

	Theme topic	Summary of items raised	Applicant Response
1. Noise			
	1.1 Notification / engagement with neighbours	Several suggested condition amendments or insertions revolve around engagement with adjoining property owners and provision of various reports and monitoring outcomes	New definition added for 'Adjoining Neighbour' and intent of suggestions incorporated across various conditions.
	1.2 Hours of operation	The Speargrass neighbours have suggested a new condition defining hours of operation.	This suggestion has not been adopted in the updated draft conditions with this response because along with the ONMPs, other noise conditions already specify certain specific behaviours (e.g. closed windows and doors) that appropriately manage potential effects.
	1.3 ONMPs	Suggestion for neighbours to comment on ONMP before being approved. Suggestion to include that all accommodation units are to have all windows and doors closed and any amplified music played through installed in-house systems.	Adopted suggestion from Speargrass Neighbours of a condition allowing neighbours to comment on the draft ONMP before it is certified/approved by QLDC. This suggestion has not been adopted as it is operationally not practical to achieve and will risk non-compliance. Instead, the ONMP already includes a measure to ensure that guests are made aware that no loud music is to be played in their rooms (either with doors and windows open or closed) at any time.
	1.4 Construction noise	Suggestion for further detail to be added to the ONMP for accommodation activities. Request for heavy vehicles during the construction period not to use Speargrass Flat Road Construction noise monitoring conditions - various suggestions made to conditions 42A 42G.	Suggestion adopted in part to replicate the same for the studio related activities ONMP. Not adopted. Refer covering memo Adopted in part and/or with amendments to text. Where suggestions have not been adopted it is because they are thought to be covered elsewhere, may not be practicable (e.g. obtaining a SQEP to visit site immediately), or may unnecessarily limit the condition (e.g. changing the ability for people to complain to only adjoining neighbours). see covering memo on reasonable complaints.
	1.5 Review condition	Review condition suggested to be added for ONMPs	Suggestion included but via an amended overall review condition at condition 91.
	1.6 Low-frequency monitoring	Suggestion made for monitoring a different frequencies	Not adopted. Refer covering memo
2. Accommodation			
	2.1 Definitions	Various new definitions suggested to be added. For example 'Stay Period', 'Occupation', 'Booking Date', 'Booked' etc.	Adopted in part.
	2.2 Prior to requirements	Suggestion made for additional 'prior to occupation' items to be listed in condition 67 (updated condition 87), as well as requirement for Council certification of the same.	These suggestions have not been adopted as they are already requirements of other 'prior to' conditions.
	2.3 Primary purpose	New condition added outlining the primary purpose	This suggestion has not been adopted as the same thing is already captured via an Advice Note which is a better mechanism for this than as a condition.
	2.4 Booking table & periods	Suggestion made to change booking allowances and also the months that accommodation bookings could be made in	Not adopted. Refer covering memo
	2.5 Frustration	Suggestion made to include new condition noting that the Consent Holder cannot frustrate the primary purpose for studio bookings to be made.	Not adopted. Refer covering memo
	2.6 Reporting requirements	Additional detail and reporting requirements suggested.	Amendments adopted in part where it helps with clarity around reporting requirements.
	2.7 Review condition	Various suggestions made to review condition and frequency	Amended condition 91 to address additional review ability to every 3 years thereafter.
3. Lighting			
	3.1 Compliance requirements	Suggestion made to detail luminaire requirements further	Suggestion not adopted as it is already contained within the QLDC District Plan standards already referenced.
	3.2 Inspection requirements	Addition suggested requiring night-time verification and at notional boundaries of the nearest residential receivers, an dfor any non-compliances to remediated.	Suggestion not adopted as concerns covered by LMP already.
4. Infrastructure			
	4.1 Amendment to water supply condition	The Speargrass Neighbours have requested an addition to condition 36A (updated condition 35c) noting that flow rates to Speargrass Flat Road properties are not to be negatively impacted.	This addition has not been adopted as it would not be possible for any direct causal relationship to be determined. The purpose of QLDC's modelling is also to establish that water supply is not impacted elsewhere.
5. Landscape			
	5.1 Tree protection area removal and replanting	Additional condition suggested for the avoidance of doubt that written approval is required before any trees are removed.	This addition has not been adopted as WPDLC considers that it is appropriately covered by condition 59B (updated condition 76).
5. QLDC Response			
	5.1 Certification vs approval	QLDC have requested in numerous instances that 'certification' be amended to 'approval.'	WPDLC are neutral on this matter and will defer to the Panel to decide.
	5.2 Inclusion of LizMP in Condition 5	QLDC have suggested that Condition 5 should be updated to reference condition 101 also, which relates to the provision of the Lizard Management Plan.	WPDLC have not adopted this suggestion on the basis that the EMP plans need to be provided prior to different levels of activity on Site. Namely, the EMP prior to 'any physical works' and the LMP prior to 'any vegetation removal or earthworks within the construction footprint'
	5.3 Changes to Maori terms	QLDC have suggested a number of amendments to Maori terms to include southern dialect spelling and addition of macrons.	WPDLC have no issues with QLDC's proposed amendments, however leave that discretion to the Panel and TAMI. These amendments have therefore not been included in the updated draft conditions submitted with this response.
	5.4 Costs for independent advice	Amendment suggested to multiple conditions where Council will/may require an external advice in the review of management plans to enable the Council to recover costs.	WPDLC have no issues with including these suggested amendments (& have adopted them in the updated draft version), however WPDLC does question if these amendments are needed given Council have the ability to recover costs that are fair and reasonable under the RMA.
	5.5 Condition 108 (LizMP / Pest Control)	Condition 108 appeared to include an error reference. Recommended that the condition instead refer back to pest control as part of the LizMP developed under Condition 103.	WPDLC have instead proposed deletion of this condition entirely as no pest control is proposed under the consent application.
	5.6 Other items raised	Numbering, Condition 25, Condition 30.	All other items raised in the QLDC memo have previously been adopted in consultation with QLDC prior to 26.03.26 and are included in the updated draft conditions submitted with this response.