



# First Determination Report

## Notified concession

### Application Details

Decision Maker	[REDACTED]	North Canterbury Operations Manager
Permissions Manager	[REDACTED]	
Applicant:	Seventh-Day Adventist Church Property Trustee (NZ) Limited	
Permission Number	45604-ACC	
Permission Type	Notified Lease and Easement	

### Key Dates

Application received	28 July 2015
Context meeting	2 March 2023
Check-in meeting	8 May 2023
Decision due	Overdue

### Document Links

Application	<a href="#">DOC-2562770</a>
Task Assignment	<a href="#">DOC-7266314</a>
Cost Recovery Tool	<a href="#">DOC-7269055</a>

### Resources

Permissions Advisor	Max Clark
District Office	North Canterbury Community Ranger, [REDACTED]

## 1. Purpose

To make a decision on the application.

## 2. Context

In June 2015, Seventh-Day Adventist Church Property Trustee (NZ) Limited applied to continue leasing the existing Lake Lyndon Lodge for accommodation. It was previously held under [LER-032](#), a lease under Part II of the Reserves Act 1977. It has been re-applied for as 45604-ACC. The application fell off the Department's radar for several years, partly due to a change in databases.

The A-frame Lodge was originally built at the site by the Papanui Pathfinder Club as the Pathfinder Lodge in 1965/66 and was officially opened in the late 1960s ([Adventist website](#)). It is located to the southwest of Lake Lyndon, approximately 2.2 km south of Mt Lyndon. There is one small ancillary building within 15m of the Lodge. The Lodge can currently accommodate up to 55 people.

The applicant contacted the Department in early 2022 via email, requested an update on the status of their application ([update on Application for lease at Lake Lyndon Lodge](#)). The application was then re-assigned to a Permissions Advisor in early 2023.

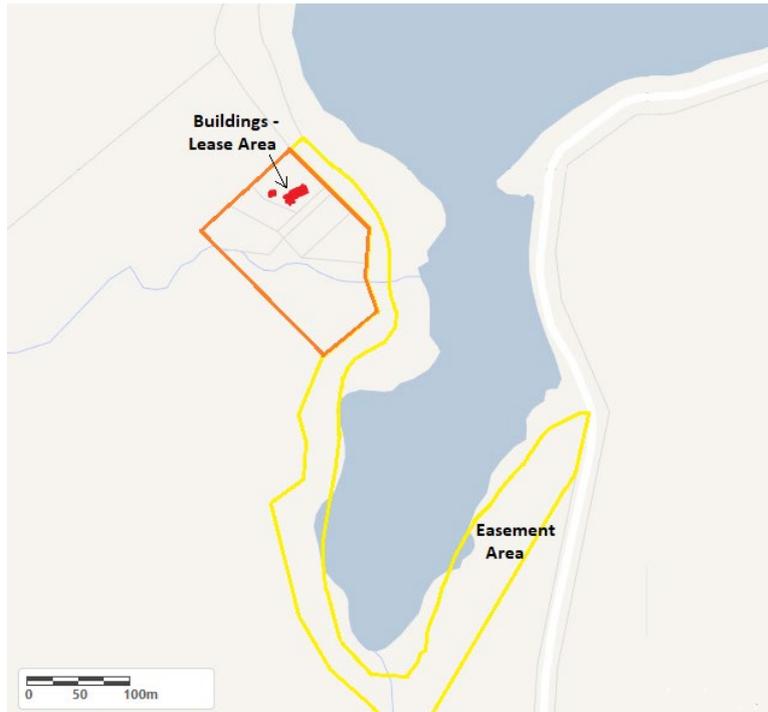
### Locations

The activity has been applied for at the following locations:

Conservation area	Land status	District Office	Activity
Building footprints on Section 1 of the Community Buildings Reserve Lake Lyndon	Local Purpose Reserve	North Canterbury	Lease: Exclusive use of the footprint of Lake Lyndon Lodge and the ancillary building
Lake Lyndon Marginal Strip	Marginal Strip		Easement: Right of way over the unnamed access road to Lake Lyndon Lodge

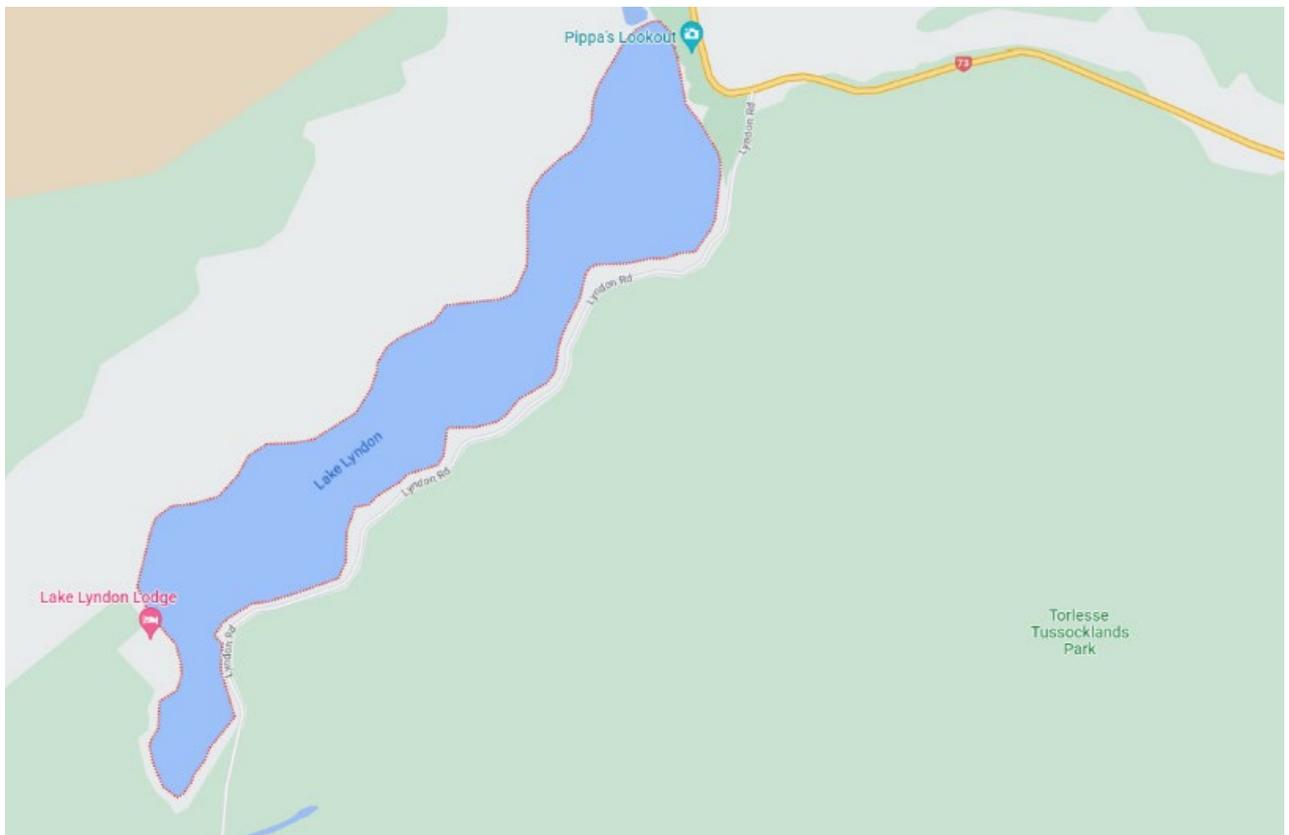
### Relevant details about the Applicant

Credit check result	Credit check not required, as the applicant has held a lease with the Department before.
Compliance with previous permission conditions	No known breaches of previous permissions held by the Applicant.
Relevant convictions	The Department is not aware of any such convictions.



**Figure 1:** Annotated map showing the Lease area (building footprints in red), the Community Buildings Reserve area in orange, and the Easement area (part of the marginal strip in yellow) (DOC GIS Topomaps, 2023)

**Figure 2:** Map showing the Lodge site relative to Lake Lyndon and SH73 (Google Maps, 2023)



### 3. Critical Issues

#### 1. How to ensure all land relevant for the activity is considered?

The application will need to include the marginal strip that covers the access road to the Lodge, as this is also public conservation land. The District Office checked what the current management of this road entails, as this marginal strip was not addressed in the previous Lease (LER-032) and could not find any Department involvement with it.

The Department carries out no management of the road. It was built and maintained by the applicant. There appears to have been an informal/verbal agreement regarding road access between the applicant and the Department in the past.

The Permissions Advisor has communicated to the applicant that the marginal strip would need an easement for right of way to authorise the road.

#### 2. What is the proposed & usual frequency of visits and number of visitors?

The Permissions Advisor requested this information from the applicant, and then provide this information to the commercial team to inform the fee estimate. The fee assessment notes that the current public fees as of 2023 (\$25 per adult per night, \$16 per child per night, \$2 per day trip) have changed since the original application form was submitted in 2015. The Permissions Advisor has flagged for the applicant that their annual activity fees and processing fee will be higher than last time they received a lease.

#### 3. How to ensure appropriate iwi engagement and public notification?

Iwi consultation was carried out by the District Office. The Operations Manager identified the Christchurch Press and the Selwyn Times as appropriate newspapers for public notification for this application.

#### 4. How to understand if a Bond is necessary/possible?

A proposed special condition in the draft Contract states that:

*The Concessionaire must remove any building or structure from the Land that has not been used for its approved purpose for two (2) years. Where the Concessionaire intends to change the purpose of any approved building or structure, approval from the Grantor must be sought.*

[REDACTED]

Although the concession does not currently require a bond, a proposed special condition (Review of Special Conditions) states that:

*In addition to the express opportunities the Grantor has to review the conditions elsewhere in this Concession, the Grantor may within three (3) months after or before each Concession Fee Review Date, and after consulting with the Concessionaire, delete, amend, vary or add any condition to more effectively manage the Concession Activity and/or its effects.*

This condition allows the Department to potentially include a bond condition during a review period, after consulting with the concessionaire. This also provides a general option for reviewing the contract over the 30-year term, if the environmental or legislative state of the site changes.

## 5. Consultation with Treaty Partners

North Canterbury District Office – [REDACTED], Community Ranger

### SECTION A: Treaty Settlement implications

- Is any site subject to the application due to be transferred to whānau, hapū, or iwi? If no, go to question 4. If yes, identify the site.

No.

- Has a Treaty settlement disclosure form been completed for the site? Were any existing encumbrances noted on that form?
- Who is leading the negotiations process for DOC in the Policy Negotiations Team?
- If your Treaty Partners have settlement legislation in place already, are there any specific post-settlement implementation obligations that relate to the site or proposed activity?

### SECTION B: Marine and Coastal (Takutai Moana) Area Act 2011 – NOT APPLICABLE

- Is the location subject to any applications or approvals for customary marine title or protected marine rights under the Marine and Coastal (Takutai Moana) Act 2011? If yes, identify the Treaty Partners who have either applied for or had approved customary marine title or protected marine rights at the location.

No.

### SECTION C: Whānau, hapū, and iwi consulted

Consultation Summary	
Treaty Partner consulted with	Te Ngāi Tūāhuriri Rūnanga
Date consultation was sent out	22/5/2023
Consultation time frame end date	19/6/2023

Consultation method (email, phone, face to face etc)	<a href="#">DOC-7368952</a>
How many attempts made to consult?	1
DOC-CM link to any consultation emails received	See above DOC file (response on 24/05 and 28/06)

#### SECTION D: Consultation with Te Ngāi Tūāhuriri Rūnanga

- Does this application activate any agreed triggers for consultation with Treaty Partners?

Yes

- Did the whānau, hapū, or iwi engage in consultation on this application? If not, ensure attempts to engage are detailed in Section C.

Yes

- What is the interest of the whānau, hapū, or iwi in the site or activity?

Mana whenua

- What are their views on the activity (taking place at the specified site)?

“All good with lease renewal.”

- What sort of adverse effects do the whānau, hapū, or iwi believe the activity will have on their interests (at the specified site)?

TNTR asked questions around whether the applicant already had a Lease at the site, and what kind of conditions are proposed for the new Lease. They were satisfied with the Department’s response.

- Have the whānau, hapū, or iwi identified any methods to avoid, remedy, or mitigate these effects?

No.

- Summarise any other information provided by the whānau, hapū, or iwi.

NA

## 6. Contributions

### Canterbury Aoraki Conservation Board

Consultation with the Canterbury Aoraki Conservation Board was triggered by public notification. The Board were first contacted on 9 June 2023, with feedback due on 7 July (email: [DOC-7412152](#)).

An initial response has been received as of 7 July ([DOC-7412150](#)) and the District is in on-going communication with the Board about their input on the application.

### **Fee Assessment for Activity Fee**

Fee assessment form: [DOC-7268234](#)

All commercial leases on DOC land now require a fee assessment from the Commercial team. The assessment has been completed, and communicated to the applicant ([DOC-7365575](#)). The applicant was asked on 9<sup>th</sup> June if they would prefer to pay Lease fees based on land value or annual revenue. They still have not confirmed this as of 28 July.

The annual fees include a Lease component and an Easement component, as laid out in the Context section.

### **Road Access and Management**

An email from the applicant in April 2023 stated:

*The road around the lake to the lodge is actually our private Rd, we were given permission by DOC to construct and maintain, we could, but dont restrict access by gating the road, however as we believe its better serves the community allowing access to that area of the lake.*

After talking to the Land Management team, it was confirmed that the access road is not a legal road and is therefore not a “private road”. The road is built over a Marginal Strip, and there does not seem to be any written authorisation from the Department for vehicle access over the area.

The DOC Legal Hotline advised that an easement over the land is sufficient for authorising the applicant’s access. The hotline advice stated that a Lease over the road would be “highly unusual”, if the applicant wanted exclusive access to the road. Exclusive access would also conflict with the purpose of Marginal Strips, which includes enabling public access to any adjacent bodies of water (in this case, Lake Lyndon).

This information was communicated to the applicant on April 24<sup>th</sup> via email.

Email chain: [DOC-7286806](#)

### **Climate Change Consideration**

This activity requires vehicle access in order to reach the Lodge.

This activity will emit greenhouse gas emissions that will contribute to climate change and is an adverse effect on New Zealand’s natural and historic resources in terms of s17U(1). The activity’s contribution to climate change is relevant to the purpose of the Conservation Act, and the Conservation General Policy, in particular Policy 4.6 Ecosystem Services of the CGP (avoiding or otherwise minimising adverse effects on the quality of ecosystem services).

The 2050 target for emissions reductions in the Climate Change Response Act 2002 is also relevant in assessing the application and is consistent with the purpose of the Conservation Act.

Reducing greenhouse gas emissions requires measuring the emissions of the activity, developing and implementing a plan to reduce those emissions, and if appropriate, offsetting those emissions. The draft guiding permit includes 5 climate change specific special conditions (see section 7 below) enabling the Department to require greenhouse gas emissions data from the applicant during the term of the concession, and to amend the conditions to reflect climate change-related legislation and government or Departmental policy and that those conditions may, amongst other things, require the applicant to measure, manage and reduce the greenhouse gas emissions of the proposal.

## **Analysis of the Principles of the Treaty of Waitangi**

### **Max Clark, Permissions Advisor**

Section 4 of the Conservation Act 1987 states ‘This Act shall be so interpreted and administered as to give effect to the principles of the Treaty of Waitangi’.

The key [principles](#) of the Treaty of Waitangi that apply to DOC’s work are:

1. Partnership – mutual good faith and reasonableness: The Crown and Māori must act towards each other reasonably and in good faith;
2. Informed decision-making: Both the Crown and Māori need to be well informed of the other’s interests and views;
3. Active protection: The Crown must actively protect Māori interests retained under the Treaty as part of the promises made in the Treaty for the right to govern;
4. Redress and reconciliation: The Treaty relationship should include processes to address differences of view between the Crown and Māori.

### **Discussion:**

Iwi consultation for this application was triggered by the North Canterbury District Office. The district office consulted with 1 iwi entity (Te Ngāi Tūāhuriri Rūnanga) regarding the proposed Lease of Lake Lyndon Lodge. The district office received a response to the consultation.

The relevant Treaty Partner for this application is Ngāi Tahu through their hapū, Te Ngāi Tūāhuriri Rūnanga. The Department and Ngāi Tahu have worked together in partnership to come up with a triggers document that reflects when and why consultation with Ngai Tahu is required. The agreed triggers document ensures informed decision making and active protection of Māori interests.

The District Office determined that iwi consultation should be undertaken and have done so using the agreed email contact. Te Ngāi Tūāhuriri Rūnanga raised questions regarding the current state of the Lodge’s use, the conditions on the past Lease, and the conditions proposed

for the draft Lease. They were satisfied with the Department's response to their questions, and were content with the proposed Lease conditions.

Feedback from iwi has been considered and measures taken to address concerns through standard and special conditions where appropriate to protect Maori interests. No other active protection provisions are known.

Redress and reconciliation may be considered to have been achieved through the Ngāi Tahu Claims Settlement Act 1998.

It is the Department's view that in this instance, the manner in which the Department has considered tangata whenua meets section 4 of the Conservation Act and has given effect to the principles of Te Tiriti o Waitangi.

### **Statutory Analysis: Notified Concession under Part 3B of the Conservation Act 1987** **Max Clark, Permissions Advisor**

#### **S17S: Contents of application**

To be complete (s17S(1)), an application for a concession must include:

- A description of the proposed activity;
- A description of the locations for the proposed activity;
- A description of the potential effects of the proposed activity and proposed action to avoid, remedy, or mitigate adverse effects;
- The proposed term and reasons for that term;
- Relevant information about the application (as requested in the application form).

#### **Criteria for decision:**

- Does the application include all the required information as per s17S?

Yes

#### **S17T(2): Process for complete application**

The intention to grant a concession must be publicly notified it meets any of the following criteria:

- The concession type is a lease – this is for exclusive use of public conservation land;
- The term of the concession exceeds ten years (unless it is an easement – an easement may be granted for a term exceeding ten years without public notification);
- The effects of the activity mean it is appropriate to do so.

#### **Criteria for decision:**

- Is public notification required?

Yes

#### **State why public notification is required:**

This application is for the exclusive use of public conservation land. On this basis, there is a requirement to notify the application.

The notification must be made in line with the CA87 prior to amendments of 18 October 2017. The relevant sections include:

As per s17T(4) and s17T(5):

(4) Before granting a lease, or a licence with a term (including all renewals) exceeding 10 years, in respect of a conservation area, *the Minister must give public notice of the intention to do so.*

(5) Before granting a licence with a term (including all renewals) not exceeding 10 years, or a permit or easement, in respect of a conservation area, the Minister may give public notice of the intention to do so if, having regard to the effects of the licence, permit, or easement, he or she considers it appropriate to give the notice.

As per s49(2)b:

(b) every objection or submission shall be sent to the Director-General at the place and before the date specified in the notice in that behalf, being a date *not less than 40 working days after the date of publication* of the notice;

Therefore, public notification of the Intention to Grant must be publicly notified for 40 working days.

After having regard to the contents of this Report and the effects at this location, it is considered appropriate to publicly notify the intention to grant the lease and easement pursuant to s.17T(5).

#### **S17U(1) and (2): Analysis of effects**

Briefly discuss the positive and adverse effects of the proposed activity, drawing on information from:

- The application form, as provided by the Applicant;
- The contributions described in the context and check in meetings and outlined in this document.

#### **Criteria for decision:**

- Is the activity consistent with s17U(1) and (2) of the Conservation Act?

Yes

#### **Discussion:**

Given that the buildings and associated activities would not change from those on site already, there is not expected to be any increase in effects. The Lodge has been used for accommodation since the 1960s and been authorised for public rental since 1994.

#### **Adverse Impacts:**

### Flora and Fauna

Standard concession clauses states that the Concessionaire must keep the Land free of weeds and pests. As per the previous Lease, a proposed special condition states that the Concessionaire must seek approval from the North Canterbury Operations Manager to plant trees and shrubs on the land, and these plant varieties must fall under 4m of height.

The Lodge is located at the edge of the known range of kea, as of 2023. Special conditions are proposed to ensure any lead-based products on the hut are replaced during routine maintenance, to protect kea from lead poisoning.

Standard conditions for didymo and myrtle rust precautions/protocols are proposed, as well as vehicle use conditions that ensures no vehicle access over the lakeshore turf herb-field around Lake Lyndon, as this wetland ecosystem type is critically endangered (International Union for Conservation of Nature (IUCN) threat status).

### Fire risk

There is increased risk of fire that comes with having the Lodge bring visitors to the area. The proposed special conditions for fire state that the applicant must supply adequate fire extinguishing appliances and communicate the fire risks at the site to all clients and invitees.

### Public use of hut

The applicant has an existing online system of Lodge booking for members of the public. The proposed special conditions direct the applicant to record all related queries and bookings, and provide an annual return of visitor numbers to the Department.

If a building has not been used for its approved purpose for two (2) years, the proposed special conditions state that the Department may require that the building is removed at the applicant's own cost, as this would constitute a significant change of activity.

### Monitoring conditions

The proposed special conditions for monitoring state that the Department may visit the site for building inspections or emergency purposes only, and that costs may be recovered by the Department for site assessments.

### Pristine environment

There is no known evidence of environmental degradation, or any sign of rubbish from the Applicant's use of the hut in the ~60 years of use. To account for potential adverse effects, the special conditions relating to fuels and waste, sanitary facilities, and wastewater are proposed.

### Visual impact

The footprint of the hut is minimal, and the hut is coloured to blend in with the surrounding landscape (i.e. a tan and grey palette). A proposed condition is included such that, if the lodge is to be repainted, approval of the proposed colour from the North Canterbury Operations Manager must be given prior to painting, to ensure the colour harmonises with the landscape and existing buildings at the Lake.

### Ongoing maintenance

To ensure that the applicant can protect their infrastructure investment and provide a safe operation, the proposed special conditions allow the rights to carry out on-going maintenance

without consulting the Department each time, “where such maintenance does not alter the external appearance of the Lodge”.

### Summary

In conclusion, with the proposed special conditions listed in the contract, the hut and its use is consistent with s17U(1) and (2) of the Conservation Act. Any adverse effects of the activity will be sufficiently avoided, minimised, or mitigated by the proposed special conditions.

### **S17U(3): Purpose for which the land is held**

A concession shall not be granted if the proposed activity is contrary to the purpose for which the land is held.

#### **Criteria for decision:**

- Is the activity not contrary to s17U(3) of the Conservation Act? (That is, consistent with the purpose for which the land is held – although note that ‘not contrary to’ is not as high as a test as ‘consistent with’).

Yes

#### **Discussion:**

The areas included in the application are a Local Purpose Reserve and a Marginal Strip. The purpose of these lands has been assessed against the activity.

The purpose of the Community Buildings Reserve Lake Lyndon is for community buildings, specifically the building in this application. The proposed activity is consistent with the purpose of the Reserve, as the activity allows the public to access the area and utilise this resource for educational and recreational purposes.

Section 24C of the Conservation Act states that the purpose of Marginal Strips is maintaining the water quality of adjacent water bodies and public access to those areas. The proposed activity is consistent with the purpose of Marginal Strips, as the activity allows the public to access Lake Lyndon for recreational purposes. The special conditions proposed in the draft Permit will avoid any adverse impacts of the activity on water quality in Lake Lyndon.

The use of the site for educational and recreational trips by the public is consistent with the purposes for which the lands are held.

With the general clauses and special conditions listed in the contract, the proposed activity is consistent with s17U(3) of the Conservation Act and is not contrary to the purpose that the land is held for.

### **S17U(4): Can a structure or facility be reasonably undertaken elsewhere?**

A concession to build or extend a structure or facility shall not be granted if the activity could reasonably be undertaken in another location that is outside conservation land or in another conservation area where the potential adverse effects would be significantly less, or if the activity could reasonably be undertaken in an existing structure.

**Criteria for decision:**

- Is the activity consistent with s17U(4) of the Conservation Act? (That is, the activity cannot reasonably be undertaken at another location or in an existing structure?)

Yes

**Discussion:**

Lake Lyndon Lodge is an existing structure that has been in place for over 60 years. There would be significant adverse environmental and financial effects of moving the structure to another location. Therefore, it is not considered reasonable for the activity to be undertaken in another location. The activity is therefore consistent with s17U(4) of the Conservation Act.

**S17W: Relationship between concessions and conservation management strategies and plans**

A concession shall not be granted unless the proposed activity is consistent with any established conservation management strategy, conservation management plan, and/or national park management plan.

**Criteria for decision:**

- Is the activity consistent with all relevant statutory planning documents?

Yes

**Discussion:**

The following statutory documents are relevant to this application and are discussed in more detail below:

- Conservation General Policy 2005 (CGP)
- Canterbury (Waitaha) Conservation Management Strategy 2016 (CCMS)

**Conservation General Policy 2005 (CGP)**

Policy 10 (Accommodation and Related Facilities) in the CGP states that private accommodation on PCL should be phased out, which is not relevant for Lake Lyndon Lodge while it is available for public booking. The remaining issues around accommodation raised in the CGP are all covered in the Canterbury CMS, as addressed below.

Given the inclusion of the recommended special conditions, the proposed activity is considered to be consistent with the Conservation General Policy.

**Canterbury (Waitaha) Conservation Management Strategy 2016 (CCMS)**

Under the CCMS, the use of Lake Lyndon Lodge is supported as part of the Southern Conservation Parks Place. It states that Lake Lyndon Lodge provides opportunities for visitors, particularly the young, to engage with conservation through both recreation and community

biodiversity programmes. Vehicles are appropriate to access Lake Lyndon Lodge, as long as the access road is maintained.

Policy 2.2.3 directs us to encourage the retention and use of the Lake Lyndon Lodge, and the use of the surrounding public conservation lands and waters.

The CCMS also generally advises that Christchurch-based schools and recreation clubs are supported in gaining conservation knowledge through educational and recreational use and benefit of their lodges.

The predominant ecosystem type at the site is wetland herbfield ('Lakeshore turf'). This marginal strip ecosystem is protected as part of the transition from Canterbury Plains to the Waimakariri Basin. The lakeshore area is not included in the application, but it is easily accessible from the Lodge. Under the proposed special conditions for Vehicle use, "vehicles may not drive over the nearby lakeshore turf herb-field around the edge of Lake Lyndon, as this wetland ecosystem type is critically endangered (International Union for Conservation of Nature (IUCN) threat status)."

#### Summary

Subject to adherence to the standard clauses of a Lease and any proposed special conditions, if it were granted, it is considered that the proposed activity would not be inconsistent with the relevant statutory planning documents (Conservation General Policy and Canterbury Conservation Management Strategy).

## 7. Proposed Operating Conditions

### **Conditions**

**Standard conditions applicable to the proposed activity:**

See Schedule 2 of the draft contract: [DOC-7262389](#)

### **Special conditions relevant to this application:**

- ✓ In respect to Ngāi Tahu
- ✓ Vegetation and Planting
- ✓ Didymo / Freshwater Pests
- ✓ Myrtle Rust
- ✓ Kea protection
- ✓ Public booking system
- ✓ Disabled Access
- ✓ Maintenance of the Concessionaire's buildings and structures
- ✓ Future Renovations/Painting
- ✓ Wastewater and sewage system
- ✓ Fire
- ✓ Fuels and other hazardous waste
- ✓ Vehicle use
- ✓ Monitoring and Compliance
- ✓ Climate Change considerations
- ✓ Review of Special Conditions

### **Monitoring**

Standard Departmental charge-out rates for staff time and mileage required to monitor the effects of the Concession Activity apply. See Schedule 3 of the draft contract.

### **Term**

30 years

### **Fees**

Processing fee: [REDACTED] plus GST

- This processing fee represents the processing fees accrued *to the point of notification* and does not include the cost of Public Notification or the final decision post-notification.

Management fee: \$350.00 plus GST per annum

This is comprised of:

- the base rate: \$150.00 plus GST
- rent/fee review: \$100.00 plus GST
- rates recovery: \$100.00 plus GST
- + *annual activity returns: \$150.00 plus GST (if the activity fee was based on income)*

Activity fee: [REDACTED] plus GST per annum

This is comprised of:

- Lease: [REDACTED] plus GST (*currently based on land value*)
- Easement: \$1,463.00 plus GST

A fee assessment was submitted to confirm the activity fee: [DOC-7268234](#)

## **8. Applicant Comments**

### **Comments received from Applicant**

The Permissions Advisor requested comments from the Applicant on this report on 7 July, with a 10-working-day period for reply, due by 26 July. On 26 July, the applicant replied: *“Apologies I have been travelling and missed your first e-mail. I will work on this and get back to you later today.”*

By 28 July, the applicant still had not provided comments.

### **Discussion**

No discussion required.

## **9. Decision Making**

### **Recommendations**

This application is for the use of a Lodge that has been in place since the 1960s. The buildings and associated activities would not change from those on site already, and there is not expected to be any increase in effect.

It is considered that any adverse effects from visitors using the Lodge can be avoided by ensuring strict adherence to the Standard and Special Conditions proposed.

This activity is not contrary to the purpose for which the land is held and is consistent with all relevant statutory planning documents. The Lodge is used by numerous educational groups, and fees are predominately charged to recover building maintenance costs.

A proposed special condition, "Review Of Special Conditions", allows the Department to potentially include a bond condition during a review period, after consulting with the concessionaire. This also provides a general option for reviewing the contract over the 30-year term, if the environmental or legislative state of the site changes significantly. The proposed activity and existing strictures are not high-risk, and a bond is not currently recommended by the District or Permissions Advisor.

Based on this context, I recommend that this application for a Lease and Easement is Approved in Principle for the full term of 30 years, and then publicly notified.

### **Recommendations to Decision Maker**

After having regard to the contents of this Report and the effects at this location, I consider that it is appropriate to publicly notify the intention to grant the Lease and Easement pursuant to s17T(5).

Pursuant to the Ministerial delegation dated 9 September 2015 it is recommended that the Operations Manager, North Canterbury:

1. **Deem this application to be complete in terms of s17S of the Conservation Act 1987; and**
2. **Agree that if this application is approved in principle then the intention to grant the concession will be publicly notified; and**
3. **Agree that a bond, pursuant to s17X(e) is not required; and**
4. **Approve in principle the granting of a Notified Concession (Lease and Easement) to the standard and special concession conditions identified in this report to SEVENTH-DAY ADVENTIST CHURCH PROPERTY TRUSTEE (NZ) LIMITED; and**
5. **Having regard to s49(1) of the Conservation Act 1987, be satisfied that any intent to grant the concession would be of local or regional interest only, in which case the publication of the public notice on this matter be limited notice in the Christchurch Press and the Selwyn Times.**



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Signed by Max Clark, Permissions Advisor  
Christchurch Shared Service Centre

28/07/2023

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Date

Recommendations:

1. **Approved** / Declined
2. **Agree** / Disagree
3. **Agree** / Disagree
4. **Approved** / Declined
5. **Agree** / Disagree



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Signed by Leeann Ellis, Operations Manager North Canterbury  
Pursuant to the delegation dated 9 September 2015

02/08/2023

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Date

Decision Maker comments

*Decision Maker may comment here on the rationale behind their decision.*