

## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter

Roy Jamieson

Organisation

Date

9 May 2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The entire application.

My reasons for my objection or submission are:

I fully support an extension of Alpine Recreation's lease for exclusive use of Caroline Hut in Aoraki Mount Cook National Park.

I was fortunate to undertake a climbing course based at Caroline Hut in 2013.

My observations are this: (a) that Alpine Recreation is a responsible entity, employing capable and responsible staff. (b) that Alpine Recreation and its staff have the utmost respect for the land on which this hut rests.

Environmental issues must always be front and centre of any application of this nature and my understanding is that Alpine Recreation are very conscious of this.

On that basis, I believe their application should be accepted.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

---

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Murray Cullen
Organisation	Private
Date	11 May 2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I support the full application

My reasons for my ~~objection~~ or submission are:

1. This hut provides a higher degree of safety for those people who access this area of the National Park, than if the hut did not exist.

This includes those who:

- a. visit the Ball Glacier area; and
- b. attempt a Ball Pass crossing.

As Alpine Recreation identify in their application (under Recreational Safety), the presence of their staff in the area is, and has been, of great benefit to other park users in the area.

If the concessionaire did not provide this hut in its current location there would not be any public shelter in the area to provide emergency shelter for the Ball Pass crossing.

2. This hut provides an amenity in the park that is regularly used by a long established and traditional activity in the National Park, that of Guided tramping/climbing/ skiing, etc. This amenity, being privately funded, is not a cost to the DoC budget, while 'ticking' a number of DoC objectives in the National Park. Most importantly providing access to an area of the National Park that might not be regularly visited and relieving pressure on a number of other DoC huts in the National Park.

3. The fact that this hut is privately owned, and for the most part, exclusively used by the concessionaire is of not an insurmountable concern to me, as there is considerable use of the hut by other groups (eg DoC, NZMGA, SAR).

There are many other examples of private huts on public land within National Parks, the Ministry for the Environment identifies 48 accommodation concessions, in 2017, on public conservation land in its 2012-17 report on the 'Use of public conservation land'<sup>1</sup>, so this application is not an exception, it is a small and valid part of the use of New Zealand's public conservation land..

DoC, as the manager of public conservation land provides excellent supervision of this use of public conservation land.

4. The concessionaire, Alpine Recreation, has demonstrated in their thirty years of use of the Caroline Hut site, that they are responsible guardians of this area, and are fully deserving of the privileges this concession gives them.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

---

<sup>1</sup> Source: <https://data.mfe.govt.nz/table/95349-use-of-public-conservation-land-concessions-201217/data/>

---

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.

## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter

Jane Morris

Organisation

Date

12<sup>th</sup> May 2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Submission

The specific parts of the application that this submission relates to are:

I support the renewal of Alpine Recreation's lease for Caroline Hut for as many years as can be granted, ideally 30 years as per the previous lease.

My reasons for my submission are:

All guiding companies have their niche area's in NZ (or overseas, in the case of Adventure Consultants). Caroline Hut is Alpine Receptions.

Alpine Recreation has been able to operate a small, family run operation using the Ball Pass area, due to the foresight and vision of Gottlieb Braun-Elwert in establishing Caroline Hut.

Many of the clientele are New Zealanders, who are able to experience our alpine environment from the unobtrusive setting, that is in the heart of the mountains but does not require technical mountain skills to access. Although it is not without its challenges...and as many overseas visitors have found, not a total walk in the park, or hands in pockets terrain.

Often Alpine Recreation guides have assisted other users in the area, and have provided information and critical route finding details.

Caroline Hut provides an intimate and environmentally friendly way for people to experience the mountains. No helicopters are required to access it, and because it only sleeps 8 guests, the impact on the surrounding environment is minimal.

The route in recent times has suffered significant damage after large rain events, and it has become even more complicated, requiring local knowledge and specific route information.

Going guided through this route has become in recent times the only way to safely experience this route.

The route is far from the highway that is the Mueller Track route, which does not require any route-finding or skills in the alpine environment.

Alpine Recreation also work with Ngai Tahu and acknowledge operating in the Topuni area of Aoraki, with respect and understanding.

Underpinning all of this is a small, local, kiwi business, catering for small groups of New Zealanders, giving them a special, interactive experience of our mountains.

Its footprint is small, and the takeaways are impactful lasting memories for all those who experience the mountains this way.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

That the lease is approved for another 30 years.



**A. Permission Application Number and Name of Applicant**

81603-ACC Alpine Recreation Canterbury Limited

**B. Name of Proposed Activity and Location(s)**

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

**C.2 Your name**

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	René Aukens
Organisation	
Date	12 <sup>th</sup> of May 2020

**D. Statement of Support, Neutrality or Opposition**

**YES** I **Support** this Application (I am making a submission)

**E. Hearing Request**

**YES** I **Do Not** wish to be heard in support of this objection or submission at a hearing.



## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

My reasons for my objection or submission are:

I have been to Caroline Hut a number of times during the last 14 years. It is a fantastic venue in a brilliant location for fit people. And it is managed by Alpine Recreation in a perfect way (as if it is their own house). The intention of my submission is not to write long legal lines of support, I like to pass my feeling to you about the magic of the Caroline Hut in the location it is. The position high above the Tasman Glacier Valley allows the visitors many spectacular vistas with ever changing skies. From the overpowering Caroline Face to the grandeur of the night sky.

Although now living in the Netherlands, I still hold New Zealand residency and have been working as a tour guide for 14 years. The last few summers I felt that, bit by bit, my enthusiasm to take clients around New Zealand was dropping away. Who wants to walk to Cathedral Cove with 500 others? Or down to the Blue Pools in a long line of people? Since 2 or 3 months our lives have been shocked by "Corona-Covid 19". But maybe this is what is best for the planet and for us? We have to move in a slower way, absorb our experiences more in depth than just in quantity. And that brings me back to the Caroline Hut. Going there is not for the masses, erosion will even demand a bit more from its visitors. But whoever has the abilities to go there, will never forget those moments up on the Ball Ridge, the days on a climbing course or crossing over the Ball Pass. That to me is real experience and the main reason I felt in love with New Zealand in the first place.

So, dear DOC team, my advise is to cherish assets like the Caroline Hut in New Zealand nature and to not change a winning team. Small-scale 'tourism' is the way to the future, in an ecological way that respects our mother Earth.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

---

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.

# OBJECTION OR SUBMISSION



Department of  
Conservation  
*Te Papa Atawhai*

[New Zealand Government](#)

## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	LISA KOSTOVA
Organisation	MYSELF
Date	May 12, 2020

## D. Statement of Support, Neutrality or Opposition

**YES** I **Support** this Application (I am making a submission)

I am **Neutral** on this Application (I am making a submission).

I **Oppose** this Application (I am making an objection).

## E. Hearing Request

**NO** I **Do Not** wish to be heard in support of this objection or submission at a hearing.

I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I am supporting the application of Alpine Recreation for the exclusive use of Caroline Hut.

My reasons for my objection or submission are:

I support this application because in my experience, Alpine Recreation has demonstrated clear environmental stewardship, above and beyond what I've encountered in the United States. It has a small footprint and its private nature provides an incredible experience for someone like me, up in the Mount Cook Pass with a small group.

Caroline Hut was where I started my mountaineering journey, which has translated to multiple subsequent tramps and climbs and visits to other DOC huts, as well as my climbing of Denali and Mt Fairweather in Alaska, I would not have been able to do it had I not had the chance to stay in Caroline Hut with my mountaineering group, led by Alpine Recreation and have exclusive use of the hut for our group. We were able to use the hut as a classroom during inclement weather and have the privacy to learn in a completely immersive environment.

I was also impressed by how Alpine Recreation maintains the bathroom for public use and how well set up the space around the hut is for anyone to come and camp with a tend and use the water and bathrooms. I was also impressed by how well Alpine Recreation maintains the path to Caroline Hut and the Ball Pass track. I do not believe they will be able to provide the same levels of service and benefits to the public visitors if they didn't have the exclusive use of the Hut that they constructed and have maintained for decades.

I look forward to returning to New Zealand to take more courses and trips with Alpine Recreation and stay in their Caroline Hut without having to jostle and worry about securing a space in Mueller Hut or in any of the accommodations of Aoraki Mt Cook Village, which, like the popular tracks, are swarming with tourists and making the wilderness experience much less "wild".

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

N/A

---

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.

## OBJECTION OR SUBMISSION



Department of  
Conservation  
*Te Papa Atawhai*

New Zealand Government

### A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

### B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised  
on behalf of submitter

Organisation

Date

Colin Monteath  
*Colin Monteath*  
12 May '20

### D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

### E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

### F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

[Empty text box for specific parts of the application]

My reasons for my objection or submission are:

[Empty text box for reasons for objection or submission]

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

[Empty text box for outcomes to be addressed]

### G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
		COMMENTS FROM COUNCIL MEMBERS SENT AS EMAIL 13 May '20

#### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.

## COMMENTS FROM COLIN MONTEATH IN SUPPORT OF 81603-ACC ALPINE RECREATION CANTERBURY LTD., TO RENEW THE LEASE ON CAROLINE HUT.

I am a freelance mountaineer and photographer based in Christchurch and have been mountaineering and trekking in the Aoraki Mount Cook National Park since 1967. I initially took part in an Alpine Instruction Ltd course at the old Ball hut but have gone on to climb most routes on Aoraki including the first winter ascent of the East ridge. Taking part in 21 mountaineering and trekking expeditions in the Himalaya and working professionally in Antarctica for 32 summer seasons has been central to my life but I continue to return every year to my old haunts at Aoraki. I am a Life Member of the New Zealand Alpine Club.

Loosely associated with Alpine Recreation since the company's inception I helped in a minor way to install Caroline hut 30 years ago and have visited the hut periodically ever since, in part to help with maintenance and photography. In 2002, I completed a 29-day ski traverse of the highest peak in North America, Denali, with Gottlieb Braun-Elwert so am well aware of the high standard that he set for himself and all the guides who have ever worked for the company. It is so exciting that Anne, Elke and Carla have continued that tradition, bringing enormous pleasure to the many clients introduced to the magnificence of views around Tekapo, Caroline hut and Ball Pass.

In March 2020 I returned from a yachting expedition to Antarctica, helping to look after ski clients. During the build-up for this remote expedition I felt that my crevasse rescue techniques were rusty. So, it proved to be a wise decision to join an AR mountaineering course at Caroline hut last December. My time in the hut convinced me yet again that it is by far the best mountain hut in Aoraki Mount Cook National Park. I say this because it was clear that the young guides who ran the course loved the entire region, its human and natural history and specifically, the hut itself. They implemented perfectly the long-established management policies the company has firmly in place. I greatly enjoyed experiencing a younger generation of climbers passionate about maintaining New Zealand's tradition of looking after our mountain huts and associated wilderness ethics.

Importantly, with climate change accelerating over the past 30 years I have witnessed enormous change in access to all the other huts in the region. With the recent collapse of the moraine wall at Husky Flat, access to even



Ball shelter is marginal at best. So, the ability to easily walk up to Caroline hut from Husky flat is a major plus and, upon arrival, for the guides to crank up a wood-fired pot belly stove to dry damp gear is a game-changer. And, in the interests of keeping our packs light, what a treat for everyone to have the sleeping bags, technical gear and much of the food already stocked in the hut...a wonderful system, especially for older visitors, only possible because it is a private facility.

Our guides instilled in all course members strict guidelines around proper hut etiquette, personal hygiene/ toileting and waste sorting for subsequent removal by course members upon descent. In the environs of the hut there is zero evidence of environmental impact, an enviable record after three decades of occupation and continual use of surrounding rock buttresses and ridges.

Vitally, in this all too hurry-scurry noisy world, you cannot fly to Caroline hut. The sense of achievement and tranquility by walking quietly up to the hut, especially for the first-time visitors we had on this course (some from Australia) is palpable. The stars, the moon, the dawns, the sunsets and the sheer grandeur of the alpine landscape that is Aoraki Mount Cook did the rest. Caroline hut (and Rex Simpson) and Alpine Recreation's management of both facilities must surely be one of MacKenzie country's greatest tourist assets.

I am very happy should you wish to make contact with me to discuss any of the points raised above. Should it be deemed necessary I am willing to address any formal hearing arising from this lease application.

Thank you - Colin Monteath

May 12th 2020.



---

## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

---

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

---

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Klaus Schwartz, IFMGA Guide
Organisation	British Mountain Guides Association
Date	13 <sup>th</sup> of May 2020

---

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

---

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Support of the application by 'Alpine Recreation Canterbury Ltd.' for the Renewal of Lease regarding the Caroline Hut, Aoraki Mt. Cook National Park for the sole use of the above firm for a further thirty years.

My reasons for my objection or submission are:

I have used the Caroline Hut with my partner in the presence of Mrs. Anne Braun-Elwert (the owner) and vouch for the comfort and cleanliness of the small hut, its open emergency shelter, its WC and its pristine surroundings. It fits well and unobtrusively into the landscape.

The hut in the vicinity of the Ball Pass is reached on foot (helicopter used only for supply, maintenance, removal of rubbish and WC barrels): as such one of few huts in the National Park without noise pollution.

The hut is equipped for a maximum of ten folk with bunk beds, sleeping materials, basic food, gas for cooking and heating in place. All parties are guided ensuring excellent standards of cleanliness, supervision and no chance of over-crowding. Safety on the approach and on the surrounding peaks is therefore maximised.

'Alpine Recreation' built and paid for the hut and therefore should retain the sole use of it. An always-open emergency room at one end provides a safe place for mountaineers in bad weather or distress, with access to drinking water. The company's staff have often helped parties in need over the last three decades.

'Alpine Recreation' organise an annual outing for Maori parties to the hut and, weather permitting, to Kaitiaki Peak 2222 south of Ball Pass, thus actively supporting Topuni values.

The Caroline Hut/ Ball Pass area and 'Alpine Recreation' would not be the same if the application for the hut's Lease Renewal were not granted. A source for high quality guided wilderness experience would be lost.

The hut is an important asset for 'Alpine Recreation' and vital to its financial survival. Spaces for its clients can always be guaranteed. I can not envisage it to be opened to the public and other guiding firms – it is simply not big enough.

I thoroughly support their application for the renewal of the Caroline Hut lease for the maximum time possible.

Klaus Schwartz, IFMGA Guide

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I am happy with 'Alpine Rececration Canterbury Ltd.'s' reasons and environmental notes as stated in their application.

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.



**A. Permission Application Number and Name of Applicant**

81603-ACC Alpine Recreation Canterbury Limited

**B. Name of Proposed Activity and Location(s)**

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

**C.2 Your name**

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Gesine Koch
Organisation	private
Date	15 <sup>th</sup> May 2020

**D. Statement of Support, Neutrality or Opposition**

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

**E. Hearing Request**

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Caroline Hut, Aoraki Mt. Cook National Park:

I wish to support Alpine Recreation Canterbury Limited with their Application for the Caroline Hut Lease Renewal and the exclusive use by Alpine Recreation.

My reasons for my objection or submission are:

I was lucky to be guided to the Caroline Hut by an IFMGA guide as a member of a small group in 2017. I would not have reached the hut if I had to carry lots of food, sleeping bag, mountaineering equipment etc. The hut is extremely well equipped with such and superbly tidy. Its approach and the area around it are clean and really unspoilt.

I was informed that the hut was built in 1990, that it is supplied by helicopter once a year and that toilet waste is taken away then. Flights are not used to take clients to the hut. It was erected and financed by Alpine Recreation for its exclusive use. The company can therefore guarantee sleeping places for its clients. I was also informed that Maori groups guided by Alpine Recreation are encouraged to use the hut, very laudable.

Whilst I was there a party arriving over Ball Pass used the always open emergency room of the hut. A very important asset !

I sincerely hope that the application for the Lease Extension will be granted as Alpine Recreation Canterbury Limited depends on its continued use in the present manner. I have no objections whatsoever re. their application.

Yours sincerely  
Gesine Koch, Munich

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I have read 'Alpine Recreation Canterbury Ltd.'s' environmental comments and the notes re. The Lease Renewal in their application and confirm their notes !

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.



## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Stella Sweney
Organisation	
Date	14.5.20

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing



## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

1. Renewal of lease
2. The applicant as operator
3. Location
4. Client experience
5. Environmental impact

My reasons for my objection or submission are:

1. **Renewal of lease:** Over 30 years ago Alpine Recreation Ltd spent several years discussing with DOC the concept, location, purpose and role of a hut to be used for small groups of trampers/climbers. The site chosen on the Ball Ridge underneath the Caroline Face of Mt Cook has given many the experience of a lifetime. For 30 years Alpine Recreation has provided a unique experience using Caroline Hut as a warm, safe, environmentally conscious base for mountain adventures. As a person who has been to the hut several times over the 30 years I know the highest standards have been maintained and it is hard to believe the hut is now 30 years old! With a sound maintenance programme ensuring the quality and safety of the building the hut will be able to provide for many more years of service. I fully support the granting of a further lease.
2. **The applicant as operator:** Alpine Recreation Ltd is now one of the best known and established guiding companies in New Zealand. Early leaders in environmental awareness, I remember at the beginning being impressed with hut hygiene, (always using boiling water to rinse dishes, human waste flown out, all other rubbish carried out). Awareness includes knowledge of and care for plants, respect for the terrain, the weather, together with deep appreciation from the guides of the privilege of being in such a special place. Alpine Recreation expects the highest standards from their guides in all aspects of being in the mountains and this is evidenced in the feedback from clients and the number of returning clients.
3. **Location:** Caroline Hut, as the photos show, is in a spectacular place. With a tough 5-6 hour access walk it is such a welcome place to drop the pack, find a bunk and be overawed with the views. Alpine Recreation have always been aware of the special status of Aoraki, a topuni area sacred to Maori and guides are trained to share this with clients and especially to share the story of Ngai Tahu naming Kaitiaki Peak.
4. **Client experience:** Alpine Recreation provides the type of hut experience common overseas. Booking a trip with a guide, a secure bunk, the joy of carrying a lighter pack appeals to many. Caroline Hut trips provide important choice in the Park, it would seem retrograde not to continue this option for the future; there is a case for more concessionaire owned huts.
5. **Environmental impact:** As noted above Alpine Recreation has been a leader in environmental care and responsibility including having a policy of guiding only small groups for low impact. When I first climbed Ball Ridge up to the hut there was a sense of being in a very remote untouched place. Thirty years later little has changed. Around Caroline Hut it is hard to see where humans have been except for a small track leading up the ridge. The area around the hut is pristine, in its natural state. It is a special hut in a wonderful place. The best way to ensure the continuance of the responsible and effective operation of this small hut is for Alpine Recreation Ltd to remain the sole concessionaire.

The outcomes that need to be addressed by this application are:  
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

1. The application for a lease for exclusive use to be approved for a further term.
2. Alpine Recreation to remain the sole concessionaire as the hut is too small to share with other operators. Members of the public can book the use of the hut by taking part in a guided trip. This provides safety for those venturing in to a high mountain area.

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.

# OBJECTION OR SUBMISSION



Department of  
Conservation  
*Te Papa Atawhai*

New Zealand Government

## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised  
on behalf of submitter

Christina Troup

Organisation

Date

15 May 2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I am writing in support of the application by Alpine Recreation Canterbury Limited for the lease for exclusive use of Caroline Hut.

My reasons for my objection or submission are:

I worked as a trekking guide for Alpine Recreation seasonally between 1993 and 2003, so I have observed the values of the company in action. To me they epitomise the best of Kiwi respect, concern and appreciation for the New Zealand environment, its fauna and flora. I know that Alpine Recreation conducts its operations in such a way as to cause negligible environmental impact. Indeed, by introducing people to the alpine region in ways that enhance appreciation and respect for this fragile environment, and by teaching and modelling responsible behaviour in all aspects of alpine living and travelling, these values are propagated and can result in a positive environmental outcome.

As a commercial company Alpine Recreation takes its social responsibility very seriously. It has a strong educational focus not only with their commercial clients but with members of the community. I have met graduates from a local high school who were introduced to the mountains and alpine safety principles by Gottlieb Braun-Elwert, and described it as one of the most important and formative experiences of their education.

Alpine Recreation's engagement with Ngai Tahu in an ongoing two-way exchange illustrates their respect and commitment to Tangata Whenua, and to the importance of kaitiakitanga in this most significant of places.

Alpine Recreation founder Gottlieb Braun-Elwert played an important part in the evolution of mountain safety practices in New Zealand and in the training of guides and clients. Gottlieb was a key figure in the early days of the New Zealand Mountain Guides Association and in the professionalisation and accreditation of mountain guides. Over the years, training programmes based at the Caroline Hut have enabled the uptake of sound safety practices by members of the climbing community.

I would also suggest that the presence of the Caroline Hut with the guides that operate from there improves the overall safety of people in the area, providing a professional reference point when less experienced amateurs are operating at the edge of their experience.

Caroline Hut now has a thirty year history of being responsibly managed by Alpine Recreation. It has a small footprint, is visually discreet, and is strategically located away from the park and club huts that provide access to key climbing routes, so does not diminish the experience of mountaineers en route to significant summits. It does provide an ideal venue for people wanting a well-managed introduction to the alpine environment and to learn and practise essential skills, with an alpine crossing route as a wonderful introduction to being in the mountains. This operation is only practical if Alpine Recreation continues to have exclusive use of the hut.

From my observation Alpine Recreation does not operate primarily as a big money-making venture, but as a way to live and share life in the mountains, to share the same awe, respect and appreciation of the alpine realm that are at the heart of the Company's founders. As such it is an inspiration and hopefully a model for other businesses engaged in nature-based tourism in New Zealand.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.



## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	David Mansel
Organisation	
Date	12 May 2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I support this Application in it's entirety.

My reasons for my objection or submission are:

Alpine Recreation specialise in guiding outdoor adventure in the Southern Alps for local and international recreational visitors. Their operations align with DOC's Vision Statement for New Zealand.

Covid 19 will likely close many recreational facilities including some significant Mt Cook icons, it is very clear that the area will require significant support and co-operation between all participants to manage their way through the difficulties. The need for small well managed Huts has never been more relevant in these times. This global epidemic is likely to affect us for some time.

Alpine Recreation is an iconic guiding organisation with an excess of 40 years' operating in NZ. Founded by Gottlieb Braun-Elwert. My personal experience with the organisation goes back 8 years. During that time, I have found their sustainable and environmental principles exemplary. The culture of the organisation was well founded by Gottlieb and continues to operate well under the stewardship of Anne his wife, daughter Elke, her husband Keith, Axel (General Manager), the guides and staff.

My first trip to Mt Mount Cook was in 1975 when we stayed in the old Ball Hut and rose before dawn to watch the sun rise on Mount Cook. My next visit to the Ball Ridge to view those sun rises was September 2019. We spent 5 days ski touring from Caroline Hut. I have been on a ski touring trip with ARC each year since 2012. Staying at Kelman Hut, Murchison Hut, Centennial Hut, Plateau Hut and Rex Simpson. On one trip Kelman was very cold with a maximum inside temperature of -6C. Rex Simpson and Caroline offer a slightly different experience with heating and the ability to store provisions and equipment. Having alternative management principles of huts provides different experiences to recreational users and will allow more people to participate in recreational activities. This is important for the sustainability of recreation activities. The continuation of this Lease allows the continued conservation gains attained by this very successful business partnership with DOC.

Gottlieb was a man with a vision that continues today. The ability to access both the huts he established by foot 30 years ago is quite remarkable. Caroline Hut being provisioned increases the number of people able to access the hut. Our walk to Caroline Hut was an effort for me at 61. Having the hut partially stocked made quite a difference to the weight of supplies we had to carry in. I see the ability for Alpine Recreation to securely store equipment and supplies as essential to the way they manage the hut.

Alpine Recreation carefully manage the hut booking process. The emergency shelter part of the hut I have not witnessed being used for an emergency. It was used by two guys doing Kea survey work. They spent two nights while in the area. The emergency shelter is an important asset to the park.

I can honestly report that there is nothing left in the National Park from the visits I have made with ARC. We bring out small bags of compostable waste, recycling and waste that goes to land fill. This process is carefully managed by the guides. They also cover cultural and historical information, ensuring all aspects of the environment are respected.

The outcomes that need to be addressed by this application are:  
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

The outcomes from this application is that it should be approved in its entirety.  
I cannot see how DOC could achieve a more sustainably efficient facility in a National Park that aligns with DOCs Vision.

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.



## OBJECTION OR SUBMISSION



Department of  
Conservation  
*Te Papa Atawhai*

New Zealand Government

### A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

### B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Harriet Miller
Organisation	Member of NZAC
Date	19/05/2020

### D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)**
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

### E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.**
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Renewal of concession to ensure exclusive use of the Caroline Hut for the purpose of providing accommodation for guided trips and instruction courses.

My reasons for my objection or submission are:

*1. Safety considerations: Caroline hut should be retained in its current form - i.e. concessionaire-run and operated. If Caroline was taken over by DOC as a wholly public hut on the Ball ridge (akin to Mueller hut/Tongariro crossing), it would likely encourage less-experienced users on the Ball Pass route, as when a DOC hut is present it gives the impression of straightforward terrain, even if clearly advertised warnings exist.*

*The nature of the terrain (particularly with the recent events at Husky flat and continued loss of safe walkable terraces in the Hooker valley), poses a significant risk to inexperienced users. The current status quo where users of the route need to either be guided or camp/bivvy, pre-selects those with more experience.*

*The current situation also provides further safety in that professional guides provide voluntary assistance and advice for those on the Ball Ridge plus emergency use of the shelter/radio. I myself have personally utilised Caroline hut for a 7 day alpine climbing course and Ball Pass crossing. During that period I provided medical assistance to an inexperienced party who utilised the emergency shelter (December 2016).*

*If Caroline was to be removed entirely, then this would remove this safety margin and limit access only to those with the experience and motivation to camp.*

*2. Hut overcrowding elsewhere: Considerable pressure also exists on the other huts in AMCNP - these are generally very crowded and poorly maintained, particularly in peak ski touring and summer climbing seasons. Climbing courses in particular require adequate hut space for groups and teaching in bad weather - the presence of Caroline as a private/bookable alpine hut takes pressure off the other venues up the Tasman.*

*3. Environmental impact: Alpine Recreation are good stewards of the area around Caroline hut. The small group sizes, waste disposal system and education provided to users negates any potential impact on flora/fauna on the ball ridge. Furthermore it is still possible to walk in/out which reduces the reliance on air transport.*

---

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

Writing in support of Alpine Recreation. Conditions: I believe Caroline hut should be bookable by other groups e.g. NZAC for the purpose of instruction, provided prior vetting by Alpine Recreation occurs and that the fees charged cover the ongoing maintenance and upkeep of Caroline hut. No other amendments required.

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.

To Whom It May Concern

I heartily support Alpine Recreation's request for a lease extension for the Caroline Hut, which I have known for decades. I would therefore like to explain myself in short. I admire this project as part of the life's work of Gottlieb Braun-Elwert. Furthermore, in my opinion his merits for New Zealand alpinism are undoubtedly more than worthy of mention. I am especially impressed by the decades of honest engagement of Alpine Recreation in bringing this wonderful, remote mountain region at Aoraki to nature-loving people. I led groups for the German Alpine Club and the enthusiasm of the customers in many aspects still resonates today. My stays in the hut showed me the responsible handling of ARC both from an ecological and cultural point of view..A few years ago I had the great opportunity to take part in a one-week guide training at the Caroline Hut. I can therefore best express my satisfaction with the high level of commitment of the ARC mountain guides to ensure safe mountain tourism, necessary nature conservation and last but not least the enthusiasm with which they bring their clients the most spectacular high mountain region as an unforgettable experience. I consider the proven concept of a responsible, privately run hut to be the best way to preserve this highly sensitive natural corner of New Zealand's highest mountain in all its authenticity and grandeur.

I very much hope that this path, which was taken thirty years ago, can be continued.

Yours sincerely

*Klaus Wanger*

19 May 2020



## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Dave Alderson
Organisation	
Date	20th May 2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## **F. Objection or submission**

The specific parts of the application that this objection or submission relates to are:

1) Environmentally responsible - hut accessed on foot. One of the few huts in Aoraki MCNP where this is still safely possible. Environs around Caroline hut are clean, no evidence of damage to the environment despite 30 years of use.

2) Environmentally sustainable - accommodates only 10 pax. Small footprint. Avoidance of big groups (1:4 guide-client ratio) means it's a true wilderness experience.

3) Hut being owned by a guiding operator means clients can be offered a clean, heatable hut, where non-perishable food and sleeping bags are already at the hut. This means this area becomes accessible to people who might otherwise struggle with a heavy pack, or simply do not have the experience to enter into that terrain. Especially now with virus threats - which could recur in the future - there is merit in encouraging small, well-managed huts, which can ensure high hygiene standards, have a booking system and hence no overcrowding problems.

4) From own personal experience have observed Alpine Recreation guides to be sensitive to topuni values and to encourage huge respect for Aoraki in their clients. (The awe-inspiring location demands this!)

5) Alpine Recreation should be allowed exclusive use of Caroline Hut so that it continues to be managed well, with clear responsibility for maintenance, and so that it is financially viable for the company to continue that maintenance. The hut is simply not big enough to allow shared use with either the public or other guided parties. Alpine Recreation needs to retain control to avoid responsibilities becoming blurred and insurance becoming a problem.

5A) Offering a package is also the only way of earning enough to create “value added” and not only support the employment of guide and support staff, but also create enough revenue to be invested into the upkeep of the hut. Compare Caroline Hut to other public huts in the park of similar age and see the difference. Accommodation charges only would have to be very high to provide the same level of maintenance.

6) Other guiding operators, eg. on the Milford and Routeburn Tracks would undermine their operations if they were to allow other parties to use their huts. They would surely not agree to that.

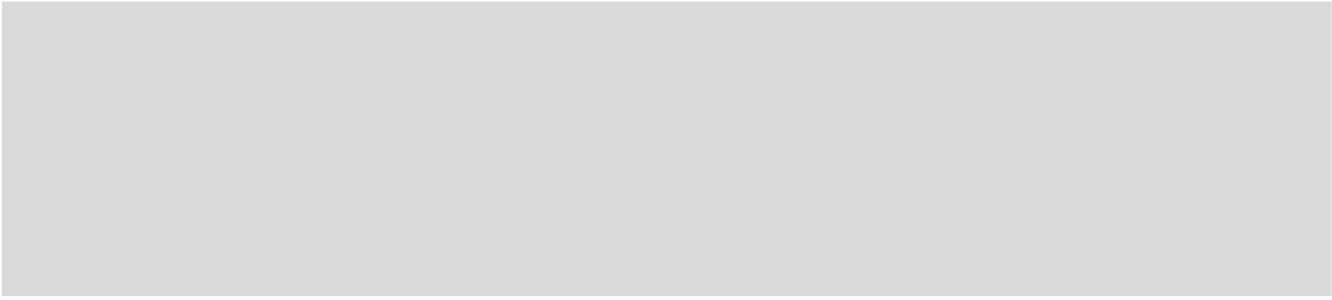
7) Having a guiding concessionaire regularly in the Ball Pass area has improved safety not just for guided parties but also unguided members of the public. Guides have often helped out people who have got into trouble - providing first aid or alerting the SAR team when necessary. Lives have been saved by Alpine Recreation guides.

8) The emergency shelter in Caroline Hut has also saved lives for people caught out by the weather, or by time, having underestimated their fitness or ability.

It is vitally important that Caroline Hut stays there and that Alpine Recreation continue to own and operate it. It provides a good alternative to Mueller Hut, for those wanting or needing the support of a guide. A quality tourist experience in Aoraki Mt Cook National Park - one of the few with very small impact.

My reasons for my objection or submission are:

The outcomes that need to be addressed by this application are:  
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.



## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.





## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Christine and Murray Gardner
Organisation	Private individuals
Date	21 May, 2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

✓

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Exclusive use of the Caroline Hut for the purpose of providing accommodation for guided trips and instruction courses.

My reasons for my objection or submission are:

It has been our experience with a long association with Alpine Recreation Canterbury Limited, that this company has offered unique experiences in Aotearoa New Zealand over many years. In all that they do, they are informed, dedicated and utterly responsible. They have the utmost respect for the environment, cultural values, and an impeccable record in health and safety. They show environmental responsibility in and environmental sustainability, in terms of access, limited numbers, hygiene and heating. When Gottlieb Braun-Elwert set up this company, he brought with him international experience in a range of fields and an international reputation for excellence. He and his company were determined to give international and domestic tourists the very best of experiences in clean, sustainable, well managed huts, with no risk of over crowding. Their two huts have saved lives - allowing emergency shelter for the public.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

We are hopeful that this submission is approved to enable the continuation of what this company has set out to do, in its responsible undertaking.

---

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.



## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter

Geoff Spearpoint

Organisation

Date

13.5.20

## D. Statement of Support.

I **Support** this Application (I am making a submission)

## E. Hearing Request

I **Do** wish to be heard in support of this submission at a hearing

## F. Submission

The specific parts of the application that this submission relates to are:

My submission supports this application in it's entirety.

My reasons for support are:

1. National Parks were set up for the public to enjoy, in a sympathetic way with the environment. I was around when Caroline Hut was first proposed by Gotlieb Braun Elwart. Since then I have watched Alpine Recreation consistently provide a wonderful recreational and environmental experience for many outdoor New Zealanders through their guided trips and instruction courses. This is one reason they have my full support but there are many others.

2. Empathy with the National Parks Act.

Through their hut lease, they offer not just a great mountain experience, they offer a National Park experience in keeping with the National Parks Act and philosophy. I wish more concessionaires did the same. Their empathetic values with the National Park are expressed in all sorts of ways.

3. Sustainability.

They operate the hut on a very sustainable basis, accessing the hut on foot. Unlike so many concessions in Aoraki Mt Cook National Park, they choose not to use intrusive fossil fuel burning helicopters in their normal operations, respecting the natural quiet values of the park. This is a brave and bold call driven by principle that deserves to be recognised with the Lease being renewed.

4. Respectful.

I am aware that guides working for Alpine Recreation encourage respect for Aoraki and are sensitive to Topuni values.

5. Clean operation.

The hut site has been maintained for the last 30 years in a very clean state. It is cleaner than some other park huts and is rubbish free. Alpine Recreation guides are supportive of amateur groups passing through the area, and their hut offers emergency shelter at one end that has saved the lives of some of the less prepared. As sole leasee, this continues to be a straight forward responsibility. These are all reasons to renew the Lease.

6. Small footprint, remote experience.

The hut has a relatively small footprint that is unobtrusive, sleeps only 10, and Alpine Recreation deliberately keeps party numbers small to provide a more remote experience. This is entirely appropriate in this place, and another reason to renew the lease with Alpine Recreation.

7. Cultural.

The hut was also built by the applicants. I can see absolutely no reason why, given their sensitive sustainable approach, the wife and daughter of the original builder should not continue to operate this wonderful service to the people of New Zealand and beyond. With such a relatively small hut, this guiding operation requires exclusive use of the hut to provide a viable business. This also enables the applicants to offer a clean warm hut with durable food and gear for clients to use, improving the quality of their experience. It also enables a foot based approach to the hut by people who might otherwise not be able to carry their gear in. These are all positive values for a national park to encourage.

8. Reliable operator.

With renewing Alpine Recreation's lease on Caroline Hut, DOC knows that they will get a sustainable, reliable, committed long term partner who doesn't just give lip service to national park values but believes in and lives by them. Without the lease renewal, their operation is completely compromised and I doubt it would be viable.

9. Value.

They provide a very respected and valued recreational opportunity that brings value to the park in many ways, for many people, at a reasonable cost. If anyone deserves to have their concession and hut lease continued in a national park it is Alpine Recreation, a small local NZ business.

10. Commitment.

Alpine Recreation is by its nature very committed to the hut and the service there that they provide, and that commitment has been demonstrated over many years and is ongoing. That is of great benefit in the management of the park.

11. Identity.

The New Zealand public have come to identify Alpine Recreation with Caroline Hut and changing the concession now for no reason would be unnecessarily confusing for those in the outdoors seeking this experience when there is no drive for change from those who might engage their services.

12. Institutional knowledge of the hut.

This hut was built by the applicants, and consequently they have considerable understanding of the requirements to look after and maintain the hut to a good and safe standard that is well grounded. They also have a track record of carrying out this maintenance.

In short, Alpine Recreation's sustainable and sensitive operation is an example many others in the tourism and recreation community operating in our national parks would do well to follow, and DOC to encourage. One way the Park could encourage such values is by renewing their hut lease.

All these points offer specific benefits to Aoraki/Mt Cook National Park and the wider NZ public. They have been demonstrated for many years by the company, are ongoing, and as sole leasees of the hut these benefits to the public can be reasonably expected to continue, offering accessible, high quality experiences into the future for New Zealanders and overseas visitors in the park.

Any new arrangement gives no reassurance that any of these benefits would be continued.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

The only condition I would impose is that they continue to operate in a sustainable, environmentally friendly, way, and continue to offer the wonderful, safe alpine experience they are renown for already.

It is a win win win situation for their clients, DOC, and the general New Zealand public. Renewing this lease for a further 30 years is a no brainer, based on the applicant's record and the opportunity it represents for the public to enjoy the park.

---

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.

## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Jason Watson
Organisation	
Date	25/05/2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I support Alpine Recreation being given a 30 year lease for Caroline Hut.

In particular I support Section D, in that Alpine Recreation has exclusive possession of Caroline Hut as long as they continue to maintain public access to the attached emergency shelter.

My reasons for my objection or submission are:

- Alpine Recreation (ARC) and their guides improve safety in the Ball Pass area by providing friendly advice and guidance to non-guided recreational parties, and at times have provided rescue services to recreational parties in trouble.
- ARC provide one of the few low carbon guided alpine experiences in the national park by accessing the hut on foot. In todays world of increasing reliance on aircraft, this type of walk in product needs to be encouraged.
- The exclusive use of the hut means that ARC can maintain strict hygiene, maintenance and safety standards.
- Allowing this hut to be used by the public will draw many inexperienced park uses into the Ball Pass area that may increase accident rates in the park.
- If the hut were to be opened to the public it would quickly become over subscribed. This would result in the surrounding environment and the hut itself becoming degraded.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

---

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment



## **How do I submit my objection or submission?**

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.

## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Karen Leacock – General Manager
Organisation	The New Zealand Alpine Club Inc.
Date	29/05/2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

NZAC objects to the 30 year term of concession sought in the application (refer to Application Part F Term).

My reasons for my objection or submission are:

Alpine Recreation Canterbury Ltd has lodged an application for a 30-year concession for its Caroline Hut. The NZAC opposes this length of term given that the proposed Aoraki/Mount Cook National Park Management Plan (**Management Plan**) has not yet been finalised.

In its submissions on the draft Management Plan (September 2018), NZAC sought a change to policy 16, under 1.3.1 General management on page 57, that read *Caroline Hut becomes permanently open and available for use by the public, and linked to the Department's service standards and fee structure.*

The Management Plan process was paused in February last 2019. The pause has meant the matter of Caroline Hut, as with other matters, has not been addressed through the National Park planning process now in progress. The draft plan has provisions that affect Caroline Hut either directly or indirectly. A great many parties have submitted on the Management Plan, and these submissions are publicly available. Any decisions relating to the future of Caroline Hut should be made so as not to compromise or prejudice possible outcomes of this planning process.

More specifically, granting a 30-year concession will effectively 'lock in' the current arrangements for the Caroline Hut and render the NZAC's submission point nugatory – and, more importantly significantly limit the practical scope for enabling the Management Plan to ensure that the hut is managed in a way that better provides for public access, in accordance with section 4 of the National Parks Act 1980.

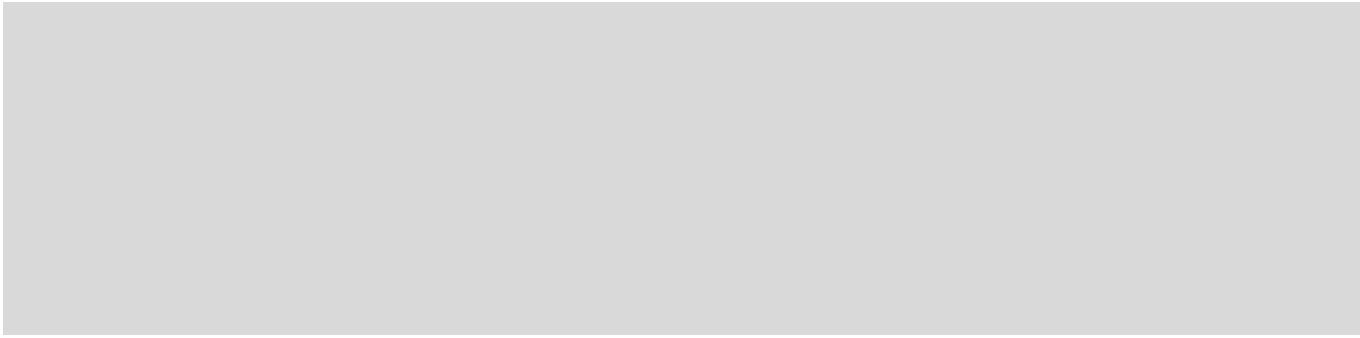
The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

### **Application Part F Term**

Decision sought

Any concession granted should be for a period of no more than 1 year with a continuing right of renewal. The right of renewal should terminate at the end of the concession period in which the new Management Plan becomes effective under section 48 of the Act. Then any new concession would be sought and considered under the new Management Plan.



## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.



## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Lachlan McKenzie
Organisation	
Date	1 June 2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Renewal of concession for the exclusive use of the Caroline Hut for the purpose of providing accommodation for guided trips and instruction courses.

My reasons for my objection or submission are:

Owner-operated huts are important for meeting different people's experience needs in the New Zealand mountains, including in Aoraki Mount Cook National Park.

I have enjoyed New Zealand's outdoors using both public facilities and concessionaire/guided operations. There is a need for both. People using guided operations may lack outdoors experience; perceive that the additional logistics required to be self-sufficient is too much of a barrier; or simply place value on having guaranteed support throughout and extra comfort at the end of the day. Guided operations rely on being able to offer exclusive experiences to provide clients with the greatest value. This allows for the concessionaire to manage their facilities properly; for DOC to establish singular ongoing working relationships with the concessionaire; and for clients to be confident that their needs and expectations will at a minimum be met, if not exceeded. Economic outcomes are that guided operations often attract high-value clients who are willing to spend more on tourism overall.

Alpine Recreation's exclusive use of Caroline Hut allows them to meet the targeted needs of their clients; namely, providing an on-site base for clients to develop climbing, hiking, skiing and mountaineering skills, with expert support. Although conceivably these services could be provided from public facilities, there would be no certainty that services could be provided at the right place and time to meet client needs (e.g. competition with other hut bookings) and the public would likely take issue with subsidising facilities that support private enterprise.

In the case of Caroline Hut, I support Alpine Recreation's application based on the company's scale (i.e. a small, niche, local operation with two low-impact huts) and values. Alpine Recreation has committed to ensuring that clients understand the inherent value of Aoraki as Rangatira, the Tōpuni, and the need to protect the South Island's fragile alpine environments and ecosystems. Its environmental policy commits to small group size; recycling, re-using, composting, avoiding "consumerism"; minimal impact huts; promoting conservation of native flora and fauna; and supporting community efforts to encourage appreciation of the natural environment. Clearly the concessionaire's ethos is one that engenders a deep respect for the outdoors and alpine environments—whereby concepts of stewardship and awareness are equally important outcomes for clients as meeting their needs for skill development or stunning photos. These are concepts that New Zealand needs to value as we look towards a global future in the face of rapid climate change, loss of biodiversity, and impacts of development and tourism that need to be carefully managed. Moreover, Alpine Recreation's operations at Caroline Hut do provide public benefits, including a base for Search and Rescue and an emergency shelter for anyone who needs it.

In summary, I urge that DOC renew the concession for Alpine Recreation's exclusive use of the Caroline Hut for the purpose of providing accommodation for guided trips and instruction courses for a further 30 years.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

---

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
----------------	---	---------------------------

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.

**From:** Eric Sagers [REDACTED] >  
**Sent:** Tuesday, 2 June 2020 2:53 pm  
**To:** Rory McLean <[rmclean@doc.govt.nz](mailto:rmclean@doc.govt.nz)>  
**Subject:** Re: Submission Alpine Recreation Canterbury LTD-81603-ACC

Submission from Eric Sagers in support of the retention of the lease for Alpine Recreation Canterbury Limited-81603--ACC

**1. Do you wish to be heard at a hearing regarding your submission? No**

I have been an active Christchurch-based tramper, climber and ski-tourer for the last 50 years. My passion for the mountain environments has taken me on expeditions to many mountain ranges in Europe, Asia, Alaska, South America etc.

I have been a member of the Canterbury Mountaineering and Swiss Alpine Clubs for more than 40 years. I have also been involved in the maintenance of both the Caroline and Rex Simpson huts for a number of years, and am well aware of the high respect that Alpine Recreation has for the environment and conservation.

I regard Caroline hut as a valuable asset to Aoraki-Mount Cook National Park as through its small size, with a maximum 10 people and foot access, it does provide an experience not always possible in many of our larger huts.

Alpine Recreation's instruction courses also relieve pressure on the other publicly funded huts and should remain for its exclusive use, as it is simply not large enough for any shared use with other groups.

In contrast to many of the other commercial users of the Park it has a minimal footprint, and after 30 years of use the environs are still pristine due to the continuing good management and practices of Alpine Recreation and the guides they employ.

Caroline hut has always provided toilet and water facilities for those who wish to experience an unguided crossing, and a small emergency room for those who may be caught by inclement weather.

Yours sincerely

Eric Sagers

## OBJECTION OR SUBMISSION

A. Permission Application Number and Name of Applicant  
81603-ACC Alpine Recreation Canterbury Limited

B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter

Peter Aimer

Organisation

Nil (Private citizen)

Date

31/5/20

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

Permissions Application Number: 81603-ACC

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The whole application.

My reasons for my submission are:

**1. My confidence in the integrity of Alpine Recreation's practices as a concessionaire within the Aoraki Mount Cook National Park.**

I have been a client of Alpine Recreation on multiple climbing and trekking trips. These have twice involved overnighing at Caroline hut. I tend to be conservative in regard to the development of facilities that encourage and cater for growing numbers in the national parks. Consequently, I was once opposed in principle to private commercial activity in the parks. My experiences with Alpine Recreation changed my mind: pragmatism overruled principle. AR's administration of Caroline hut and care of its surroundings are impeccable. This refers to the condition and maintenance of the hut, the fact that all participants, being under the supervision of guides, are introduced to the best practices re such matters as hut cleanliness, the ownership and removal of litter, management of



human waste, and an appreciation of the smaller details of the environment within the context of an immense alpine setting. For many participants it is a unique learning experience in mountain ethics in addition to the sensory experiences provided by the setting. This, in a nutshell, is the benefit that Alpine Recreation brings to park users when guiding the Ball Pass and through its administration of Caroline hut. AR's clients are introduced to values and skills that they will take with them on future trips. Ball Pass is inevitably used also by unguided parties, but the option of AR's guided trek surely diverts many who aspire to the crossing away from a less safe unguided venture. Caroline hut, with its open emergency facility, and the frequent presence of guided parties on the ground undoubtedly contributes to the safety of the route for those who choose to tackle it on their own initiative. My guess is that without AR's presence the Ball Pass route would suffer more frequent avoidable tragedies. While added safety on the route is an unintended consequence of AR's concession, nonetheless, it is now directly relevant to the Company's application. Without Caroline hut access to these activities and experiences would be greatly diminished.

## **2. Environmental considerations.**

Assessing the effect of human activity on the environment is surely fundamental to DOC's oversight of our national parks. In this respect, I have seen no evidence that AR's guiding activities centred on Caroline hut are in any way detrimental to the Ball pass landscapes. The hut is modest in size, functional in design and when approached from the Tasman one could say it is almost cruelly inconspicuous in its setting, until one is relatively close to it. It is certainly not obtrusive in colour or form. Secondly, in my experience, there has been no damage to the landscape resulting from the increased 'traffic' that guided treks have brought to Ball Pass: no litter, no human waste, and no obvious trail through the alpine scrub. Clearly, AR's dedication to protect the environment has been effectively acted on.

**3. In summary:** When reviewed from a variety of angles, the applicant's long-standing use of Caroline hut offers no compelling case for the termination of AR's lease. Such a review takes account of the overall quality of AR's Ball Pass product (the guided trek, the overnight experience in Caroline hut, the practise of appropriate values that show concern for the facilities and the environment, the enhancement of participants' outdoor skills relevant to that environment, the fortuitous increase in safety on the route) all achieved with minimal visible effect on a pristine environment. It is a manifestly sustainable product with Caroline hut at its core.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

**Outcome:** that the renewal of the lease for the exclusive use of Caroline hut as requested by Alpine Recreation Canterbury Ltd be granted.

## **G. Attachments**

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title

Document format (e.g. Word, PDF, Excel, jpg etc.)

Description of attachment

How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.



## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter

Mark Easton

Organisation

Date

29/05/20

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Lease for exclusive use of Caroline Hut

My reasons for my objection or submission are:

I wish to see this arrangement continue as I believe Alpine Recreation Canterbury Ltd have provided a unique Alpine experience in Aoraki National Park since building and maintaining this hut in difficult circumstances. It will enable sound stewardship of this significant area in Aoraki National Park whilst offering the opportunity for a wider range of individuals to experience this unique place in a sustainable and relatively safe manner.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

Pragmatic limitation of use of helicopters for hut maintenance to minimise the impact on “natural quiet” for all who tread this unique path.

---

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this ‘objection or submission form’.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
M Easton supporting letter Caroline Hut Lease Aoraki National Park	Word	Word document

**How do I submit my objection or submission?**

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.

To whom it may concern

2<sup>nd</sup> of June , 2020

I am writing in support of the exclusive lease arrangement for Alpine Recreation at Caroline Hut.

I have climbed and ski toured in the Aoraki National Park for 40 years. I am a long standing member of the South Canterbury section of NZAC and I was a volunteer for back country SAR for many years.

I have observed firsthand the dramatic changes in glaciation which have impacted on the Ball Pass route over the last 40 years.

There are limited opportunities beyond the valley floors for foot travel within the park for non-climbers. Ball Pass can offer such an opportunity but there are significant hazards for the unwary.

Gottlieb Braun Elwart conceived a guided multi day trip and built Caroline Hut to make it a reality.

Alpine Recreation has successfully managed this operation for 30 years in an environmentally sensitive manner whilst providing small group tours for New Zealanders and tourists alike.

I have had the pleasure of joining one of their guided tours on the Ball Pass route. On that occasion our progress was delayed at Caroline Hut for 24 hours whilst an electrical storm raged outside. The party remained comfortable and safe throughout the trip thanks to the skill of the guides and the facility of the hut. Most of the people in this group were incapable of traversing this country in the conditions encountered without Alpine Recreation.

I have observed on several occasions the friendly advice and guidance given by Alpine Recreation guides to independent trampers many of whom were ill prepared for the trip they were undertaking.

Alpine Recreation have in my view “earned” the right to exclusive use of this hut and I cannot envision (especially post covid) any other model that would be economically viable for them or could deliver the desirable outcomes for Aoraki Park that responsible guardians would seek.

Yours faithfully

Mark Easton



## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter

Mr A.G. Talbot

Organisation

Date

## D. Statement of Support, Neutrality or Opposition

I **Support** this Application (I am making a submission) YES

I am **Neutral** on this Application (I am making a submission).

I **Oppose** this Application (I am making an objection).

## E. Hearing Request

I **Do Not** wish to be heard in support of this objection or submission at a hearing. YES

I **Do** wish to be heard in support of this objection or submission at a hearing

## **F. Objection or submission**

The specific parts of the application that this objection or submission relates to are:

I SUPPORT THE RENEWAL OF THE LEASE FOR CAROLINE HUT BY ALPINE RECREATION CANTERBURY (ARC) LTD FOR 30 YEARS. THE EXCLUSIVE USE OF THIS HUT IS VITAL FOR THE VIABLE OPERATION OF ARC INTO THE FUTURE

My reasons for my objection or submission are:

As a former member of the Canterbury-Aoraki Conservation Board for nine years (1998-2007) and a member of the Peninsula Tramping Club, Christchurch, I wholeheartedly SUPPORT this application.

Alpine Recreation Canterbury Ltd (ARC), and its experience staff, have been an exemplary asset in the development of Aoraki/Mt Cook National Park and recreation in the region over the term of its lease. It has been well managed, environmentally and culturally responsible, and has guided thousands of recreationists over the Ball Pass route, many of whom would not have been able to make such an alpine trip.

Having visited Caroline Hut with other members of the Conservation Board we were impressed by the tidy and well kept state of this attractive, small hut, and the way that ARC guides conducted themselves and behaved in a totally sustainable manner so as not to damage the pristine alpine environment. The hut and ARC guided groups have a very small impact, sleeping only 10 people.

The chance to stay overnight in a well maintained and heated hut and not have to carry heavy packs means that many more people get the chance to enjoy the stunning alpine experience of the Ball Pass route.

On my trip over Ball Pass ARC guides were sensitive to Ngai Tahu values as they relate to Aoraki/Mt Cook National Park and explained main points in relation to those values to their clients, as detailed in the current Management Plan.

Safety. Having ARC operating regularly in this area, through the presence of an overnight base such as the well maintained Caroline Hut, adds significantly to public safety for other users on this high alpine route. I understand that ARC has assisted the general public or alerted SAR when they have got into difficulty or there have been concerns. In addition the small public shelter on the eastern end of the hut is an added safety measure in bad weather for any unguided alpinists.

It is important and only fair that ARC can continue its exclusive operation of Caroline Hut. It was constructed by the late Gottlieb Braun-Elwert, the founder of ARC, at considerable cost and difficulty, high on Ball ridge. It is therefore ethically right and just that this effective company can continue its management into the future. I do not believe that any shared operation, either with the public or any other operator, would result in a better run facility. Indeed I think it is likely that the condition of the hut and the services provided would deteriorate because of divided responsibilities. Indeed serious confusions regarding bookings may arise which could compromise public safety. This would be exacerbated by added financial impacts on the operation of ARC.

It is noteworthy for good commercial reasons related to viable tourism related businesses that DOC allows many other concessionaires exclusivity on tracks and other operations across New Zealand. The same consistent approach should be applied to the renewal of the lease of this modest but important accommodation facility on the Ball Pass route.

Alpine Recreation Canterbury Ltd has a good record with regard to Caroline Hut and it should be granted another lease for 30 years in order to maintain the viability of this well managed guiding company.





The outcomes that need to be addressed by this application are:  
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

FULLY SUPPORT THE RENEWAL OF LEASE FOR CAROLINE HUT BY ALPINE RECREATION LTD FOR 30 YEARS

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.



## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter

Michelle McCarthy

Organisation

Date

3.6.20

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## **F. Objection or submission**

The specific parts of the application that this objection or submission relates to are:

1. Renewal of lease
2. The applicant as operator
3. Location
4. Client experience
5. Environmental impact

My reasons for my objection or submission are:

Alpine Recreation Ltd has been operating for over 30 years in this area. My understanding is they spent several years discussing with DOC the idea, location, purpose of a hut. I have been to Caroline Hut under the guidance of Alpine Recreation and it is clear that they have a deep knowledge, understanding and sensitivity of this special environment. I fully support the granting of a further lease.

I chose Alpine Recreation as it is one of the most established guiding companies in New Zealand and known for its high standards., I was impressed with all aspects of hygiene and care both in the hut and the surrounds. We were given clear instructions about what was expected in the hut in a friendly but firm manner – high standards and no exceptions with regards to storage of food, all rubbish to be carried out and management of human waste.

Caroline Hutt is an exceptional place and I could not have experienced this without a guide. I would hope that this remains an option for many years to come. It seems to me that granting a further lease will ensure that Caroline Hutt and the surrounds will always be maintained to the highest of standards giving peace of mind to DOC and all stakeholders in this wonderful place.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

1. The application for a lease for exclusive use to be approved for a further term.
2. Alpine Recreation to remain the sole concessionaire as the hut is too small to share with other operators. Members of the public can book the use of the hut by taking part in a guided trip. This provides safety for those venturing in to a high mountain area.

---

## **G. Attachments**

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

**How do I submit my objection or submission?**

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.



## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter

Richard and Yvonne Leppard

Organisation

Nelson Lakes Motels & Travers-Sabine Lodge

Date

04/06/2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

That Alpine Recreation Canterbury be allowed to continue with a new lease for their exclusive use of Caroline Hut

My reasons for my objection or submission are:

To be quite frank Alpine Recreation Canterbury have set the standard for everyone else that uses the park.

**The Private, Public Partnership has worked extremely well**, keeping both sides striving for that gold standard, environmental sustainability, mixed with a large dose of common sense. **When government departments operate in splendid isolation, it is we, the public of New Zealand, that misses out.**

When you go back 30 years, post Covid-19, it is whole new world. Our Park is in danger of becoming a playground for the rich & elite, Caroline Hut and Alpine Recreation is a ray of hope where Kiwis can still afford a trip to walk in and out of the Park, stay in a hut under the mighty Caroline Face & to be guided by an internationally recognised company, knowing that Alpine Recreation, is an environmentally and sustainable operation.

As climbers, neighbours, and friends, we have been in a position to observe Alpine Receptions operation over the years. The professionalism with which they run their operations is just an extension of their character and love of this park.

Just a last point, one of the biggest weakness of Government Departments is the loss of intellectual property when staff leave. Alpine Recreation Canterbury built Caroline Hut and have been operating it for 30 years.

Anne, who founded Alpine Recreation with her husband Gottlieb, is still actively running Caroline Hut with daughter and guide Elka. You cannot put a value on that sort of experience.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

There is a real need for continuity with liaison staff, they must have a deep understanding of the process and how the partnership works. Just remember one side has a big investment in the process. **The quality of the liaison staff must reflect a real-world attitude.**

A 15-year lease with a review every five years.

4 June 2020

Attn: Rory McLean  
Permissions Advisor  
Department of Conservation  
[DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz)



Dear Rory,

**Submission on an application by Alpine Recreation Canterbury Limited for a lease for Caroline Hut in the Aoraki Mount Cook National Park (permission application number 81603-ACC)**

Thank you for the opportunity to comment on the application by Alpine Recreation Canterbury Limited.

Federated Mountain Clubs was founded in 1931 and advocates for New Zealand's backcountry and outdoor recreation on behalf of more than 21,000 members in 96 clubs nationwide. Our members are involved in outdoor pursuits including tramping, mountaineering, and more. Aoraki Mount Cook National Park is especially important to our members, because of the tramping and mountaineering opportunities it offers.

**Our stance on the application by Alpine Recreation Canterbury Limited**

FMC believes that, in accordance with the relevant statutory documents, any facilities in national parks need to be available for genuine public use - including emergency - not only for use by those who can afford to pay for a guiding service.

We oppose the application by Alpine Recreation Canterbury Limited.

**General Policy for National Parks 2005**

The policies in Section 9 (Accommodation and related facilities) state:

9(a) *Accommodation and related facilities in national parks may be allowed for public use, including accommodation provided by recreation clubs with open membership, and educational services that relate to national parks, consistent with outcomes planned for places.*

and

9(h) *Existing private accommodation and related facilities, that are not authorised in accordance with section 50 of the National Parks Act 1980, should be phased out from national parks, in accordance with the conditions and timeframes set out in the conservation management strategy or national park*

*management plan. They should be removed at the end of the phaseout period, unless retained by the Department for public use.*

General Policy for National Parks is clear that accommodation in national parks is to have a public benefit and enjoyment focus. Additionally, it gives clear direction that exclusive private accommodation is expected to shrink over time. FMC understands that, if willing and able to pay, members of the public may stay at Caroline Hut, but in reality, the arrangement has a high degree of exclusivity.

FMC tends to think, then, that: the present arrangement relating to Caroline Hut is not in accordance with General Policy for National Parks; the present arrangement should not continue; and an arrangement that is better in accord with the General Policy for National Parks should be sought for the hut's management after expiry of the current concession. On the basis of General Policy for National Parks, we feel that Caroline Hut should be available for genuine public use.

#### **Aoraki Mount Cook National Park Management Plan 2004**

The policies of the current Aoraki Mount Cook National Park Management Plan state:

##### **4.2.7(a)**

*To make all Park huts available to the public on a first-come first-served basis, unless pressure from high visitor use requires a booking or other management system to be established.*

And in the Explanation:

##### **4.2.7(a)**

*It is important that all Park huts continue to be accessible to the public on a first-come/first-served basis where possible, with no exclusive-use group and that any required booking system favours continued public use.*

also

*Additional to the huts listed above is the concessionaire-use-only Caroline Hut on the Ball Ridge. It is an exception to the Park huts policy 4.2.7(a) under the hut's current concession.*

*The increased popularity of the Ball Pass route is leading to some tension between guided party use and public use of the Caroline Hut shelter (and of the route). This is not surprising given the close proximity of concessionaire and public facilities. Tākata whenua have also expressed concern about the hut being located within the 1998-decreed Aoraki/Mount Cook Tōpuni. The current concession expires in 2005, but has provision for one 15-year right of renewal. See also 4.2.6(a).*

##### **4.2.7(c)**

*Concessionaire-use-only huts, such as Caroline Hut, would not comply with the policies of this section of the Plan.*

It is clear from all of the above that the existence of Caroline Hut as a concessionaire-use-only facility is in conflict with the National Park Management Plan's policies. The reason the hut was allowed to exist and



be kept operating is that the concession which is about to expire pre-dated the presently operative Aoraki Mount Cook National Park Management Plan.

FMC believes that as the current concession runs out in 2020, Caroline Hut needs to be brought into line with all other huts in the park, as per the management plan's policies.

A concession for the sole use and occupancy of Caroline Hut by Alpine Recreation Canterbury Limited should thus be declined.

### **Exclusive use of Caroline Hut**

In its application , Section D (Exclusive possession), Alpine Recreation Canterbury Limited states that:

*The main part of Caroline Hut is not big enough to allow simultaneous use by non-Alpine Recreation parties. We rely on vital mountaineering equipment and food being there for the safe operation of our trips, and there simply is not space to store these items elsewhere.*

FMC notes that, as part of its guiding operations, Alpine Recreation Canterbury Limited uses several public huts where it is not able to store either food or mountaineering equipment. This does not prevent the company from operating at these huts. While there may be no space to store food or equipment elsewhere at Caroline Hut, guided parties can carry their food and equipment in and out on each trip, as all other mountaineers do.

In any event, and at the risk of repeating points made earlier in this submission, it is difficult to argue convincingly that exclusive use is consonant with the relevant statutory documents.

### **FMC's position**

In light of all of the above, FMC submits that:

- the application should be declined.
- ownership of Caroline Hut should be transferred to the Department of Conservation for public use.
- in relation to the above points, Alpine Recreation Canterbury Limited could consider applying for a concession for a certain portion of bunk space at Caroline Hut in line with arrangements used by other guiding organisations operating in the park.
- should the Department choose to grant the lease, the hut - not just the shelter - should be available at all times for emergency use by the public.

We wish to be heard in support of our submission.

Yours sincerely,

Jan Finlayson  
FMC President



**A. Permission Application Number and Name of Applicant**

81603-ACC Alpine Recreation Canterbury Limited

**B. Name of Proposed Activity and Location(s)**

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

**C.2 Your name**

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter

Jo Morgan

Organisation

—

Date

4 June 2020

**D. Statement of Support, Neutrality or Opposition**

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

**E. Hearing Request**

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I wish to support Alpine Recreation's application. The facilities provided at Caroline Hut are an asset to Mt Cook National Park and the management of that hut by Alpine Recreation has been excellent.

My reasons for my objection or submission are:

I hope others get the safe guided introduction to the NZ mountains that I got through Alpine Recreation in the well managed Caroline Hut. The teaching of all things 'alpine' in such an environment was a fantastic introduction for me.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I fully support Alpine Recreation's continued use of Caroline Hut.

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.



## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Peter Munro
Organisation	
Date	4 June 2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I strongly support Alpine Recreation Canterbury Limited to continue exclusive use of Caroline Hut. They maintain and use the hut to the best standards of environment. They are a sustainable environmentally responsible company who have supported and sponsored Mackenzie College Outdoor Pursuits Students on an annual trip for over 20 years. Caroline Hut being run exclusively by Alpine Recreation Canterbury Limited meant interested local students were able to experience guided mountaineering without the doubt of spaces in the hut being available.

I am an ex Outdoor Education teacher from Mackenzie College in Fairlie and enjoyed safe and special trips into Aoraki National Park with students every year from 1995 - 2016. The stocked and provisioned hut meant that students weren't burdened with heavy packs and enjoyed the experience so much more.

As part of the experience they learnt environmental responsibility in the way the hut was operated by guides, recycling and carrying out rubbish, responsible sanitation. Alpine Recreation made this opportunity available mostly through their management of Caroline Hut. I know of many students who rate this trip as a special highlight of their schooling and others who have gone onto careers in the outdoor industry.

My reasons for my objection or submission are:

As a teacher I observed the care and management of the hut and environs. I fully support Alpine Recreation Canterbury Limited to continue the highly valued and responsible management of Caroline Hut.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.

## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Neville & Janne Ross
Organisation	Just ourselves
Date	5 June 2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park and for the current use and occupation of Caroline Hut to continue to provide sustainable, low-impact, mountaineering opportunities to both guided and (via its emergency shelter) unguided members of the public.

My reasons for my objection or submission are:

We used this hut on a crossing of Ball Pass on a guided tour with Alpine Recreation in February 2011. We were a party of six clients plus two guides. We really enjoyed the experience and, without this opportunity, we would not have ever done this crossing together.

We want this and similar experiences to continue be available to others via this facility, as owned by Alpine Recreation Canterbury Ltd. Their professional approach ensures a very safe, well-organised and enjoyable experience.

I (Neville) refer to this guided crossing when I talk to visitors, mostly from overseas, when I am a volunteer warden at Mueller Hut. We look across to Ball Pass from Mueller Hut and I promote this opportunity to cross the Ball Pass in a challenging alpine environment under the safe guidance of Alpine Recreation Ltd. I regard this as a unique healthy adventure for New Zealanders and tourists with minimal impact on the environment and would like to be able to continue to promote it.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

Renewal of the lease/concession for exclusive use of Caroline Hut, Ball Pass, by Alpine Recreation Canterbury Ltd.

---

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.



## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

### C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Elizabeth Hay
Organisation	
Date	5.6.20

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing



## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

1. Renewal of lease
2. Who operates Caroline Hut
3. Location
4. User experience
5. Environmental impact

My reasons for my objection or submission are:

1. **Renewal of lease:** Alpine Recreation Ltd's preparation for the building of Caroline Hut involved considerable research and discussion with various stakeholders, including DOC, local iwi, and other interested parties. By locating a hut with a wonderful view of the Caroline Face of Mt Cook, many people have been able to enjoy a unique experience of staying in the area, as well as of completing a Ball Pass crossing. Alpine Recreation's Caroline Hut was specially designed and built by the operator, and has been operated for over 30 years as a safe base in a stunning location. I was privileged in my 60s to be able to visit the hut and stay there; and was impressed with its design and operation, and the way in which it is maintained. There is no reason why a further lease should not be granted.
2. **The applicant as operator:** Alpine Recreation Ltd has been around for over 30 years, and maintains the highest standards in the way it operates as a guiding business in New Zealand. From the beginning, it has adhered to strict standards of hygiene and environmental care. (Much better than what is found in many mountain huts open to the public.) Alpine Recreation has always shown a deep respect for the environment and for local iwi values. The public shelter area that is also part of the hut provides emergency accommodation for anyone caught out in the area, but I understand too that Alpine Recreation guides have sometimes used their expertise and experience to give assistance to members of the public in the area who have needed it.  

If Alpine Recreation was not the sole operator, then how likely is it that a resource-deprived DOC would have to commit funds and staff to help in the maintenance and operation of Caroline Hut, to the detriment of all parties?
3. **Location:** Caroline Hut is sited in an area where there are no other huts, and with changes in the Park's topography, and the Copland Pass Crossing becoming more difficult, a Ball Pass Crossing has taken up some of that 'traffic.' Having an emergency shelter available, courtesy of Alpine Recreation, is a real plus, and even though recent weather events have made the Ball Ridge difficult to access, it is still possible because of the experience of Alpine Recreation's guides, to get to Caroline Hut via another access route. The magnificent views of Aoraki from the hut area are a good place to draw attention to the special status of the mountain, as an area special to Maori. Alpine Recreation guides help clients to understand this significance, and that of the nearby Kaitiaki Peak.
4. **Client experience:** Alpine Recreation provides a welcome experience to clients, many of whom come from overseas. I found that being able to go with a guide, and know that I had a bunk at the end of a day, especially in my later years, contrasted very favourably with taking what I could find in a hut, during expeditions during my younger years. Carrying a lighter pack also helped as Caroline Hut is extremely well-stocked. None of this experience provided by Alpine Recreation is possible if the hut becomes a public one, and it would not be possible for Caroline Hut to be shared with the public. It is too small, and caters only for small guided groups.
5. **Environmental impact:** Alpine Recreation during its 30 years of operation has left very little impact on the surrounding environment. The company continues a policy of caring for the environment in which it takes clients, and the hut is no exception. It blends in beautifully into its site, and the company's policy of taking small groups means that there is very little impact. Also clients are helped to understand the practical steps needed to care for the environment by their guides.

The low environmental impact that is clearly evident around the hut site has been possible because Alpine Recreation Ltd has been the sole concessionaire.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

1. The application for a lease for the exclusive use by Alpine Recreation should be approved for a further term.
2. Alpine Recreation needs to be the sole concessionaire in order to operate and maintain the hut effectively. [Clearly, the hut is too small to share with other operators. Anyone can book and use the hut by contacting Alpine Recreation, and taking part in a guided trip.]

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.



## A. Permission Application Number and Name of Applicant

81603-ACC Alpine Recreation Canterbury Limited

## B. Name of Proposed Activity and Location(s)

Lease for exclusive use of Caroline Hut, Ball Pass in Aoraki Mount Cook National Park

## C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Anna-Katharina Just
Organisation	n.a.
Date	June 5, 2020

## D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

## E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

## F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Accessibility of the special alpine environment for people who do not have the experience or confidence to do this without a guide.

Guarantee to maintain the high standard of environmental and cultural sensitivity practised by ARC of this unique location.

My reasons for my objection or submission are:

I had the privilege of being guided by ARC to Caroline Hut 25 years ago.

I was very impressed by the company's approach to safety, the careful consideration of the environment, the high standard of the facilities and the respect shown to the cultural significance of the area. I was able to enjoy the raw beauty of this special place in a safe manner, and it left me with an enormous appreciation of what Mount Cook National Park can offer to New Zealand and overseas visitors.

My country of origin is Switzerland, a place of equally impressive mountain landscapes, but where you frequently see the negative impact that high visitor numbers bring. Caroline Hut, with its foot access, minimum footprint and unobtrusive appearance in this iconic location is an excellent example of respectful use and access to this unique part of the world.

I fully support ARC's application for renewal of their lease.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

Not applicable.

---

## G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

### How do I submit my objection or submission?

Complete this form and email to [DNSubmissions@doc.govt.nz](mailto:DNSubmissions@doc.govt.nz). You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Director-General, c/o Department of Conservation, Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 – Attention: Rory McLean, Permissions Advisor.