



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.

Aoraki Mount Cook Alpine Village Limited (AMCAVL) is applying to lease land at 8 Du Faur Place, Aoraki Mount Cook Village, within the Aoraki Mount Cook National Park (CONS UNIT H36 001; NaPALIS ID 2805070) amenities area (the Village).

The legal description of the land is: MC PLAN 216 SITE 41 BEING PT RES 2652 MT COOK VILLAGE BLK XIV MUELLER SD. The land is zoned residential by the Aoraki Mount Cook National Park Management Plan 2004.

The land has been occupied by flats for nearly 30 years, and provides essential staff accommodation facilities. The land size is approximately 1150m<sup>2</sup>.

The buildings is arranged as four, two storey, two bedroom semi-detached wooden interlocking (Lockwood type) board cladding, with pitched corrugated iron roof. Concrete pad foundation, aluminium joinery throughout and verandah over wooden decked area. Wood burner and electric heating. Internal staircase to mezzanine floor.

Detached carport to rear of the building that accommodates up to four vehicles. Lockable storage unit adjacent to carport. Sealed driveway from road to carport structure.

The staff who occupy the building are associated with authorised activities undertaken within the national park.

There is no intention to make any changes to the current building, other than general maintenance to the building. Landscaping of the land surrounding building is completed in accordance with the Department of Conservation's landscape guidelines.

A map and photos are included in this application; Attachment 3b:A.

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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

Consideration of an alternative site is not considered necessary as the building has been in-situ for nearly 30 years and no construction or alterations are proposed as part of this application. The building is for residents who are required to live within the national park as they are essential to the competent operation of the activities being undertaken within the national park.

The facilities and services are managed and maintained in accordance with the national park management plan. The effects of the activity are considered within the accompanying Environmental Impact Assessment (section H of this form).

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### C. Larger area

Is the size of the area you are applying for **larger** than the structure/facility **NO**

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

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

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

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

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

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### D. Exclusive possession

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

Is exclusive possession necessary to protect physical security of the activity? **YES**

Is exclusive possession necessary for the competent operation of the activity? **YES**

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

Exclusive occupation is necessary. No access to the land to the general public is reasonable due to the nature and extent of the buildings on the land. The staff who reside within the premises are the only persons (and any visitors of theirs) required to enter onto the land.

AMCAVL require exclusive occupation to ensure competent operation of the activities, as well as to protect and provide physical security for the tenant's personal possessions. Public safety is paramount and the general public do not require access to the buildings, unless it is on the invite of the tenants.

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

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

**Power to be used (transmitter output)**

**Polarisation of the signal**

**Type of antennae**

**The likely portion of a 24 hour period that transmitting will occur**

**Heaviest period of use**

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## **F. Term**

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

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

The term applied for is 30 years due to the established nature of the buildings, and in keeping with other terms for similar activities within the Village. It is considered that this term is appropriate and provides surety and security for the applicant and its tenants. AMCAVL wish to continue to utilise the Land for the facility to ensure essential operational staff have somewhere to reside within the Village.

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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
Aoraki Mount Cook National Park, including the Village	Amenities Area, set aside under Section 15 of the National Parks Act 1980.  World Heritage Area – Te Wāhipounamu. National and international significance because of this protected land status	Maintenance of the buildings; design and landscape modifications, colour palate, external storage etc.	Develop and implement an annual property plan for maintenance on the building, approved by the Department of Conservation. Any plan will need to consider compliance with national park management plans and the Department of Conservation's guidelines.
	As above	Drainage and storm water	All drainage and storm water has been designed and is maintained to a standard previously approved. Monitoring of any issues associated with these services will be managed in a way to address any adverse impact as soon as practically possible. This will be done in consultation with the Department of Conservation.
	As above	Hazardous substances	As a general rule, no hazardous substances will be stored or contained on site. However, where in the instance it may be onsite, the applicant will ensure that all substances or materials are stored in a secure

			enclosed facility. Monitoring of this will occur to ensure compliance.
	As above	Introduction of domestic animals	The applicant will ensure no domestic animals are not permitted onsite, or anywhere within the Village or wider National Park.
	As above	Fire risk; to building and surrounding environment	All appropriate fire safety equipment (extinguishers) is available to be operated by staff. Staff are educated on how to operate and what the procedures are in case of an emergency. All occupants will adhere to fire restrictions in place.
	Views of the surrounding national park vista	Design modifications/alternations	No modifications to the buildings will be undertaken without the prior consideration and approval from the Department of Conservation. Any will need to be in accordance with the national park management plan.
	Indigenous vegetation (adjacent to structures)	Introduction of invasive weeds.  Invasive weed control (Positive)	Monitoring of weed and pest plant in and around the land. Any plant pest will be removed and weed control will continue throughout the proposed term of the concession. Occupants will not be permitted to bring in any non-native plants (both inside and outside) onto the land.
	National park and world heritage area status	Litter, rubbish and recycling.	Occupants will be advised to use waste receptacles, recycling depots and ensure all waste is stored in an appropriate way until it is removed off site, and out of the national park.
	As above	Noise	This can be a potential effect on all those residing in the residential area of the Village. All practical steps will be undertaken to ensure all occupants, and any of their personal visitors, abide by reasonable noise levels for

the environment. Monitoring of the noise levels will occur periodically.

Monitoring of the activity:

Where indicated above in the EIA, monitoring of certain potential adverse effects will occur routinely and feedback on these matters will be directed to the local management of the Department of Conservation in the first instance and at the first opportune time. Management of impacts will be undertaken in consultation with Department of Conservation staff.

## 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.

### Status and purpose of the Land

The application area is within the amenities area of the Aoraki Mount Cook National Park. The land is set apart under Section 15 of the National Parks Act 1980, and provides for the development and operation of recreational and public amenities and related services appropriate for the public use and enjoyment of the park. The amenities area status acknowledges that for the Village there will be an amenities and services emphasis, unlike the preservation emphasis for the balance of the national park. The Te Wāhipounamu - South West New Zealand World Heritage Area still applies.

### Consistency with statutory planning documents

#### **General Policy National Parks (2005) (GPNP)**

General Policy for National Parks provides guidance for managing national parks. They are places that have been set aside for their intrinsic worth and for the benefit, use and enjoyment of the public. Each national park has its own management plan. The GPNP policy provisions address the purpose of preserving in perpetuity national parks, for their intrinsic worth and for the benefit, use and enjoyment of the public.

The following sections of the GPNP are relevant to this application:

Policy 9(b) enables accommodation within national parks by way of a concession for staff of a concessionaire.

Policy 9(d) and 9 (e) gives effect to the criteria and considerations of an application for an accommodation facility in a national park, whether it is an authorisation or a concession, and any provisions that should be applied.

Policy 9(f) Requires monitoring of the effects of use of the accommodation. This monitoring must be undertaken by both the Department and the concessionaire.

#### Comment:

Further discussion on consistency with statutory management documents can be found below. The Environmental Impact Assessment (EIA) included as part of this application addresses positive and potential adverse effects, methods to avoid, remedy or mitigate those adverse effects, and monitoring of those impacts. Both of these matters give effect to policies within the GPNP. The applicant considers that the activity to occupy land for an existing building as staff accommodation is not contrary to the provisions of the GPNP, provided it complies with relevant special conditions and monitors the activity.

#### **Aoraki Mount Cook National Park Management Plan (2004) (AMCNPMP)**

The AMCNPMP sets out the management of the national park. It addresses management considerations, provides objectives and policies for management issues. Of the current active AMCNPMP, the following sections are considered most relevant to the activity under this application:

Section 5, The Aoraki/Mount Cook Village Management and Section 6, The Aoraki/Mount Cook Village Policies. Section 4 also outlines the heritage protection, how visitors shall be managed, general provisions for concessions and other uses and policies for working with others. It is considered by the applicant that Section 5 and 6 are most relevant for further discussion.

Section 5: The primary objectives of section 5.2.1 are:

1. *To maintain and enhance Aoraki/Mount Cook Village as a location of national and international standing, while providing recreational and public amenities and their related services, including different accommodation types that reflect a range of affordability; and*
2. *To preserve the landscapes, indigenous ecosystems and natural features of Aoraki/Mount Cook Village, to the extent that this is compatible with Objective 1; and*
3. *To give effect to the principles of Te Tiriti o Waitangi/the Treaty of Waitangi, to the extent that the provisions of the National Parks Act 1980 are clearly not inconsistent with them.*

Additional objectives of this section relate to pest animal and plant management, historic value preservation, valuing the World Heritage Area status in managing the Village, the Village to be seen as a gateway experience and not as a destination to visitors, a range of visitor accommodation within the Village is to be provided; and finally, ensure commercial use within the Village is compatible with the primary objectives.

#### Comment:



The applicant considers that occupation of the land within the Village for the existing building to provide essential staff accommodation (who are employed within recreational tourism concession activities undertaken within the wider national park setting) is consistent with the objectives set out above. The building does not detract from any of the objectives set out in this section of the management plan and with appropriate maintenance will ensure this continues. The activity facilitates the proper and high value experience of visitors to the national park, as staff are able to live in a close proximity to their work which is delivering on the activities some visitors to the national park wish to experience.

Section 6: policies, explanations and methods (for implementation) which are most relevant to this application are;

#### 6.1 Village Development and Preservation

##### *6.1.1(b) accommodation and community facilities for essential staff required to service the needs of the above (;*

The Village layout and site allocation is determined through subdividing parts of the Village into zones, while interspersing open space areas, and community and park administration facilities. The zones management are determined by the methods set out for them.

*The Residential Zone: This zone is exclusively for residential accommodation for staff living in the Village. The zone covers the current main housing area. A limited number of unused sites are still available in this zone, but the exact number will be determined only after detailed subdivisional and architectural planning. Some housing density increase is possible.*

*6.1.1(d) To require potential occupiers of Village sites and those seeking new concessions, to demonstrate why it is a necessity for them to be present in the Village and the benefits their presence will bring to the safe use and enjoyment of the Park by visitors.*

#### 6.1.2 Landscape Management

*6.1.2 (a) To preserve indigenous vegetation, flora and fauna, unless it is in the wider interests of the Park as a whole, that a site is developed for the provision of facilities.*

Protection of the remnant or regenerating indigenous vegetation areas, especially those of high value is fundamental when planning Village development. Figure 6 of the AMCNPMP identifies indigenous shrub-lands adjacent to the land under this application.

#### 6.2 Village Design and Use

##### 6.2.1 Building and Architectural Standards

*6.2.1 To require 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 in the foreground of Aoraki/Mount Cook.*

The policies and explanations set out in this section of the plan relative to the activities under this application pertain to ensuring structures do not interrupt significant view shafts of Aoraki/Mount Cook, including any ancillary structures to the main buildings; and that all buildings are to be maintained to a high standard.

##### 6.2.6 Residential Zone Policies

*6.2.6(a) To provide for a range of accommodation to meet the needs of staff who must of necessity live in the Village.*

*6.2.6(b) Residential sites may be redeveloped where this will make optimum use of the sites available.*

*6.2.6(c) To minimise the intrusion of non-residential activities within the residential zone.*

*6.2.10 (b) To require all buildings, especially those close to areas of indigenous scrub or forest, to be subject to appropriate fire control and protection measures.*

#### Comment

The applicant requires staff essential to carrying out the concession activities within the Village and wider national park to live within the Village. This enables the operations to function at a high standard expected by visitors to the national park. Punctuality, being on call and providing operational support to the businesses are just some of the elemental reasons for having staff reside in the Village.

The building is kept in good repair and maintenance is carrying out in consultation with the Department of Conservation. Landscaping has been carried out and although the building has been in-situ for nearly 30 years, improvement and compliance with current standards is considered appropriate by the applicant when necessary. Appropriate fire protection and control methods are implemented by way of extinguishers and education of tenants to ensure they know and abide by any fire restrictions and fire protection protocols.

The applicant considers the occupation of the land for a building accommodating staff essential to their business operations is consistent with the provisions set in the management plan. The accommodation is consistent with those policies listed in 6.2.6 and the service does not detract from the park's natural and cultural values.

The inclusion of the draft planning document is considered appropriate as it is currently out for public notification. This gives an indication of current management considerations, and outcomes, policies and milestones. The term of this application would fall within the term of a new AMCNPMP.

The following sections of the draft AMCNPMP are most relevant to this application;

#### PART ONE: Kei Te Pūtake o Aoraki te Mana e Huna Ana

##### 1.3.1 General Management – Authorisations, Policy 26

*Should include a condition in all concessions to provide information and interpretive material on the natural, cultural and historic values of the Park, and highlight the status of the Park as part of the Te Wāhipounamu South West New Zealand World Heritage Area, and ensuring that:*

- a) where the inclusion of Kāi Tahu cultural interpretation is deemed appropriate by kaitiaki rūnaka, all cultural material is designed with, and approved by kaitiaki rūnaka to ensure that it accurately and sensitively portrays and respects the mana of Aoraki;*
- b) any potential impacts of activities on the natural values of the Park are identified and avoided; and*
- c) all people are made aware of potential natural hazards in the area in which they are recreating.*

##### 1.3.14 Structures, Utilities and Facilities, Policies 1 and 2.

*1. Should grant concessions for structures, utilities, facilities and easements in Aoraki/Mount Cook National Park only where the activity:*

- a) is of a scale, design and colour that harmonises with the landscape and does not have an adverse effect on the natural state of the Park;*
- b) avoids adverse effects on Kāi Tahu values, particularly the Aoraki/Mount Cook tōpuni and areas of wāhi tapu or wāhi taonga;*
- c) does not require exclusive possession unless necessary for:
  - i) the protection of public safety;*
  - ii) the physical security of the activity; or*
  - iii) its competent operation;**
- iv) The protection of Kāi Tahu values associated with the specific facility.*
- d) will not adversely affect any waterways; and*
- e) is consistent with any relevant Iwi Management Plan.*

*2. Should consider the following criteria when assessing applications to build, create or retain structures, utilities, facilities and easements in Aoraki/Mount Cook National Park:*

- a) taking a precautionary approach if the structure, utility, facility or easement is potentially vulnerable to the effects of natural hazards and climate change;*
- b) whether the activity promotes or enhances the retention of a historic structure, utility, facility or easement;*
- c) whether the activity is an adaptive reuse of an existing structure, utility, facility or easement;*
- d) the structure represents or communicates Kāi Tahu history or values, following consultation and agreement with kaitiaki rūnaka; and*
- e) The activity supports the health and safety of the public and communities.*

#### Comment

The activity under application does require exclusive possession and this is discussed in Section D of this application. The applicant, in consultation with the Department of Conservation, will maintain the building to the necessary colour and design guidelines as and when appropriate, determined by way of longer term maintenance work plan. The proposed landscape and design guidelines may have an impact on the buildings in the future and the applicant is amendable to working co-operatively on this aspect.

The applicant does not consider the facility or its services adversely effects Kāi Tahu values, and the building is located within the appropriate proposed zone for the Village therefore it will not adversely impact on other visitors to the Village or values of the wider national park.

The applicant considers that the occupation of the land for a building providing accommodation to essential staff to carry out concession activities both within the Village and the wider national park is not contrary to the provisions of this Part of the draft AMCNPMP.

#### PART TWO: Whāia Kā Paeroa Ka Tae Ki Aoraki

##### 2.1 Nohoaka Place

The Aoraki/Mount Cook Village (the Village), gazetted amenities area over it in 1999, is located within this Place. The amenities area has an emphasis on recreational and public amenities and related services in contrast to the preservation emphasis for the wider national park. The values of this Place include key areas of indigenous vegetation, historic routes and buildings associated with the early European recreation activities, and numerous recreational opportunities both within the Village and as a gateway to the wider national park environs.

Management considerations for the Village as part of the draft AMCNPMP focus on the provision of services and facilities that support public use and enjoyment of the national park, and that they provide information, activities,

refreshments and accommodation for visitors. A high quality built environment is a priority due to the international status of the national park. A zoning plan is proposed and identifies where new development and redevelopment can occur. The Village is home to a number of DOC or business operator staffs. It is recognised that there is limited space to provide much new residential accommodation within the Village. Some existing sites may be redeveloped to address capacity. It is also proposed to address traffic management. Design standards and guidelines and a village landscape plan are also proposed.

Outcomes for the Village relevant to this application include; a quality built environment that responds to the particular and unique cultural, natural and historic values of the park; Village zoning improves the quality, efficiency and functionality of the available space, avoids conflicts between incompatible uses, and provides for limited future development; the essential community needs of the permanent residents of the Village are provided for; and residents and visitors can fully experience the night skies of the Aoraki Mackenzie International Dark Sky Reserve without interference from lighting in the Village.

Policies – Aoraki/Mount Cook Village

*17. Manage the Village within the current amenities area:*

*a) to provide services and facilities that enable visitors to enjoy the wider natural, historical and cultural values of the Aoraki/Mount Cook National Park environs;*

*b) by ensuring development and activities are within the capacity of the current infrastructure;*

*c) by applying Policy 1.3.14 Structures, utilities and facilities to activities within the Village;*

*d) to preserve and protect the natural, historic or cultural values of the Park, by not increasing the size of the amenities area.*

*18. To establish the following zones in the Village, in accordance with the Map 12 Village Zoning Plan:*

*c) Residential zone – for a range of housing types to accommodate staff essential for the servicing of the park and Village, who must live in the Village to undertake these duties.*

*In the zone:*

*i) areas are identified where the Department may develop housing for staff;  
and*

*ii) may authorise new residential activities as set out in 2.1.3 Policy 23.*

*19. Should manage the location of development (including redevelopment) and activities within the Village in accordance with Map 12 Village Zoning Plan and zone policies.14*

*33. Should require all those holding authorisation for activities in the Village to provide the Department with a survey plan of the boundaries of the site.*

Comment:

The building has been occupying the site for nearly 30 years and does not impose on viewpoints to Aoraki/Mount Cook, or negatively impact on others who visit the Village environment. The current lighting provision of the buildings will not adversely impact on the Dark Sky Reserve, or the buildings occupation of the land will not adversely impact on the natural, cultural and historic values of the wider national park. Conditions of an authorisation approval will ensure no negative impact will occur on those values of the Village. The proposed activity is not to increase any aspect of the activities and therefore it is not anticipated that it will adversely impact the current infrastructure.

The building provides accommodation for staff essential for the applicants carrying out of its authorised activities within the Village and wider national park. It is located within the designated residential zone. Pedestrian access and access to the Aoraki/Mount Cook Village walks in not encumbered by the building.

Appropriate maintenance of the building will ensure it complies with the high quality built environment proposed. The applicant considers the activities under this application are consistent with the relevant policies of the draft AMCNMP.

### **Canterbury (Waitaha) Conservation Management Strategy (CMS)**

The following is considered most relevant to the activities under application;

#### **2.1 National Parks Place**

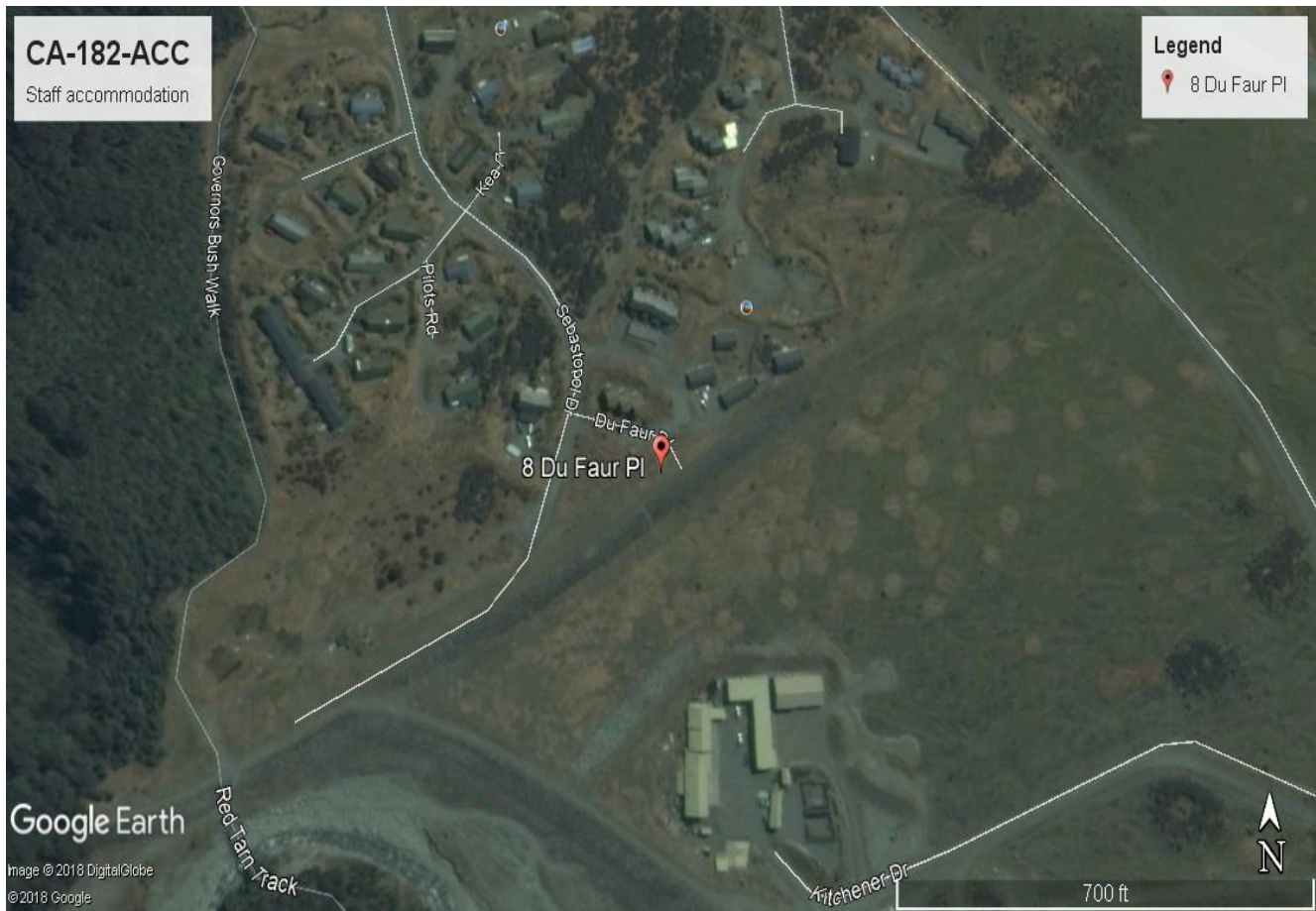
The Aoraki/Mount Cook Village outcomes, policies and milestones are found within this section of the CMS. The following policy is most relevant to this application:

*2.1.1 Manage Aoraki/Mount Cook and Arthur's Pass national parks in accordance with their national park management plans, including their visitor management, aircraft and vehicle provisions.*

Comment:

The activities under application have been discussed against the provisions of both the current, active national park management plan and the draft national park management plan. This discussion is found directly above.

The applicant considers that the activities under application are in accordance with both.







Four flats with carports adjacent



Alternate view



Photo of carport (partial view)