

RC240079 – Consent Conditions - Working Version

Daniel Thorne – Recommended Amendments [RED TEXT] – UPDATED 23.07.26

Condition Text		Applicant Comments
General		
1.	The activity shall proceed in general accordance with the submitted application received by Buller District Council (“Council”) on 13 January 2025 and further information received on 1 May 2025, 4 May 2026, 18 June 2026 and 26 June 2026; and the following plans: (a) XXX (b) XXX (c) XXX If any of the provisions of the documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.	Accepted – plans to include: • Masterplan • Vegetation Management Plan • Landscape Earthworks Plan • Architectural Plans (Main Lodge, Lodge Support, Cabins, Staff Accommodation) • Rural Right Turn Bay Design Plan
2.	All actual and reasonable costs incurred by Council in monitoring, enforcement and administration of this consent shall be met by the Consent Holder.	Accepted
Pre-Commencement Conditions		
3.	Prior to the commencement of any works on the site, the Consent Holder must provide evidence to the Council's Infrastructure Department that a Chartered Professional Civil Engineer (“ the Supervising Engineer ”) has been appointed to carry out the design, supervision, and certification of the engineering works required in association with the development approved under this consent, and shall confirm that the representative(s) will be responsible for all aspects of the work covered under NZS4404:2010 “Land Development and Subdivision Engineering” (“ NZS4404:2010 ”).	Accepted
4.	Prior to the commencement of any works on the site, the Consent Holder must submit to Council's Infrastructure Department for approval, a detailed design report which must include the engineering designs, specifications and a set of detailed design drawings for the internal private roads, including associated stormwater management,	Accepted

	including a Schedule 1A Certificate prepared and signed by a Chartered Professional Civil Engineer with experience in roading. This documentation must be submitted with a transmittal register indicating document name, number, revision number and date issued. The Consent Holder must seek approval from Council's Infrastructure Department for any variation to the requirements of NZS4404:2010. Any variation approved will be recorded in writing and must be confirmed prior to construction.	
5.	Prior to the commencement of any works on the site, the Consent Holder must submit to Council's Infrastructure Department for approval, a detailed design report which must include the engineering designs, calculations, assumptions, specifications and a set of detailed design drawings for the water supply system, including a Schedule 1A Certificate prepared and signed by a Chartered Professional Civil Engineer with experience in water infrastructure. The design shall demonstrate that the water supply system is capable of adequately servicing the development, including potable water supply, fire-fighting water supply where required, storage, reticulation, pump systems, treatment systems and any associated infrastructure. The detailed design shall confirm the source of supply, expected demand, storage capacity, pressure and flow rates, and any proposed staging of infrastructure. The design shall also specifically address: (a) the potential for degradation in raw water quality during weather events, including increased silt and sand at the intake, and the measures proposed to manage this, including consideration of sand filtration with backwash capability, selective abstraction intake design, and/or an appropriately sized sedimentation tank with regular flushing arrangements; (b) the potential need to manage reduced flows during drought periods, including provision of a flow restrictor on the inlet pipeline at the site boundary capable of adjustment between 1.5 m³/hr and 2.5 m³/hr, with a default setting of 2.0 m³/hr, and sufficient on-site water storage to ensure continuity of supply in the event that Council restricts supply to 1.5 m³/hr; (c) the quantity of the proposed water supply required to facilitate the proposed development including considerations of downstream users and alternative solutions; (d) confirmation that the potable water supply complies with the requirements of the Water Services Act 2021 and the latest version of the Drinking Water Quality Assurance Rules; and (e) confirmation that the fire-fighting water supply will be provided in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS 4509:2008), or an alternative firefighting water source that is deemed acceptable to Fire and Emergency New Zealand, with evidence of this to be included. This documentation must be submitted with a transmittal register indicating document name, number, revision number and date issued. The Consent Holder must seek approval from Council's Infrastructure Department for	Accepted

	any variation to the requirements of NZS4404:2010. Any variation approved will be recorded in writing and must be confirmed prior to construction.	
6.	Prior to any connection being made to Council's untreated water supply to Punakaiki, the Consent Holder must obtain written approval from Council's Infrastructure Department. Any new connection, including meters, Acuflo valves, manifolds and inspection boxes must be installed in accordance with Council's standards by a Council Approved Contractor. The Approved Contractor will be required to make application to the Council's Infrastructure Services department for approval to install the service prior to the construction of the service being undertaken. The connection shall be installed at the cost of the Consent Holder and an "as-built" for the work completed signed by the contractor and marked "as-built" needs to be provided, all to the occupation of any new building.	Accepted
7.	Prior to the commencement of any works on the site, the Consent Holder must submit a full set of construction drawings for the internal private road and water supply system for approval by Council's Infrastructure Department.	Repeats requirements of Condition 4 and 5
8.	Prior to the commencement of any works on the site, the Consent Holder must submit a programme of inspections at the time of submitting the detailed design for approval, to demonstrate that adequate inspections at the appropriate times are to be carried out.	Accepted
9.	Prior to the commencement of any works on the site, a site-specific geotechnical assessment shall be prepared by a suitably qualified and experienced geotechnical engineer for each of the proposed building locations and provided to Council. The assessment shall: (a) confirm the suitability of the building location, including that it is located outside the 'cliff erosion hazard area', 'undermined cliff hazard area', and 'falling debris hazard area' as delineated on Sheets 3 and 4 of Tonkin + Taylor Perpendicular Point Natural Hazard Desktop Assessment Version 2; (b) identify any specific foundation design requirements, earthworks, retaining, drainage or other mitigation measures necessary as appropriate for development; and (c) have regard to, and incorporate as appropriate, the recommendations and mitigation measures identified in the Tonkin + Taylor Perpendicular Point Natural Hazard Desktop Assessment Version 2.	Accepted
10.	Prior to the commencement of any works on the site, certification shall be provided to Council from a suitably qualified and experienced geotechnical engineer that all buildings, earthworks, and drainage infrastructure have been designed and will be constructed to avoid materially increasing the natural hazard risk on the site or adjacent properties, including during construction.	Accepted
11.	The Consent Holder must not commence any physical works on the site until it has obtained certification from the Council to the following:	Accepted

	(a) A Construction Management Plan (b) An Erosion and Sediment Control Plan (c) A Biodiversity Management Plan (d) A Lighting Management Plan The certification process requires that at least twenty (20) working days prior to the commencement of any works on the site, the Consent Holder must, in writing: (a) Submit the relevant management plan to the Council with a request for certification; (b) Specify under what consent number(s) and condition(s) the certification or approval is required; (c) Detail how the management plan will implement the applicable condition(s), including any environmental objectives, performance standards or other requirements set out in the applicable condition(s); (d) The preparation of plans and actions required by these conditions must be undertaken by a Suitably Qualified and Experienced Person; (e) If the Council's response is that they are not able to certify the management plan the Consent Holder may request that the Council provide reasons and recommendations for changes to the management plan in writing. The Consent Holder may then consider any of the reasons and recommendations and resubmit a revised management plan to be certified; (f) Should certification of the revised plan be refused, the Council's determination is final. The Consent Holder will be unable to comply with the relevant condition of consent and will be required to cease the activity(ies) enabled by that management plan; and (g) Any revision of a management plan including its component plans shall be submitted to the Council for review and, subject to the process in (a) to (f) above, certification. The Consent Holder must comply with all certified management plans.	
12.	Prior to the commencement of any works on the site, a Construction Management Plan ("CMP") shall be prepared by a suitably qualified professional and provided to Council. The objective of the CMP is to provide a framework to ensure that construction activities remain within the limits approved under this consent and avoid, remedy or mitigate adverse effects. The CMP shall identify how the objective is to be achieved, and shall as a minimum address the following: (a) Site management arrangements; (b) Construction programme and hours of operation; (c) Description of any anticipated environmental issues and measures to deal with these;	Accepted

	(d) Traffic Management Plan; (e) Noise management measures; (f) Refuse and site waste management; (g) Measures for ensuring karst features and forest edges remain protected during construction activities; (h) Measures to prevent the introduction, establishment and spread of weeds; and (i) Systems for responding to queries and complaints.	
13.	Prior to the commencement of any works on the site, an Erosion and Sediment Control Plan (“ESCP”) shall be prepared by a suitably qualified professional and provided to Council. The objective of the Plan is to manage earthworks so that sediment and stormwater run-off is contained within the Site and to ensure that no dust nuisance arises. The ESCP shall identify how the objective is to be achieved, and shall as a minimum address the following: (a) Description of all site earthworks and key environmental risks; (b) Earthwork sequencing; (c) Erosion and sediment control measures to be installed prior to, and during, all construction activities; (d) Dust control measures to be implemented prior to, and during, all construction activities to prevent as far as practicable, dust spreading beyond the boundary of the site; (e) Procedures for decommissioning the erosion and sediment control measures; and (f) Procedures for monitoring erosion, sediment and dust control measures.	Accepted
14.	Prior to the commencement of any works on the site, a Biodiversity Management Plan (“BMP”) shall be prepared by a suitably qualified and experienced ecologist and/or landscape professional and provided to Council for certification. The BMP shall be prepared in consultation with the Department of Conservation, with at least 15 working days allowed to provide comments. The objectives of the BMP are: (a) To detail the proposed vegetation management, ecological enhancement and planting outcomes across the site, including active and passive regeneration areas, as per the approved vegetation management plan; (b) To manage the effects of construction and operation of the lodge and visitor accommodation activity on indigenous vegetation, ecological values and amenity values; (c) To outline the details of proposed revegetation, restoration planting, enrichment planting, pest plant management, pest animal management and the staging of those works across the site;	Accepted

	(d) To identify all existing indigenous vegetation to be retained and protected, and the measures proposed to avoid, remedy or mitigate adverse effects on that vegetation; and (e) To implement vegetation clearance protocols to minimise effects on ecological values and fauna. The BMP shall identify measures to achieve these objectives and shall, as a minimum, address the following: (a) Identification of all existing indigenous vegetation to be retained and protected; (b) Details of all proposed revegetation and restoration planting, including plant species, plant sizes, spacing, staging, timing and maintenance requirements across both the construction and operational stages of the project; (c) Details of restoration activities proposed to be undertaken across the site, including any riparian, wetland, shrubland or indigenous habitat enhancement works, and specifically the provision of restoration planting to a width of 5 metres along the margins of Stream 3 and the enhancement of natural habitat around wetland areas W3, W4, W5, W6; (d) Confirmation that, where practicable, native plant species used for revegetation, restoration and enrichment planting shall be eco-sourced from local nursery suppliers; (e) Measures to control and manage pest plant species and animal pests during construction and operation of the lodge and visitor accommodation activity. Animal pest control operations should specifically set out appropriate methods for mammalian pest control given the presence of western weka, roroa, black-backed gull, Australasian harrier and morepork; (f) Details of consultation undertaken with the Department of Conservation, the owners and occupiers of the adjacent property at 4655 State Highway 6, and any relevant community restoration groups, in relation to pest management and planting restoration opportunities across the site; (g) A description of the proposed vegetation clearance methods, including progressive mowing of grassland areas prior to excavation where appropriate; (h) Measures to avoid vegetation clearance during the native bird nesting season, generally between October and February, unless otherwise approved by a suitably qualified ecologist. Ecologist approval during the breeding season must be informed by a pre-clearance nest survey undertaken no more than 14 days prior to clearance and including survey of all vegetation to be cleared, including pasture where species such as South Island pied oystercatcher may nest; (i) Methods for vegetation clearance within shrubland areas, including use of hand tools where appropriate and relocation of cut vegetation to adjoining areas to enable fauna dispersal prior to mulching or disposal; (j) Measures to ensure there is no vegetation clearance within 20 metres of locations recorded for fernbird, as identified in the Detailed Ecological Report submitted with the application; (k) Ongoing monitoring, maintenance and replacement requirements for planting, including replacement of any dead or diseased plants;	
--	---	--

	(l) Incidental discovery protocols for any grounded seabirds. These protocols should include recovery protocols for grounded, injured or deceased Westland petrel reporting processes and methods to reduce the likelihood of further groundings where achievable. (m) Long-term management obligations for pest control, planting establishment, vegetation maintenance and ecological enhancement works; and (n) Methods to avoid effects on any resident kororā and protocols for dealing with any injured or deceased penguins discovered.	
15.	Prior to the commencement of any works on the site, a Lighting Management Plan (“LMP”) shall be prepared by a suitably qualified and experienced ecologist in consultation with a suitably qualified and experienced lighting professional and provided to Council for certification. The LMP shall be prepared in consultation with the Department of Conservation, with at least 15 working days allowed to provide comments. The objectives of the LMP shall be to: (a) Avoid adverse effects of lighting on the Westland Petrel and the Spotted Shag and minimise the effects of lighting on other wildlife; (b) Manage the effects of lighting on amenity values; and (c) Ensure that all lighting associated with the lodge and visitor accommodation activity is designed, installed and operated in accordance with best practice lighting principles. All lighting, including construction lighting and operational lighting, and interior and exterior lighting shall be designed, installed and operated in accordance with the LMP. The LMP shall, as a minimum, address the following matters: (a) A description of the location, height, type and specification of all proposed operational lighting installations; (b) Measures to ensure all exterior lighting is directed downward, shielded to avoid light spill, and designed to minimise effects on ecological values and wildlife, including consideration of the Australasian Government's National Light Pollution Guidelines for Wildlife January 2023 (or subsequent revision) and Australasian Dark Sky Alliance (ADSA) Guidance; (c) The use of exterior lighting with a colour temperature no greater than 3000K, filtered where practicable to reduce blue and violet wavelengths; (d) Measures to ensure fixed exterior lighting is mounted as close to the ground as practicable, and that lighting is limited to the minimum necessary for safety, access and operational purposes, including the use of light-minimising technology, motion sensors, timers or dimmers where practicable; (e) Measures to avoid adverse effects of lighting on any wildlife present on or around the site, including identification of any light-sensitive species and specific management actions to protect those species,	Accepted

	including measures to ensure the lighting from the activity does not attract birds, and any seasonal or diurnal patterns in grounding behaviour; (f) Measures to manage light spill from interior lighting, including consideration of supplementary control measures focused on the building envelope, including specialist glazing options and/or window films designed to attenuate blue wavelength transmission and reduce ecological effects associated with interior light spill; (g) Details of operational controls for interior lighting, including dimming, scene-setting and reduced night-time light levels during periods of lower occupancy or overnight use; (h) Measures to manage temporary construction phase lighting; (i) Details of consultation undertaken with the Department of Conservation and local ecological interest groups in relation to the preparation of the LMP, including a summary of feedback received and how that feedback has been addressed; and (j) Monitoring, maintenance and reporting procedures to enable the Consent Authority to confirm ongoing compliance with the LMP, a framework for responding to complaints or queries regarding lighting effects from adjoining landowners, stakeholders or the wider community, and requirement for remedial action if the objectives of the LMP are not being met. The LMP shall be implemented prior to the construction or operation of the facility as relevant, and thereafter maintained for the duration of the activity.	
16.	Prior to construction of any buildings on the site, the Consent Holder must prepare architectural detail drawings of the façade components and a Materials Schedule and Specifications for the proposed external cladding and glazing including surface finishes and colour scheme. The detailed drawings must be submitted to the Council, and must be accompanied by certification from a qualified landscape architect that the architectural treatment, colour, and visual depth indicated in the drawings is consistent with and does not compromise the design intent of the plans submitted with the consent application and the Landscape Assessment Report prepared by RMM Landscape Architects.	Accepted
17.	Prior to construction/establishment of any water tanks on the site, the Consent Holder must provide to Council a site plan clearly showing the proposed location, and specifying the colour, size and height above ground level, of all water tanks. The plan must comply with the following: (a) Water tanks must have a total combined footprint of no more than 150m²; (b) Individual water tanks shall not exceed 3.5m in height above ground level and shall have a maximum diameter of 5.0m; and	Accepted

	(c) All water storage tanks shall be finished in recessive colours that blend with the surrounding landscape and shall be located and/or screened by planting, or partially buried, to minimise their visibility from State Highway 6 and adjoining properties.	
During Construction and Pre-Operation Conditions		
18.	In the event of an accidental discovery of archaeological items, every practical effort shall be made to avoid damage to the archaeological site, and the measures outlined in the Ngati Waewae Accidental Discovery Protocol attached as Appendix [X] shall be followed.	Accepted
19.	Any incidental discoveries of lizards while undertaking construction within the project footprint shall be managed in accordance with the Lizard Accidental Discovery Response Protocol included within the approved consent documentation. As a minimum, works in the immediate vicinity of the discovery shall cease immediately, the lizard shall not be harmed, handled or relocated except by a suitably qualified and experienced ecologist holding all necessary permits and approvals, and works shall not recommence in the affected area until the ecologist confirms that it is appropriate for works to proceed. <i>Advice Note:</i> If any lizards are discovered, a Wildlife Act authority for their salvage must then be obtained, prior to any handling or moving of the lizards.	Accepted
20.	The Consent Holder must maintain and implement the certified CMP and ESCP throughout the entire earthworks and construction period. Any proposed changes to a certified CMP or ESCP must be prepared using the process set out in the certified plan and submitted to the Council for certification. Certification must be obtained before the amended management plan is implemented.	Accepted
21.	All internal private roads, road drainage, parking and manoeuvring areas shall be designed and constructed in accordance with NZS4404:2010. Parking areas are to be clearly marked out.	Accepted
22.	The Consent Holder must comply with the approved designs and construction drawings at all times and any variation must be approved by Council's Engineer in writing and must be confirmed prior to construction.	Accepted
23.	(a) Prior to the commencement of operation of the lodge and visitor accommodation activity, the vehicle crossing providing access to the site from State Highway 6 shall be constructed generally in accordance with the approved plans and access arrangement (Traffic Control Devices Manual Rural Right Turn Bay, Drawing No. 24-0162-02D Rev D, dated 09.07.26 East Cape Consulting).	Amendment proposed to reflect the agreed wording with NZTA (refer NZTA Change of Position Letter, dated 21 July 2023).

	(b) Prior to the commencement of the vehicle crossing formation works, detailed design plans for the vehicle crossing which have been agreed with New Zealand Transport Agency, shall be provided to the Buller District Council and shall be generally consistent with the approved access arrangement (Traffic Control Devices Manual Rural Right Turn Bay, Drawing No. 24-0162-02D Rev D, dated 09.07.26, East Cape Consulting) and as a minimum, must include: i. Detailed engineering design for the vehicle crossing, including all retaining walls and embankment associated with the access. The retaining wall and embankment shall: ▪ Be designed in accordance with the New Zealand Transport Agency Bridge Manual, unless otherwise agreed; and ▪ The design and materials must provide for minimising maintenance requirements and costs. The design provided for approval shall specify maintenance requirements over the full design life and must include evidence demonstrating that the applicant has complied with the requirement for minimising maintenance requirements. ii. Stormwater collection, management and disposal provisions associated with the vehicle crossing and access formation. iii. A Landscape and Vegetation Management Plan identifying the proposed treatment of the areas within the required vehicle crossing sightlines to ensure the required vehicle crossing sightlines are maintained, including, as appropriate: ▪ any vegetation to be removed, retained or managed; ▪ any proposed planting or other landscape treatment; ▪ measures to ensure vegetation does not obstruct the required vehicle crossing sightlines; and ▪ an ongoing vegetation management and maintenance schedule. (c) The consent holder must implement and thereafter maintain the landscape and vegetation management measures identified in the New Zealand Transport Agency approved detailed design, subject to access approval by the New Zealand Transport Agency. Any vegetation associated with the vehicle crossing shall be managed so that it does not obstruct the required vehicle crossing sightlines. (d) Prior to the commencement of vehicle crossing formation works, the consent holder shall submit to the Buller District Council a copy of the New Zealand Transport Agency's approval to undertake works on the state highway (as detailed in Advice Notes (a) to (f) below). (e) Within six months and again within two years of the completion of the retaining wall and embankment as part of the vehicle crossing upgrade, in accordance with Condition [23(a)] the consent holder shall engage a suitably qualified professional to undertake an inspection of the retaining wall, embankment and	
--	--	--

	associated drainage systems. The inspection shall assess the ongoing structural integrity of the retaining wall, and the performance and condition of the retaining wall and embankment, including (but not limited to) any evidence of post construction settlement, movement, rotation, cracking, erosion, scour, drainage failure, or any other defect that may adversely affect the stability or function of the retaining wall or embankment, or the safe and efficient operation of the state highway. (f) An inspection report, in accordance with Condition [23(e)], shall be provided to Buller District Council and the New Zealand Transport Agency within 20 working days of each inspection. The report shall: i. Describe the condition of the retaining wall, embankment and associated drainage systems; ii. Identify any defects, deterioration, maintenance requirements or performance concerns; and iii. Include recommendations and timeframes for any remedial works required to ensure the retaining wall and embankment continue to perform as designed. (g) Where the inspection report undertaken in accordance with Condition [23(e)] identifies any deficiencies that require remedial works, the consent holder shall undertake such works to address the issue within 10 working days, or within an alternative reasonable timeframe that has been agreed in writing with the New Zealand Transport Agency, of the inspection report being provided to Buller District Council and the New Zealand Transport Agency. (h) The consent holder shall provide written confirmation within 5 working days to Buller District Council and the New Zealand Transport Agency that the remedial works, subject to Condition [23(g)] have been completed and that the retaining wall is performing as intended. Advice Notes: a) It is a requirement of the Government Roadway Powers Act 1989 that any person wanting to carry out works on a state highway first gain the approval of the New Zealand Transport Agency for the works and that a Corridor Access Request (CAR) is applied for and subsequently a Work Access Permit issued before any works commence. A CAR will be required for the vehicle crossing from the subject site to State Highway 6. b) Detailed design approval will be provided through the CAR process and will be certified as complying with the requirements in condition [23(b)] above. c) A CAR is made online via www.submitica.co.nz. The CAR needs to be submitted at least 15 working days before the planned start of works. d) A copy should also be sent to the New Zealand Transport Agency environmental planning team at environmentalplanning@nzta.govt.nz. e) The Corridor Access Request will need to include:	
--	---	--

	i. The detailed design for the vehicle crossing. In developing the detailed design, the consent holder will need to consult with the New Zealand Transport Agency appointed state highway maintenance contractor for the West Coast and the New Zealand Transport Agency Safety Engineer. ii. A Construction Traffic Management Plan that has attained approval from the New Zealand Transport Agency appointed state highway maintenance contractor for the West Coast. iii. A Design Safety Audit that has been prepared, processed and approved in accordance with the New Zealand Transport Agency's Road Safety Audit Procedures for Projects or its successor. f) Inspections on the retaining wall shall be in accordance with the New Zealand Transport Agency 'Bridges and other significant structures inspection policy' - https://www.nzta.govt.nz/assets/resources/bridges-structures-inspection-policy/docs/bridges-structures-inspection-policy.pdf or as otherwise agreed with the New Zealand Transport Agency.	
24.	Prior to operation of the lodge and visitor accommodation facility, the Consent Holder must implement the measures outlined in the certified BMP, including the proposed revegetation, restoration and amenity planting. The measures outlined in the BMP must be retained, maintained and/or adhered to thereafter, along with the ongoing monitoring, maintenance and management obligations of the BMP.	Accepted
25.	The certified LMP must be implemented as part of the construction of the development and maintained thereafter.	Repeats Condition 15.
26.	Prior to operation of the lodge and visitor accommodation facility, a Waste Management and Minimisation Plan shall be prepared and provided to Council. The Plan should identify measures to minimise waste generation, maximise reuse and recycling opportunities, and provide for the appropriate storage, collection and disposal of waste. The Plan should also include procedures for managing recyclable materials, green waste and any hazardous waste generated on-site.	Accepted
Post-Construction		
27.	Prior to the occupation of any building, the Supervising Engineer who oversaw construction of all the engineering services, must submit a signed Schedule 1C certificate in accordance with NZS4404:2010 for all the water, stormwater and roading services for this development to Council's Infrastructure Department, stating that all infrastructure has been constructed to the approved designs.	Accepted

28.	Prior to the occupation of any building, the Consent Holder must submit to Council's Infrastructure Department as-built plans in a form acceptable to Council for all roading, including stormwater management, and water services constructed under this consent. The Supervising Engineer must certify in writing that the as-built plans are a true and accurate record of all works and services as constructed. All inspection notes must also be provided, noting the date and observations undertaken at each visit. All test results of the testing carried out on the services including photographic evidence.	Accepted
29.	All earth worked/exposed areas must be top-soiled and re-vegetated as per the BMP, or otherwise permanently stabilised.	Accepted
30.	Prior to operation of the lodge and visitor accommodation facility, the Consent Holder must pay a financial contribution to Council in accordance with FC-R9 of the Te Tai o Poutini Plan Decisions Version.	Accepted
Operational Conditions		
31.	No helicopter landings or take-offs associated with the lodge and visitor accommodation facility shall occur on the site, except in the case of emergency services, search and rescue operations, fire-fighting, or for maintenance and servicing purposes directly related to the operation of the site.	Accepted
32.	(a) The use of drones on the site by guests of the lodge and visitor accommodation activity is prohibited. (b) The use of drones on the site by staff of the lodge and visitor accommodation activity, including contractors, is only allowed where all of the following circumstances apply: i. the drone use is associated with ecological monitoring, site investigation, maintenance, emergency response, or marketing purposes; - ii the drone use is operated in accordance with Department of Conservation drone operating conditions for interaction with wildlife and marine mammals; and - iii any necessary authorisations are obtained from the Department of Conservation. <i>Advice Note:</i> Department of Conservation drone operating conditions can be viewed at www.doc.govt.nz/get-involved/apply-for-permits/all-permissions/drone-use-on-conservation-land/drone-operating-conditions/ and include the following conditions relating to interaction with birds (there are separate conditions for interaction with marine mammals): • Drones must take off or land at least 100m from any wildlife. • Drones must fly no closer than 50m from any wildlife.	Accepted

	• Drones must not be flown over roosting or nesting birds. • Drones must not hover over any wildlife. • If any wildlife repeatedly circles or engages directly with the drone, for example dive bombs, the drone must be landed immediately, and drone operation must cease.	
33.	No cats or dogs shall be kept on the site. a. No cats or dogs shall be kept on the site, except for dogs owned by staff residing on the site that have completed kiwi aversion training recognised by the Department of Conservation prior to being brought onto the site, and evidence of that training shall be provided to the Council on request. b. If any dogs are kept on the site: i. while on-site the dog(s) must, at all times, be contained indoors or in an outdoor run, or kept on the leash; and ii. a secure, fenced outdoor run, of a size that meets or exceeds the minimum dimensions set out in the MPI's Code of Welfare: Dogs 2018, must be provided on the site, using fencing that prevents dogs, kiwi or weka from exiting or entering (e.g. mesh fencing).	Amendment proposed to reflect the agreed wording with DOC.
34.	Operation of the lodge (including spa facility) shall be restricted to between the hours of 7am to 10pm, Monday to Sunday.	Accepted
35.	Stormwater discharges from the site must not cause ponding or nuisance to surrounding land.	Accepted
36.	The Consent Holder shall ensure compliance with relevant industry standards and any requirements of the Hazardous Substances and New Organisms Act 1996. Any certificates required under this legislation shall be forwarded to Council within one month of approval, along with a spill response contingency plan if required.	Accepted, albeit considered best placed as an Advice Note.
Advice Notes		
	(i) If you do not understand any or all conditions of this consent, please contact Council's Planning Department for clarification before starting work. (ii) The Consent Holder is advised to prepare and maintain an Emergency Management Response Plan for the lodge and visitor accommodation activity. The plan should address, as a minimum, emergency access and evacuation procedures, power outages, water supply failure, communication protocols, staff training, and coordination with emergency services. (iii) The location of any connection into or from the Council's underground network requires approval from Council's Infrastructure Department, prior to any connection being made.	Accepted

	(iv) Council rates will apply for any connection into the untreated Punakaiki Water Supply. (v) The location of this property is along the section of the Punakaiki Water Supply that is untreated. (vi) Any connection into the Punakaiki Water Supply must be relocated to the nearest property boundary site. (vii) The applicant will be responsible for applying for a Work Access Permit (WAP) from New Zealand Transport Agency Waka Kotahi (NZTA) for any services laid or works, including vehicle crossings, constructed in the state highway road reserve. The applicant is required to comply with all of the conditions pertaining to the Permit upon NZTA's acceptance of the application. This consent does not relieve the applicant from submitting the Corridor Access Request (CAR) for a WAP.	
--	---	--