

Notified Concession Officer's Report to Decision Maker

Officer's Report to Decision Maker: Mike Davies Operations Manager

Notified Application for a Notified Lease Concession

Applicant: Aoraki/Mount Cook Alpine Lodge Limited

Permission Record Number: 50802-ACC and 54178-ACC

File: PAC-25-07-08-02

The purpose of this report is to provide a thorough analysis of the application within the context of the legislation, the statutory planning framework and actual and potential effects, so the Decision Maker can consider the application; and confirm that it should be notified; and make a decision in principle whether it should be granted or declined.

1.0 Summary of proposal

Background:

- Aoraki/Mount Cook National Park was declared a National Park in 1953 and forms a key part of the South West New Zealand (Te Waihipounamu) World Heritage Area;
- Aoraki/Mount Cook National Park has been popular as a visitor destination since the earliest time of settlement;
- The Aoraki/Mount Cook Village is set within the Aoraki /Mount Cook Amenities Area;
- The Residential Zone and the Commercial Zone within the National Park are set within the Aoraki/Mount Cook Amenities Area;
- Leases for the residential sites are held by commercial operators in the park, for the purpose of accommodating their staff;
- The demand for staff accommodation is high;
- The nearest township is approximately 65km away;
- The amenities area is a highly-modified and fragmented landscape with many exotic grass species. Some remnant matagouri and native plants are present.
- Through administrative processes the Department became aware that several leases for existing staff accommodation within the park had expired, including leases held by Aoraki/Mount Cook Alpine Lodge Limited;
- These leases have "rolled on" while the new applications are in progress;
- This application is to be processed in accordance with Part 3B of the Conservation Act 1987.

Information about the applicant:

- Aoraki/Mount Cook Alpine Lodge Limited are a long-term concessionaire within the Village;
- Aoraki/Mount Cook Alpine Lodge Limited currently holds a Notified Lease Concession for an accommodation lodge within the Village;

Type of concession sought: Notified Lease

Term sought: 30 Years

Description of the proposed activity: Aoraki/Mount Cook Alpine Lodge Limited has applied for the exclusive use of two existing residences for the purpose of accommodating essential staff of Aoraki/Mount Cook Alpine Lodge Limited. The residences are located within the Aoraki Mount Cook Amenity Area at Site 21 and Site 23 Mount Cook National Park and are within the Residential Zone of the Aoraki/Mount Cook Village.

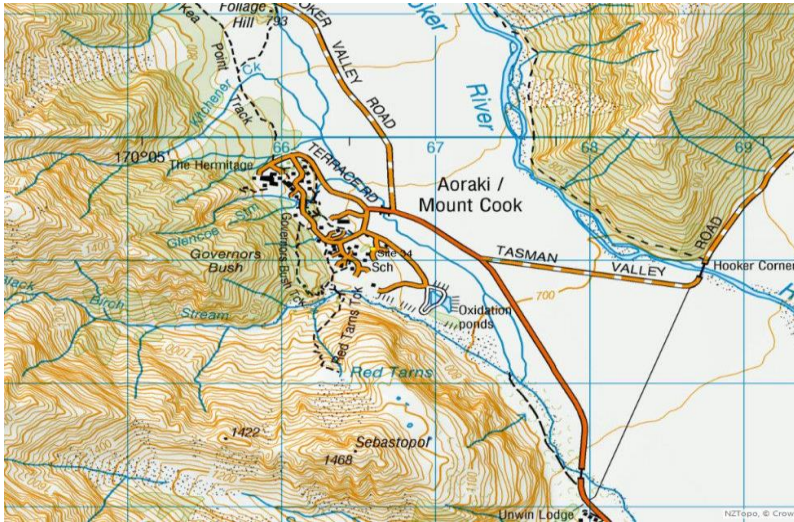


Figure 1 Aoraki/Mount Cook Village

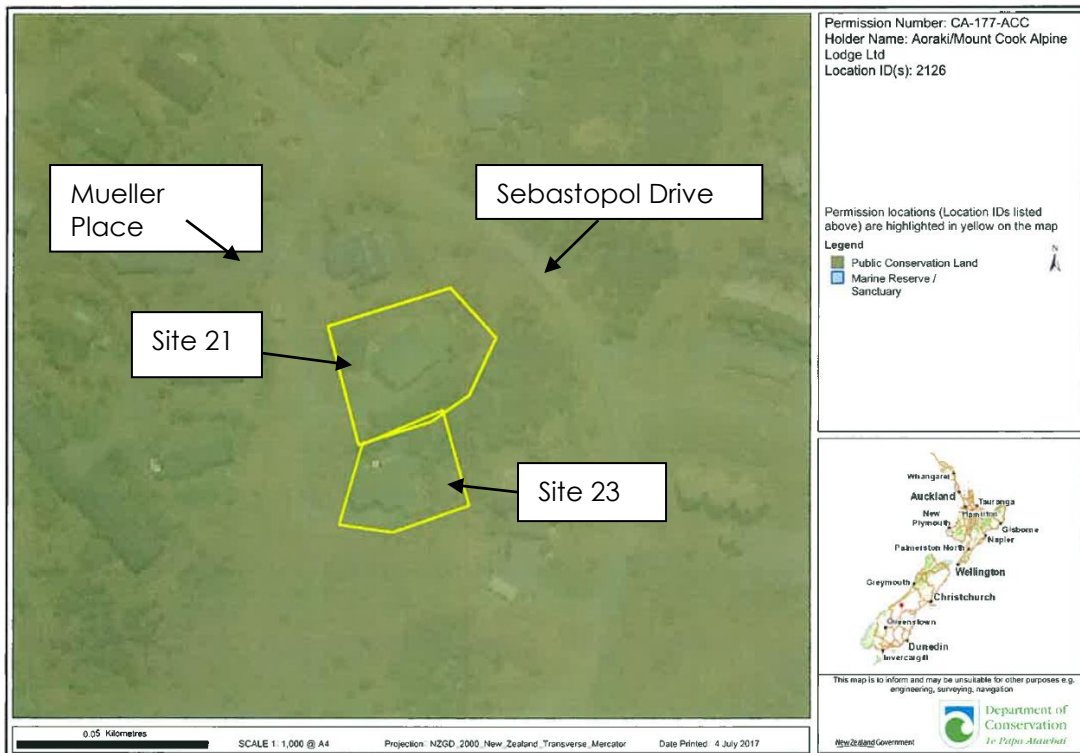


Figure 2 Site 21 and Site 23



Figure 3 Site 21, 3 Pilots Way



Figure 4 Site 23, 7 Pilots Way

Description of locations where activity is proposed:

Location	Activity
Aoraki Mount Cook National Park - Aoraki/Mount Cook Alpine Lodge Site 21 and Site 23	Staff Quarters

2.0 Information available for consideration

Information received:

- From applicant: A copy of the application is [DOC-2950693](#)
- From DOC staff (including Operations, technical and legal comments). Request for comments form [DOC-3025517](#)

3.0 Acknowledgement of complete application (s17S)

Under section 17S of the Conservation Act 1987 every applicant is required to provide details relating to the application. An application is deemed complete when all the required information has been received by the Department. Aoraki/Mount Cook Alpine Lodge Limited has supplied the information as required by s17 of the Conservation Act and the application is deemed complete and is incorporated into this report.

4.0 Analysis of proposal (s17T, 17U, 17V, 17W, 17X, 17Y)

Section 17T(2) requires the Minister to decline an application within 20 working days of it being deemed complete, if "...the application does not comply or is inconsistent with the provisions of this Act or any other relevant conservation management strategy or plan..."

Public notification s17T(4):

The Conservation Act 1987 requires the Minister to publicly notify her intention to grant a lease (s17T(4)). S49 of the same Act requires the relevant notification to be published in a newspaper circulating in the area and at least once in each of the daily newspapers published in the 4 main centres if relevant. If the Minister is satisfied that the activity is of local or regional interest only, the Minister may limit the publications the notice appears. In this case it is appropriate to place notification the Christchurch Press and Timaru Herald.

Analysis of Effects s17U(1) and (2):

Effects on Conservation Values

Visual Impact – Building maintenance and landscaping

Aoraki/Mount Cook National Park is of significant status and quality. This is reflected in both the Canterbury CMS and the Aoraki/Mount Cook National Park Plan. Given the visibility of the buildings to residents and visitors, it is imperative that the buildings and sites are maintained so that the quality and status of is upheld. The establishment of an annual property plan and regular site maintenance and site monitoring will ensure the property is maintained to a standard reflective of the status of the National Park and avoid this adverse effect. A site inspection prior to the granting of a new concession is required to establish any necessary work needed to bring the property up to the acceptable standard. Special conditions to avoid the adverse effect of poor maintenance are as follows;

"The Concessionaire or representative of the Concessionaire is to meet with the Department within two months of the granting of this concession, with the purpose of inspecting the property, assessing the current condition of the sites and discussing any maintenance work required by the Department."

"Any work required following a property inspection must be completed within an appropriate timeframe, as agreed by both parties. The timeframe must not be greater than 12 months from the inspection date."

"The Concessionaire must ensure, in conjunction with the Department, that within six months of the grant of concession a 10-year, annual property maintenance plan for the site is developed."

"The property maintenance plan is to include the repair, restoration or replacement of the land, buildings and services associated with the site".

"The Concessionaire must ensure the property maintenance plan is adhered to."

"Variations to the 10-year property maintenance plan may only be made with the approval of the Department."

"The landscaping must be of a standard acceptable to the Grantor."

"The Concessionaire must meet all reasonable charges imposed by the Grantor in respect of any landscape maintenance on the land."

Introduction of unwanted species

In order to make accommodations more "homely", residents may seek to introduce species, such as house plants or pets, to make the environment seem more familiar. Incorrect disposal of plants, accidental release or seed dispersal could adversely affect conservation values by spreading and/or impacting on native species. Standard conditions and an additional special condition is required to avoid this adverse effect.

"The Concessionaire must not bring animals onto the site, or permit animals to be brought onto the site."

Fire risk

Aoraki/Mount Cook can be very dry and is an extremely fragile environment. Activities undertaken by tenants such as smoking, charcoal barbeques etc or faulty electrical equipment or wiring could initiate fire. This may have a devastating effect upon the occupants of the structure and surrounds. To avoid or minimise this adverse effect, a special condition is required.

"The Concessionaire is to ensure occupants of the site adhere to any fire restrictions in force."

Effects on Future and Existing Users

Limited Accommodation Resource

Staff accommodation in the Aoraki/Mount Cook area is limited and in high demand. Many Concessionaires require their staff to stay within the village to meet the needs of their clients. To ensure that accommodation is available to Concessionaire's key staff, a special condition is required to ensure leases for staff accommodation sites can only be held while concessionaires are operating in the National Park.

"The Concessionaire may use the site and buildings for the sole purpose of accommodating staff employed by the Concessionaire in activities authorised within the National Park."

"If staff accommodation is vacant, the Concessionaire may sublet it to the staff of other Concessionaires who operate in the Aoraki/Mount Cook National Park on the following terms and conditions:

- (i) The Concessionaire's own staff who must, of necessity to the Concessionaire's operations, live in the Village must be offered the accommodation first, and have priority over the staff of other Concessionaires;*
- (ii) Staff accommodation may only be provided to staff:*
 - a. of a concessionaire currently operating in the Aoraki/Mount Cook National Park; and*

- b. *who must, of necessity to that Concessionaire's operations, live in the Village;*

No advertising of staff accommodation is permitted."

Monitoring Conditions

Annual site inspections are required to be carried out by the Department to ensure proposed work planned in the 10-year plan is undertaken. Standard condition 3.2 allows for the Department to enter the site with suitable notice, for the purpose of monitoring concession compliance.

Purpose for which the land is held s(17U(3)):

National Parks Act 1980

The provisions in the National Parks Act 1980 have the purpose of preserving the natural values of the Park for their intrinsic worth and for the benefit, use and enjoyment of the public in perpetuity. National Parks are areas of New Zealand that contain scenery of such quality, and ecological systems or natural features so important that their preservation is of national interest. Section 4 of the National Parks Act declares that national parks shall be administered and maintained so the natural state, native species and historical interest shall be preserved. As the activity does not impede this purpose, the activity is not contrary to the purpose for which the land is held.

Amenity Areas are set apart for the development and operation of recreational and public amenities and related services for the use and enjoyment of the public in accordance with the National Parks Act. As this activity is considered operational to support the recreational use of the national park for public use and enjoyment, the activity is not contrary to the purpose for which the land is held.

Consistency with Relevant Management Strategies and Plans s17W:

General Policy for National Parks 2005

Provisions within this policy document address the purpose of preserving in perpetuity national parks, for their intrinsic worth and for the benefit, use and enjoyment of the public. National parks are areas that are;

- Unique;
- Of distinctive quality;
- Important ecological systems;
- Comprised of natural features that are so important, their preservation is in the national interest.

The public may have entry and access to national parks so that the full measure of the park benefits can be realised. Policy 9(b) allows for accommodation within national parks for staff of a concessionaire, for which a concession is required. Monitoring of the effects of use of the accommodation is required, in Policy 9(f). This monitoring must be undertaken by both the Department and the concessionaire.

Provided standard and special conditions are adhered to, the activity is consistent with the General Policy for National Parks 2005.

Canterbury (Waitaha) 2016 Conservation Management Strategy

Aoraki/Mount Cook National Park is a significant feature in the Canterbury landscape. To Ngai Tahu, Aoraki represents "the most sacred of ancestor" and is of cultural, spiritual and traditional significance.

The area contains a range of landforms and vegetation which facilitate many recreational and tourism opportunities.

Policies within this part direct Aoraki/Mount Cook National Park to be managed in accordance with the Aoraki/Mount Cook National Park Management Plan (2.1.1). When assessing concession applications, consideration must be given to the values described in the "statement of outstanding universal value of the Te Wahipounamu-South West New Zealand World Heritage Area" (2.1.2).

Part Three – Specific Policy Requirements

Under the policies for this place, authorisations are required to be processed in accordance with relevant legislation, CMS documents and General Policies (3.1.9). Activities and their ongoing effects are required to be monitored (3.1.10). Vehicles are allowed only on roads and designated parking areas as identified in the Aoraki/Mount Cook National Park Plan and the Places part of the CMS (3.2.1). Domestic animals and pets can have an adverse effect on the natural and cultural values of public conservation lands and waters. Policy 3.7.2 states that animals including pets, should not be permitted on public conservation lands. The exception is dogs where they are permitted as in policies 3.8.1-3.8.7.

Provided standard and special conditions are adhered to, the activity is consistent with the Canterbury (Waitaha) 2016 Conservation Management Strategy.

Aoraki/Mount Cook National Park Management Plan 2004

Applications

Applications for concessions must be considered in accordance with the relevant legislation, statutory planning and the objectives and policies of Aoraki/Mount Cook National Park Plan 2004 (4.3.2(a)). The method to achieve this includes an initial site assessment and ongoing annual inspections to determine compliance with concession provisions and the effects of activities on the natural, historic and cultural values of the area.

Staff Accommodation

Additional to the requirements of section 17U(4) of the Conservation Act, buildings within the Park are required to be appropriate to and compatible with the landscape and visitor management settings in which they are located (4.3.9(b)). This policy indicates the importance of the quality and level of maintenance required to ensure the values of the Park are maintained. A high level of maintenance is also reiterated in policy 6.1.2 where buildings are required to be maintained to a high standard, appropriate to the location within the national park and the foreground of Aoraki Mount Cook.

Landscapes

As the natural values of the park are highly significant, facilities are required to be designed and located to minimise their impact on the landscape. Landscape restoration is required where land has been damaged during the provision of facilities (4.1.2(b)). Any landscape restoration is to be in accordance with policy 4.1.1. and attention to mitigating landscape impacts will be a condition of concessions, where relevant, to ensure a quality of park landscapes (4.1.2(b.4)).

Part Five of the Aoraki/Mount Cook National Park Plan 2004 pertains to the management of the Aoraki/Mount Cook Village. Objective one (5.2.1) has emphasis upon the maintenance and enhancement of the Village as a location of National and International significance. Objective Two requires the preservation of the landscapes and indigenous ecosystems and natural features. This is also reinforced in policy 6.1.2 where emphasis is placed on landscape management and the restoration of indigenous vegetation. Additional Objectives (5.2.2) require the extermination of all introduced plant and animal pests and to manage the Village in such a way that it does not detract from the Park's World Heritage Status.

Provided the standard and special conditions are adhered to, the proposed activity is consistent with the Aoraki/Mount Cook National Park Plan.

Statement of Outstanding Universal Value for Te Wāhipounamu-South West New Zealand World Heritage Area.

Te Wāhipounamu-South West New Zealand covers approximately 10% of New Zealand and encompasses the Aoraki/Mount Cook National Park. World Heritage sites are designated following an assessment of four criteria which require the sites to be "outstanding examples" of;

- Earth's evolutionary history;
- Representation of geological and biological and man's interaction with the natural environment;
- Superlative natural phenomena, formations or features;
- Significant and important natural habitats where threatened species of animals or plants of outstanding value are present.

Policy 2.1.2 of the Canterbury CMS requires consideration to be given to the statement of outstanding values. Provided standard and special conditions are adhered to, the proposed activity will not adversely affect the World Heritage status of Te Wāhipounamu-South Westland World Heritage Area.

5.0 Relevant information about the applicant

Convictions on any charge related to the activity applied for or on any conservation related issue:

The applicant has indicated they have not been the subject of any criminal charges or have any charges pending.

Past compliance with concession conditions:

The applicant has complied with concession conditions.

Credit check result:

Previous credit check carried out, no issues raised.

6.0 Proposed operating conditions

Concession Activity:

Lease of Site 21 and Site 23 for accommodating the staff of Aoraki/Mount Cook Alpine Lodge Limited, while operating within Aoraki/Mount Cook National Park.

Term:

Subsection 17Z(1) of the Conservation Act 1987 allows for a lease to be granted for a term not exceeding 30 years. The applicant has applied for a term of 30 years which is consistent with the Conservation Act 1987.

Fees:

These have been removed for notification purposes.

Summary of special conditions as listed in effects assessment above:

Property Maintenance

"The Concessionaire or representative of the Concessionaire is to meet with the Department within two months of the granting of this concession, with the purpose of inspecting the property, assessing the current condition of the sites and discussing any maintenance work required by the Department."

"Any work required following a property inspection must be completed within an appropriate timeframe, as agreed by both parties. The timeframe must not be greater than 12 months from the inspection date."

"The Concessionaire must ensure, in conjunction with the Department, that within six months of the grant of concession a 10-year, annual property maintenance plan for the site is developed."

"The property maintenance plan is to include the repair, restoration or replacement of the land, buildings and services associated with the site".

"The Concessionaire must ensure the property maintenance plan is adhered to."

"Variations to the 10-year property maintenance plan may only be made with the approval of the Department."

"The landscaping must be of a standard acceptable to the Grantor."

"The Concessionaire must meet all reasonable charges imposed by the Grantor in respect of any landscape maintenance on the land."

Animals

"The Concessionaire must not bring animals onto the site, or permit animals to be brought onto the site".

Fire Restrictions

"The Concessionaire is to ensure occupants of the site adhere to any fire restrictions in force."

Permitted Activity

"The Concessionaire may use the site and buildings for the sole purpose of accommodating staff employed by the Concessionaire in activities authorised within the National Park."

"If staff accommodation is vacant, the Concessionaire may sublet it to the staff of other Concessionaires who operate in the Aoraki/Mount Cook National Park on the following terms and conditions:

- (i) The Concessionaire's own staff who must, of necessity to the Concessionaire's operations, live in the Village must be offered the accommodation first, and have priority over the staff of other Concessionaires;*
- (ii) Staff accommodation may only be provided to staff:*
 - a. of a concessionaire currently operating in the Aoraki/Mount Cook National Park; and*
 - b. who must, of necessity to that Concessionaire's operations, live in the Village;*

No advertising of staff accommodation is permitted."

Grantor's Provision of Community Service, Benefit or Facility (Local Body Services)

- 1. The Concessionaire must pay to the Grantor a local body levy to cover the provision to the Concessionaire of such services as are supplied by the Grantor in its function as Local Authority for the Aoraki/Mount Cook Village in accordance*

with Sections 6.2.8 and 6.2.9 of the Aoraki/Mount Cook National Park Management Plan 2004.

2. Services supplied by the Grantor include (but are not limited to) the following:
 - water supply (drinking and fire-fighting)
 - sewerage and sewage treatment
 - Avalanche, flood and debris flow protection
 - Rubbish and recycling collection and disposal
 - Roading, lighting, storm water, and snow clearing up to the boundary of the Land defined in Item 1 of Schedule 1.
 - Landscaping and pathways up to the boundary of the Land defined in Item 1 of Schedule 1.
 - Industrial fire brigade
 - Civil defence and natural hazard management as per the Aoraki/Mount Cook Village Long Term Community Plan.
3. The contribution to local body services is to be calculated for each specific service in accordance with the most recent final version of the Aoraki/Mount Cook Village Long Term Community Plan (1 July 2009 – 30 June 2019)."

7.0 Applicant's comments on draft Officer's Report

The applicant was provided a draft copy of the form for their comment. The applicant has responded and **the Department** has responded in **purple** as follows;

"I have the following to add:

1. The distance from Mount Cook Village to Twizel is 65km (minor detail I know but correct all the same) - noted and changed in the report – thanks for spotting that!
2. I would like the opportunity as concessionaire to attend the visit by the department to assess the properties for maintenance requirements. – You are most welcome to do this. Hopefully you think this is provided for in the following special condition;

The Concessionaire or representative of the Concessionaire is to meet with the Department within two months of the granting of this concession, with the purpose of inspecting the property, assessing the current condition of the sites and discussing any maintenance work required by the Department."

The District Office will contact you to trigger this work and you will be able to decide who "represents" Aoraki Mount Cook Alpine Lodge Limited.

3. We would need to clarify "The property maintenance plan is to include the repair, restoration or replacement of the land, buildings and services associated with the site" particularly with regards to restoration of the land say in the event of a major earthquake and with regards to services "associated" with the site. – This could be specified within your ten-year property plan. Concerns here could also be covered off by the clause 16.0 from the standard conditions of the lease;

16. What if the Grantor's structures or facilities are damaged or destroyed?

16.1 If the Grantor's structures or facilities or any portion of them are totally destroyed or so damaged:

- (a) as to render them untenable, the Lease is to terminate at once; or
- (b) as, in the reasonable opinion of the Grantor, to require demolition or reconstruction, the Grantor may, within 3 months of the date of damage

or destruction, give the Concessionaire 1 months' notice to terminate and a fair proportion of the Concession Fee and Other Charges is to cease to be payable according to the nature and extent of the damage.

- 16.2 Any termination under clause 16.1 is to be without prejudice to the rights of either party against the other.
- 16.3 If the Grantor's structures or facilities or any portion of them are damaged but not so as to render the premises untenable and:
- (a) the Grantor's policy or policies of insurance have not been invalidated or payment of the policy monies refused in consequence of some act or default of the Concessionaire; and
 - (b) all the necessary permits and consents are obtainable; and
 - (c) the Grantor has not exercised the right to terminate under clause 16.1,
- the Grantor must, with all reasonable speed, apply all insurance money received by the Grantor in respect of the damage towards repairing the damage or reinstating the structures or facilities; but the Grantor is not liable to spend any sum of money greater than the amount of the insurance money received.*
- 16.4 Any repair or reinstatement may be carried out by the Grantor using such materials and form of construction and according to such plan as the Grantor thinks fit and is to be sufficient so long as it is reasonably adequate for the Concessionaire's use of the Land for the Concession Activity.

4. We would also need to clarify our liability regarding the clause that says "The Concessionaire is to ensure occupants of the site adhere to any fire restrictions in force." – The Department recommends you clarify this with your relevant tenancy agreement obligations, lawyers, insurance etc. Essentially the Departments views this as your obligation to ensure your tenants adhere to any fire restrictions in place. I think this is more clearly outlined in the standard conditions within the lease below;

1. Interpretation

1.2 *The Concessionaire is responsible for the acts and omissions of its employees, contractors, agents, clients and invitees (excluding other members of the public accessing the Land). The Concessionaire is liable under this Concession for any breach of the terms of the Concession by its employees, contractors, agents, clients and invitees (excluding other members of the public accessing the Land), as if the breach had been committed by the Concessionaire.*

15.1 *The Concessionaire must comply where relevant:*

(c) with all notices and requisitions of any competent authority affecting or relating to the Land or affecting or relating to the conduct of the Concession Activity; and

5. We find the clause regarding Sole Purpose to be to limiting in terms of being able to let the premises to others when our staff accommodation requirements are satisfied eg we currently have a long term staff member who is married to a department staff member and lives in department accommodation so we let that space to another party. – this has been noted and a draft "subletting" special condition is proposed as below;

The Concessionaire may use the site and buildings for the sole purpose of accommodating staff employed by the Concessionaire in activities authorised within the National Park."

"If staff accommodation is vacant, the Concessionaire may sublet it to the staff of other Concessionaires who operate in the Aoraki/Mount Cook National Park on the following terms and conditions:

- (iii) The Concessionaire's own staff who must, of necessity to the Concessionaire's operations, live in the Village must be offered the*

accommodation first, and have priority over the staff of other Concessionaires;

(iv) Staff accommodation may only be provided to staff:

a. of a concessionaire currently operating in the Aoraki/Mount Cook National Park; and

b. who must, of necessity to that Concessionaire's operations, live in the Village;

No advertising of staff accommodation is permitted."

6. Activity Fees: we would like an indication of what level (if different from the existing charge) the department intends to impose and what reference to market value has been used. –

Noted. The Valuer has yet to provide a report for Site 21 and Site 23. This has largely been due to the weather conditions. I anticipate these reports will be provided to me shortly. Please be aware that the activity fees are not required to be confirmed for public notification purposes.

7. Management fees: would it be the departments intention to charge these annually? Can we please have a breakdown of what these fees comprise of. – noted and I have amended the report as;

Removed for notification purposes.

8. Monitoring fees: We would like to include a clause which stipulates the department will consult with the concessionaire when it intends to carry out monitoring and give the concessionaire the opportunity to attend the monitoring visits. – Noted. This is covered off in the standard condition below within the lease document. This clause requires the Department to notify the Concessionaire of their intention to enter the land. This then provides a mechanism for you to indicate your preference to attend any "inspection".

Legal advice suggests requiring both the Grantor and Concessionaire to be present for the "inspection" has the potential to become problematic, particularly if the relationship between the two parties sours for some reason. The clause below still allows the Department to carry out any monitoring work required to ensure that Concessionaires are complying with their agreements and the activity is consistent with the statutory plans.

3.1 What about quiet enjoyment?

3.2 *The Concessionaire, while paying the Concession Fee and performing and observing the terms and conditions of this Concession, is entitled peaceably to hold and enjoy the Land and any structures and facilities of the Grantor without hindrance or interruption by Grantor or by any person or persons claiming under the Grantor until the expiration or earlier termination of this Concession.*

3.3 *Provided reasonable notice has been given to the Concessionaire the Grantor, its employees and contractors may enter the Land to inspect the Land and facilities, to carry out repairs and to monitor compliance with this Concession.*

9. I would like to meet on site with the department to walk around the boundaries of the lease area to ascertain responsibilities associated with snow clearing and maintenance of access etc. – noted and this could occur during the initial inspection or another time. But I have advised the District Office this is the case. Once this has been discussed, you are welcome to outline this in the property plan.

8.0 Summary and Conclusions

It is considered that the proposed activity;

- Is not inconsistent with the National Parks Act 1980 and the purpose for which the land is held;
- Is not contrary to the Conservation Act 1987; and

Is consistent with the;

- General Policy for National Parks 2005;

- Canterbury (Waitaha) Conservation Management Strategy, 2016;
- Aoraki/Mount Cook National Park Management Plan 2004;
- Statement of Outstanding Universal Value for Te Wāhipounamu-South West New Zealand World Heritage Area.

Any adverse effects on conservation values resulting from this activity are understood and can be adequately avoided, remedied or mitigated by the conditions of a concession (if granted).

9.0 Recommendations to decision maker

Pursuant to the delegation dated **9 September 2015** it is recommended that the **Aoraki Mount Cook Operations Manager, Mike Davies**;

- 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. Approve in principle the granting of a Notified Lease concession to Aoraki/Mount Cook Alpine Lodge Limited subject to the standard concession contract; and the special conditions identified in this report.**
- 4. 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 Timaru Herald.**

Original Report SIGNED by
Nicci Mardle
Permissions Advisor
Date:

Recommendation:

- 1 Agree
- 2 Agree
- 3 Approved
- 4 Agree

Original Report SIGNED by
Mike Davies
Aoraki/Mount Cook Operations Manager
Date: 18 August 2017