

Form 13 – Submission on application concerning resource consent or esplanade strip that is subject to public notification or limited notification by consent authority



Form 13: Resource Management (Forms, Fees, and Procedure) Regulations 2003
Sections 41D, 95A, 95B, 95C, and 96, 127(3), 136(4), 137(5)(c), and 234(4), Resource Management Act 1991

Email to: planning@bdc.govt.nz
Deliver to: Planning Department, Buller District Council, 6-8 Brougham Street, Westport
Post to: Planning Department, Buller District Council, PO Box 21, Westport 7866

To: Buller District Council

Full Name of Submitter:

Westland Petrel Conservation Trust

Contact person [name and designation if applicable]:

Denise Lyla Howard (Trustee)

Postal Address for service of person making submission:

[Redacted]

Contact details:

Landline:

[Redacted]

Mobile:

[Redacted]

Email:

[Redacted]

This is a submission on the resource consent application as noted below: (Enter application details)

Resource Consent Number: RC 240079

Name of Applicant: ACG Properties Ltd

Site/Location: 4663 State Highway 6, Te Miko, Punakaki

Proposed Activity: To establish and operate a luxury lodge and 16 self-contained accommodation cabins, along with a smaller accommodation building, a lodge, support utility building, associated access, parking, infrastructure, earthworks & vegetation clearance.

The application is for a resource consent for: (briefly describe the type, proposed activity, and location)

Proposed land use activity to establish and operate a luxury lodge and visitor accommodation development, named 'Punakaki Wild'.
Location: 4663 State Highway 6, Te Miko, Punakaki

I am I am not (tick one) a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

If you are a trade competitor, your submission must:

- (a) relate to adverse effects on the environment; and
- (b) not relate to trade competition or the effects of trade competition.

The specific parts of the application that my submission relates to are: (give details)

- lighting effects on the Westland petrel
- no acknowledgement of the established shag colony on the northern cliffs of the property
- lack of comprehensive predator control programme for the proposed development site

My submission is: (tick one)

I support

I am neutral

I oppose

the application of specific parts of it: (Provide details as appropriate)

The reasons for making my submission are: - (please attach additional paper to your submission, if required)

- The applicant fails to provide adequate mitigation of the likely effects of lighting on westland petrels at the proposed development site.
- The applicant fails to document the established shag colony on the Northern cliffs of the property.
- The applicant fails to provide a comprehensive predator control programme to mitigate the impact of the increased human activity on the site environment.

I seek the following decision from the consent authority: (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought)

That in the absence of conditions that require controls on all lighting with specific requirements that will prevent negative effects on the Westland Petrel

ii) a comprehensive predator control programme to mitigate the negative impact of human activity on the site

iii) a detailed pre-emptive study and a proposed plan to mitigate the increase of human activity in the area of the breeding colony of the shag - located on the Northern cliffs -

Yes No I wish to be heard in support of my submission (tick one)

Yes No If others make a similar submission, I will consider presenting a joint case with them at the hearing (tick one)

Signature/s of person authorised to sign on behalf of submitter)

Signature:

Date: 09.06.2025

Name of person signing:

Denise Lyka Howard

Signature:

Date:

Name of person signing:

Signature:

Date:

Name of person signing:

NOTES TO SUBMITTER

- Council must receive your submission before the closing date and time for submissions on this application. Your submission can be forwarded to the Buller District Council at planning@bdc.govt.nz
- You must serve a copy of your submission on the applicant as soon as reasonably practicable, at the applicant's address for service, after you have served your submission on the Council. Contact details are on the covering letter.
- Please note that your submission (or part of your submission) may be struck out if the Council is satisfied that at least one of the following applies to the submission (or part of the submission):
 - It is frivolous or vexatious;
 - It discloses no reasonable or relevant case;
 - It would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - It contains offensive language;
 - It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.
- The closing date for serving submissions on the Council is the 20th working day after notification. This date is recorded in the public notice or on the letter you received. Please ensure you comply with this date as late submissions may not be accepted.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
- Pursuant to section 100A of the Resource Management Act 1991, you can request that the Council delegates their functions, powers, and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than five working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commission or commissioner.