

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. 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.

Please refer to the Environmental Impact Assessment report provided.

## 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 Southland Ski club was established in 1933 and an original ski club hut located on DOC land high up on the Garvie Range above Garston. Due to the unreliability of snow, a new lodge was built on the current site in the 1950's. It would be impractical to relocate the replacement lodge to another area outside public conservation land due to the requirement to be located on a ski-field, and the special relationship that is enjoyed with NZSki; which gives the lodge it's raison d'être.

The potential adverse effects would be significantly higher if the lodge were to be reconstructed in a new indigenous grassland area due to the relative disturbance created. The effects on the environment from the small additions to an existing building will be relatively minor as detailed in the Environmental Impact Assessment.

## C. Larger area

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

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:

The existing consented footprint is "250 m2 more or less". But the building currently is 254.2 m2 plus a 13.5 m2 covered porch and a 2.1 m2 uncovered porch; totalling 269.8 m2; clearly outside of the consented footprint. The Southland Ski Club has been run by various voluntary committee members over the years, but the current committee is eager to bring the lodge building into compliance in terms of the consented footprint, while at the same time taking the opportunity to expand the kitchen-dining-living room areas to cater better for the number accommodated.

See further details in Sec.4 of the EIA supplied.

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 lodge has become very popular and is becoming increasingly booked out, which is putting pressure on our kitchen-dining-lounge area, which is a particular concern from a health and safety perspective. To alleviate the problem, it is proposed to build a 6.8 m2 external storage facility to the NE side of the building in the short-term, which will free up valuable internal space.

In the longer term it is proposed to extend the kitchen area by 11.05 m2 so that the lounge-dining-kitchen forms a basic rectangle shape. The internal area will then be redesigned to improve congested areas.

The total extensions will bring the building and porches to 287.65 m2, but we wish to apply for a footprint of 290 m2. Plans are available for the storage facility, but until a resource consent is obtained, a concept plan only has been provided for the kitchen extensions, which will be subject to architectural plans.

## 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.

The Southland Ski Lodge is available for the use of members and non-members, individuals, families and community groups.

## 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*.

A lease renewal is sought for the term of 30 years with the revised footprint of 290 m2.

The cost of renewing the lease and adjusting the consented footprint will be very expensive to this not-for-profit sports club. Although the lease doesn't expire until 31-March-2026, the volunteer committee wishes to tie the two together for economics and efficiency.

## 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 |
|---|---|---|---|
| *EG: Tararua Forest Park* | *Northern rata - threatened species* | *Damage to the plants by construction* | *Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage* |
| Coronet Peak Recreation Reserve | | | |
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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.

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| Map: Coronet Peak Recreation Reserve |
| Map: Satellite Coronet Peak |
| Map: Southland Ski Club |
| Environmental Impact Assessment |
| Carter plans and photographs |