

RC240079 – Pre-hearing Meeting Actions – Applicant Response Summary

| Actions | | Commentary |
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| 1. | <p>Potential future air traffic plans</p> <p>(a) Applicant's Agent to propose wording for a consent condition that commits to 'no helicopter' landings at the site, unless in the event of an emergency. This proposed consent condition could be provided to Council as part of the Applicant's hearing evidence. It could also be provided to the Submitters Group as part of an informal feedback process.</p> | <p>This has been addressed within the volunteered condition suite (refer Condition 5).</p> |
| 2. | <p>Access and traffic safety</p> <p>(a) Applicant's Agent is working with Waka Kotahi / NZTA to achieve safe access design to NZTA required standards. When the updated designs are ready, the Applicant's Agent may share the design plans with the Submitters Group as part of an informal feedback process.</p> <p>(b) Applicant's Agent will consider, in discussion with NZTA, the feasibility of:</p> <ul style="list-style-type: none"> i. Vegetation clearance within the SH corridor to improve sightlines ii. Widening the SH corridor by removing part of the inside highwall (the 'lump') iii. Creating a pedestrian / cycle link from the entrance of the site to the entrance to Truman Track on the SH. <p>Once assessed, the Applicant's Agent will provide the findings of these feasibility discussions to the Submitters Group as part of an informal feedback process.</p> | <p>As identified in the RFI response, the Applicant has engaged with NZTA regarding access design options for the site, and NZTA has accepted the proposed rural right-turn bay (refer to the design enclosed as Attachment [F] of the RFI response). The detailed access design will be developed in consultation with NZTA, including through a design safety audit, as confirmed by a volunteered consent condition (refer Condition 4). This process will provide an opportunity to further consider the matters raised by submitters, while noting that NZTA, as the road controlling authority, will ultimately determine the appropriateness of any wider works along the State Highway.</p> |
| 3. | <p>Ecological impacts from disturbance, construction, noise, and lighting</p> <p>(a) Further ecological investigations by RMA Ecology have been commissioned and are programmed to commence in late September to address submissions (DOC and others). Applicant's Agent is to consider the process for Peer Review of RMA Ecology's investigations by an appropriately qualified local ecologist (such as Matt Charteris).</p> <p>(b) To address the requirements identified in the ecological investigations (including Peer Review findings), it was agreed that an Ecology Management Plan (EMP) will be</p> | <p>As identified in the RFI response, an updated Detailed Ecological Report has been prepared (refer Attachment [G] of the RFI response), incorporating the findings of the additional site investigations undertaken. While no independent peer review has been commissioned, the report has been provided to DOC,</p> |

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| | <p>developed. It was requested that the EMP also be Peer Reviewed by an appropriately qualified local ecologist (such as Matt Charteris). The EMP is to consider the following:</p> <ul style="list-style-type: none"> i. Construction and operational stages of the project ii. Restoration activities to be undertaken iii. Local sourcing of native plants from local nursery(ies) iv. Long-term obligations <p>The further ecological investigations and EMP could be provided to Council as part of the Applicant's RFI response and hearing evidence. It could also be provided to the Submitters Group as part of an informal feedback process.</p> <p>(c) Lighting (internal and external) may be dealt with separately to the EMP, and a Lighting Management Plan could be developed, noting that the Plan's purpose is to protect both biodiversity and amenity values. The Applicant's Agent is to consider commissioning Mike Gedes to undertake Peer Review of the Lighting Management Plan.</p> <p>(d) In consideration of the Marine Reserve, the Applicant's Agent agreed to not establish public access to the shoreline. The Applicant's Agent also agreed to engage with Don Neale (DOC) to seek advice and input into the proposal.</p> <p>(e) Applicant's Agent will consider mechanisms for addressing the above points a – d, and offer up wording for consent conditions to address these, as appropriate. Any proposed consent conditions could be provided to Council as part of the Applicant's RFI and/or Applicant's hearing evidence. It could also be provided to the Submitters Group as part of an informal feedback process.</p> <p>(f) An agreement (such as a Memorandum of Understanding) may be used to establish and govern a 'stewardship partnership' between the Applicant and representative Submitters including, but not necessarily limited to:</p> <ul style="list-style-type: none"> i. West Coast Penguin Trust (Inger Perkins) ii. Westland Petrel Conservation Trust (Denise Howard) iii. Fiona McDonald <p>Applicant's Agent to consider and, if deemed appropriate, progress the establishment of the agreement. The establishment of any agreement is outside the scope of this consenting process and Council will therefore not be party to the agreement or involved in the facilitation of the agreement.</p> | <p>who have confirmed they are comfortable with the scope and findings of the investigations.</p> <p>As per the recommendations of the updated Detailed Ecological Report, a condition of consent has been proposed requiring the preparation of a Vegetation and Pest Management Plan (refer Condition 9). This plan outlines a range of measures that respond to the matters raised by submitters, and includes a requirement to consult with relevant parties, including DOC. In addition, a condition of consent has been proposed requiring the preparation of a Lighting Management Plan (refer Condition 10), which similarly includes consultation with DOC and local ecological interest groups.</p> <p>The Applicant remains committed to working with key stakeholders in relation to ecological restoration opportunities for the site, and the proposed conditions recognise this through specifying consultation requirements. However, in the absence of resource consent being granted, it is considered premature to enter into formal agreements or partnerships with interested parties at this stage. These matters can be further explored through the consultation processes associated with the Vegetation and Pest Management Plan and the Lighting Management Plan.</p> |
| <p>4.</p> | <p>Landscape impacts, including visual, natural character, amenity, coastal environment/character</p> | <p>At this stage, the Applicant remains comfortable with the proposed lodge design, and no further changes are proposed. While the building design, materiality, and finishes seek to reflect the local context, they will not</p> |



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| | <p>(a) Applicant's Agent to work with building designer and/or landscape architect to consider the concerns raised by Submitters, including:</p> <ul style="list-style-type: none"> i. Wind tunnel effect from orienting the gap between the two lodge buildings south to north. ii. Opportunities to incorporate a living / turf roof on lodge to reduce visual impact. iii. Further lowering profile to reduce visual impact. iv. Concern regarding potential 'establishment failure' of screening vegetation, currently proposed to minimise visual impact from lodge and cabins. v. Use of local materials e.g. beach pebbles, will not occur. This will be clarified in relevant design plans. <p>(b) A Construction Management Plan (CMP) will be developed to address minimising waste / litter impacts during the project's construction stage. The Applicant's Agent will offer up wording for a consent condition to address the requirement for the CMP, as appropriate. Any proposed consent condition could be provided to Council as part of the Applicant's RFI and/or Applicant's hearing evidence.</p> <p>(c) Applicant's Agent may report back to Submitters Group following further work with building designer and/or landscape architect as part of an informal feedback process.</p> | <p>include the collection and use of local beach pebbles or stones. It is noted that the current design is supported by both the project architect and landscape architect. In addition, a condition of consent has been proposed requiring the preparation of a Vegetation and Pest Management Plan, which will include details relating to the ongoing maintenance of active regeneration areas.</p> <p>In respect of construction and waste management matters, a condition of consent has also been proposed requiring the preparation of a Construction Management Plan. This plan will include specific provisions relating to refuse and site waste management.</p> |
| <p>5.</p> | <p>Historic and cultural heritage impacts</p> <p>(a) Applicant's Agent to continue to seek to engage Ngāti Waewae, to keep them informed of material changes to the proposal.</p> <p>(b) An Archaeological Assessment has been commissioned. Once this is complete, the Applicant's Agent will provide it to the Submitters as part of an informal feedback process.</p> | <p>The Applicant has commissioned an archaeological assessment (refer Attachment [P] to the RFI response), and adopted Ngāti Waewae's Accidental Discovery Protocol, as per their request (refer Condition 11).</p> |
| <p>6.</p> | <p>Lighting impacts on 'Dark Sky'</p> <p>(a) Concerns regarding the 'Dark Sky' concept was satisfactorily covered by the Lighting Management Plan. No additional actions.</p> | <p>The issues of lighting have been comprehensively addressed within the volunteered Lighting Management Plan condition (refer Condition 10).</p> |
| <p>7.</p> | <p>Geotechnical risks and natural hazards/AF8</p> <p>(a) Two broad concerns:</p> <ul style="list-style-type: none"> i. Site geotechnical safety (rock fissures, karst) ii. Civil Defence and the potential drain on local emergency response and resources <p>(b) Further geotechnical assessment by T+T is currently underway and may be provided to the Submitters Group as part of an informal feedback process.</p> | <p>T+T have provided a further geotechnical response (refer Attachment [O] to the RFI response). A number of conditions (refer Conditions 13–15) have been proposed to appropriately address the geotechnical risks associated with the site development. In addition, an Advice Note has been included recommending the preparation of an Emergency Management Response Plan.</p> |

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| | (c) Applicant's Agent to consider and offer suggestions to Submitters Group for comment regarding Civil Defence matters, including how to achieve self-sufficiency in times of prolonged isolation. | |
| 8. | <p>Supply of potable water</p> <p>(a) Applicant's Agent will work with the Project Manager to calculate likely on-site use of potable water and percentage of the time that water will need to be sourced via the town supply. The analysis will then be provided to the Submitters for their information as part of an informal feedback process.</p> <p>(b) Applicant's Agent will work with Project Manager to consider other ways to reduce draw from town water supply, including, but not necessarily limited to, refilling tanks at night and/or upsizing tank capacities. Any proposed changes could be provided to Council as part of the Applicant's RFI and/or Applicant's hearing evidence. It could also be provided to the Submitters Group as part of an informal feedback process.</p> | As identified in the RFI response, the Applicant has engaged with BDC and Fire and Emergency New Zealand in relation to potable and firefighting water supply requirements. While these matters are addressed within the RFI response, a condition of consent is proposed (refer Condition 1) requiring that the detailed design of the water supply infrastructure, including treatment, storage, and any flow rate restrictions in accordance with BDC requirements, be finalised prior to the operation of the lodge and visitor accommodation activities. |
| 9. | <p>Hazardous substances – gas</p> <p>(a) Applicant's Agent will work with the Project Manager to consider alternative power supply options, including incorporating more solar or wind in the design. The findings could be provided to the Submitters Group as part of an informal feedback process.</p> | The Applicant is proposing the use of solar panels as part of the accommodation cabins, with the detailed power supply arrangements able to be further considered as part of the detailed design process. |
| 10. | <p>General</p> <p>(a) Some Submitters indicated a preference to engage with the Applicant / Applicant's Agent through an independent mediator funded by the Applicant. Some Submitters indicated comfort directly engaging with the Applicant / Applicant's Agent. Should an independent mediator be used, this would not preclude direct engagement.</p> <p>(b) The Applicant's Agent will consider whether an independent mediator will be used and offer suggestions to the Submitters Group on how this may work. Please note that the use of an independent mediator is outside of the scope of the consenting process. Council will therefore not be able to resource or function as an independent mediator.</p> | <p>The Applicant remains committed to engaging with submitters and has commissioned further investigations and volunteered a number of conditions to respond to matters raised at the pre-hearing meeting. These include requirements for consultation with relevant interested parties in relation to the Lighting Management Plan and the Vegetation and Pest Management Plan, providing opportunities for ongoing input and feedback where parties wish to be involved.</p> <p>In this context, and recognising the scope and purpose of the resource consent process, the Applicant considers that the matters raised can be appropriately addressed through that process, and therefore does not consider that independent mediation is necessary at this stage.</p> |