

Draft Conditions

The consent holder/landowner shall comply with the following conditions:

General Conditions

1. This consent holder shall not give effect to this consent (or any part thereof) until such time as the following charges, have been paid in full:
 - (a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA) including a consent compliance monitoring fee of \$500 (inclusive of GST); and
 - (b) All additional charges imposed under section 36(3) of the RMA to enable the council to recover its actual and reasonable costs in respect of this application.
 - (c) All development contributions relating to the development authorised by this consent, which will be invoiced separately. Please refer to the advice notes for further information.

The Council's administrative charges for receiving and processing this application in accordance with Section 36 of the Act, must be paid in full within 15 working days of receipt of the invoice for this decision, unless otherwise agreed in writing with the Council's Development Planning Manager. The consent compliance monitoring fee shall be paid as part of the resource consent fee and the consent holder/landowner will be advised of any further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

2. Prior to works commencing the consent holder/landowner is to notify Council, in writing, of their intention to begin works a minimum of three days prior to the commencement of the proposed works by completing the "Notice of Commencement of Works", attached to this decision and post, fax or email it to the Council's Monitoring Officer.
3. That a copy of this consent is to be held on site at all times that the works which the consent relates to are being carried out.
4. That the development proceeds in accordance with the plans and information provided with the application, namely:
 - Resource consent application prepared by Tracey Lamason dated 30 August 2013;
 - Traffic Planning Assessment prepared by Traffic Planning Consultants Ltd.
 - Assessment of Noise Effects prepared by Hegley Acoustic Consultants.
 - Landscape and Visual Assessment prepared by SOUL Environments Ltd
 - Boffa Miskell Landscape, Visual Effects and Ecological Response.
 - Acoustic Consultant Response prepared by Hegley Acoustic Consultants.
 - Drawings and Plans, signed and dated by Council insert date here 2016, namely:
 - Amended Chalet Plans prepared by Mamaku Design Architectural Services.
 - Design Concept for the Proposed Chapel prepared by Andrew Kimber

- Reception Area Plans prepared by Mamaku Design Architectural Services.
- Proposed Landuse on Lot 17, v2, prepared by Boffa Miskell, dated 17 September 2014
- Proposed Landuse on Lot 17 - Zone 1, v1, prepared by Boffa Miskell, dated 17 September 2014
- Proposed Landuse on Lot 17 - Zone 2, v1, prepared by Boffa Miskell, dated 17 September 2014
- Proposed Landuse on Lot 17 - Zone 3, v1, prepared by Boffa Miskell, dated 17 September 2014
- Proposed Landuse on Lot 17 - Zone 4, v1, prepared by Boffa Miskell, dated 17 September 2014

CONSTRUCTION CONDITIONS

Staged Development Plan

5. Prior to any physical works being carried out on site, the consent holder shall prepare a Staged Development Plan that clearly identifies the stages that the consent is to be constructed and implemented. The Plan shall identify all works to be undertaken within a particular stage. Each stage shall include details of the following:
 - Extent of vegetation clearance to be undertaken
 - Kiwi monitoring and management provisions
 - Extent and volume of earthworks to be undertaken
 - Proposed buildings to be constructed
 - Expected timeframes for completion
 - Extent of vehicle access
 - Visual Mitigation Planting Plan implementation

NOTE: The Staged Development Plan is to be used to comply with the conditions of consent that relate to construction and completion of physical works on site.

6. The Staged Development Plan shall be provided to Council for approval by Councils Planning Manager. This approved Plan shall form the basis for the approval of other construction related conditions such as the Construction Management Plan, Erosion and Sediment Control Plan etc.
7. The consent holder shall complete each stage of the development in accordance with the Staged Development Plan as approved by Council under condition 6 above. Prior to the initiation of any subsequent stage of development, the consent holder shall confirm with Council that all works associated with that stage has been certified and completed (e.g. completion of all visual mitigation planting).
8. Where site inspections are required by Councils Monitoring Officer to confirm compliance with the relevant conditions, the consent holder shall be responsible for further charges.

Access, Traffic and Parking

9. The consent holder shall provide twenty six (26) vehicle parking spaces, a mini-bus drop off bay and turning area near to the reception building in accordance with the approved parking plan. A further two parking spaces shall be provided for each accommodation unit (apart from Unit 12)

10. Prior to construction of the reception centre and accommodation units, the consent holder shall undertake carriageway widening of the existing Right of Way driveway and internal access ways within Lot 17, in accordance with the recommendations made in the Traffic Planning Assessment, prepared by Traffic Planning Consultants Ltd, Ref: 11008-rl v3, dated 29 July 2013.
11. Unless otherwise detailed in the Traffic Planning Assessment referred to in condition 10 above, the consent holder shall construct the Right of Way and internal access to the standards required in the Thames-Coromandel District Council's 'Code of Practice for Subdivision and Development'.

Landscape and Visual

12. The design and layout of the travellers' accommodation and conference/wedding facility shall be undertaken in accordance with the design controls set out in Part C of the Landscape and Visual Assessment, prepared by Soul Environments Ltd, and dated 2011-11-17.
13. Prior to lodgement of the Building Consent application for all buildings, the consent holder shall provide confirmation to Councils Planning Manager that the buildings have been designed in accordance with the design controls as set out in condition 12 above.
14. Prior to lodgement of the Building Consent application for all buildings, the consent holder shall provide a Visual Mitigation Planting Plan, prepared by a suitably qualified expert to be submitted to Council prior to works beginning on site. This plan shall be prepared in accordance with the following concept plans:
 - Proposed Landuse on Lot 17 - Zone 1, v1, prepared by Boffa Miskell, dated 17 September 2014
 - Proposed Landuse on Lot 17 - Zone 2, v1, prepared by Boffa Miskell, dated 17 September 2014
 - Proposed Landuse on Lot 17 - Zone 3, v1, prepared by Boffa Miskell, dated 17 September 2014
 - Proposed Landuse on Lot 17 - Zone 4, v1, prepared by Boffa Miskell, dated 17 September 2014
15. The Visual Mitigation Planting Plan shall include all areas of exposed soils created by earthworks to create and widen roading access.
16. The consent holder shall not clear any more than 3m of vegetation around each building platform at one time. The mitigation planting for this platform (within each stage as detailed in the Staged Development Plan) shall be completed before another stage of development can be cleared.
17. The consent holder/landowner shall plant and establish quick growing native vegetation to provide rapid and/or temporary stabilization on exposed faces in accordance with the approved Visual Mitigation Planting Plan.
18. The consent holder shall be responsible for the on-going maintenance of the visual mitigation plantings undertaken under condition 14.

19. No lawn space shall be provided around the buildings. The buildings must sit immediately amongst the native bush cover.
20. The boundary of the QEII covenant area shall be surveyed in relation to the position of chalets 9-11, and permanent high visibility boundary markers shall be erected prior to construction of the chalets commencing.

Kiwi Protection

21. The consent holder shall ensure that a search for kiwi nests is undertaken by a suitably qualified expert (including appropriately trained dog(s)) prior to any vegetation clearance in each stage of development. Written confirmation of this exercise shall be provided to Council's Monitoring Officer prior to works.
22. Vegetation shall be removed from within each stage, during non-breeding months of kiwis.
23. Prior to the commencement of all construction activities, the consent holder shall prepare a Kiwi Awareness Management Plan which shall be prepared under the guidance of a suitably qualified expert in kiwi monitoring and management, which shall include, but not be limited to the following:
 - Kiwi habitat identification as detailed in conditions above
 - Kiwi management when vegetation clearance and construction activities are occurring
 - Signage for Kiwi awareness for all contractors during the construction period
 - Signage for Kiwi awareness for the access road, the reception venue and chalets advising and educating visitors of the presence of kiwi
 - Restricted speed limits where required
 - Lighting in areas where it is identified to be a high likelihood of kiwi presence (if necessary)
 - Methods for the development of a Culture of Care towards kiwi awareness and education for all contractors, visitors and staff

Engineering

Prior to the commencement of physical works on the site, the following conditions are to be complied with:

24. The consent holder/landowner shall appoint an official representative for all engineering matters, and advise Council of the representative's name and contact details. All correspondence relating to engineering matters shall be directed to the appointed official representative.
25. The consent holder/landowner shall submit a 'Site Engineering Plan', construction drawings and specifications prepared by a Chartered Professional Engineer (CPEng) or other suitably qualified person, for approval to Council's Development Engineer. These documents shall include but not be limited to:
 - Geometric and pavement design of the proposed right of ways and internal access ways.
 - Profiles and finished levels of the building platforms.
 - Overland stormwater flow paths.

- Power and telecom reticulation.
- Wastewater Services

26. The consent holder/landowner shall submit a 'Quality Management Plan' for approval to the Council's Development Engineer. This plan shall be compiled to a level of sophistication appropriate to the scale and nature of the works and shall include but not be limited to a testing regime to:

- Determine the subgrade bearing capacity prior to the construction of the sub-base of the road widening.
- Monitor the construction of the access roads, the road crossings and the stormwater system.

Written approval must be obtained from Council's Development Engineer before any part of the approved 'Quality Management Plan' can be varied. For auditing purposes, records shall be maintained and made available to the Council's engineering representative upon request

27. The consent holder/landowner shall submit a 'Construction Management Plan' for approval to the Council's Development Engineer. This plan shall be compiled to a level of sophistication appropriate to the scale and nature of the works. It shall include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from all works associated with this development as follows:

- Details of the site manager, including their contact details (phone/mobile number, fax, postal address);
- The location of a large notice board on the site that clearly identifies the name, phone/mobile number and address for service of the site manager;
- Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
- Methods to avoid rubbish, debris and earthworks being pushed into adjacent bush areas;
- Ingress and egress to and from the site for vehicles and construction machinery during site works period;
- Controls to contain any dust nuisance within the site and to ensure that it does not adversely affect any neighbouring property.
- Methods to be used to identify the QEII covenant boundaries and methods to minimise vegetation clearance and disturbance
- Methods to avoid weed material being brought onto the site

The above details shall be shown on a site plan and supporting documentation. The approved 'Construction Management Plan' shall be implemented and maintained throughout the entire construction period.

28. The consent holder/landowner shall submit an 'Erosion and Sediment Control Plan' for approval to Council's Development Engineer. The 'Erosion and Sediment Control Plan' shall be prepared by a Chartered Professional Engineer (CPEng) or other suitably qualified person that has been approved by Council's Development Engineer. The plan shall include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from all works associated with this development as applicable:

- All limits of disturbance;
- Construction staging and sequencing;
- Steep areas and works proposed for special protection;
- Watercourses and protection measures including crossings or disturbances and associated construction methods
- Re-vegetation methods for areas requiring both temporary and long term stabilization
- Sediment retention design specifications, detailed inspection and maintenance schedules of structures.
- Controls to contain any dust nuisance within the site and to ensure that it does not adversely affect any neighbouring property.

The approved 'Erosion and Sediment Control Plan' shall be implemented and maintained throughout the entire construction period.

29. The consent holder/landowner shall submit a 'Design Certificate for Land Development/Subdivision Work' (refer to Appendix H1 of Councils code of Practice for Subdivision and Land Development'), to Council's Development Engineer. The 'Design Certificate' shall be prepared by a Chartered Professional Engineer (CPEng) or other Council approved person and must address, but not be limited to, the following:
- Roothing/pavement.

During the implementation of physical works on site, the following conditions are to be complied with:

30. The consent holder/landowner shall clearly mark on the site all 'Limits of Disturbance', using fences, signs and/or flags.
31. Overland flow paths must be designed and shown on the engineering plans. The overland flow paths are also to be shown on the as-built plans required as a condition of this consent.
32. Fire-fighting water supply facilities shall be installed for each building in accordance with section 5.2 and 5.3 of the Stormwater and Water Supply Report prepared by Thames Civil Engineering Ltd, dated 22 March 2016.
33. Roothing stormwater disposal shall be controlled in accordance with section 6.1 of the Stormwater and Water Supply Report prepared by Thames Civil Engineering Ltd, dated 22 March 2016.
34. Building stormwater disposal shall be controlled in accordance with section 6.2 of the Stormwater and Water Supply Report prepared by Thames Civil Engineering Ltd, dated 22 March 2016.
35. The consent holder/landowner shall engage contractors to carry out and certify by way of the 'Contractors Certificate upon Completion of Land Development/Subdivision Work' (refer to Appendix H2 of the Councils 'Code of Practice for Subdivision and Land Development') that the construction and all completed works are in accordance with:
- the approved engineering plans and specifications, and;

- the Thames-Coromandel District Council's current "Code of Practice for Subdivision and Development"
36. The consent holder/landowner shall engage a Chartered Professional Engineer (CPEng) or other suitably qualified person that has been approved by Council's Development Engineer, to certify by way of the 'Certificate upon Completion of Land Development/Subdivision Work' (refer to Appendix H3 of the Council's 'Code of Practice for Subdivision and Land Development') that the construction and all completed works are in accordance with:
- the approved engineering plans and specifications, and;
 - the Thames-Coromandel District Council's current "Code of Practice for Subdivision and Development"
37. Foundation design, stormwater and effluent disposal for the proposed development shall be undertaken in accordance with the recommendations contained in a site specific Geotechnical, effluent disposal, stormwater disposal report that shall be submitted for approval to Council's Development Engineer at the time of building consent application.
38. The wastewater treatment and effluent disposal systems shall be designed and installed in accordance with Waikato Regional Consent number 125531 at building consent stage. The consent holder shall provide the Council with written approval and confirmation from Waikato Regional Council that all wastewater treatment and effluent disposal systems have been constructed in accordance with the Waikato Regional Council consent. The consent holder shall also on an ongoing basis, supply the Council with a copy of any monitoring data sent to the Waikato Regional Council.
39. Water supply for the travellers accommodation and conference/wedding facility shall be by way of roof water to an on-site storage tank which shall be installed at the time of building consent application. The water tank shall be owned and operated by the property owner.

OPERATIONAL CONDITIONS

Venue Management Plan

40. Prior to the commencement of events occurring within the reception centre, the consent holder shall prepare a Venue Management Plan which will be provided to neighbouring landowners for information purposes only and shall detail the following:
- Relevant conditions of consent relating to event frequency, hours of operation, guest limits and noise.
 - Contact information for management of the facility including a 24hour contact phone number
 - Information on how to register a complaint

Event frequency, hours of operation and guest limits

41. The number of wedding functions within the site (within a calendar year) shall be limited to twenty four (24).

2. Events/functions shall only be held between the hours of 7.30am and 12.00 midnight Thursday to Sunday (including Public Holidays), and 7.30am to 10pm Monday to Wednesday.

43. Of the 24 wedding functions held on the site, 12 shall be limited to 120 guests and the remaining 12 will be limited to 80 guests.

Note: The definition of guest, as used throughout these conditions, does not include staff or those persons hired for the events/functions such as caterers, wait staff, musicians/DJs etc).

44. The consent holder shall ensure that all amplified music shall cease at 11.45 pm and that guests are to vacate the facility in order for the event to be finished by 12 midnight. The requirements for this condition shall be detailed in the Venue Management Plan.

45. No more than 120 guests shall be accommodated at the venue at any one time.

Noise

46. The noise generated by the operation of the facility, as measured within the notional boundary of any dwelling in the rural zone (not on the same site), shall not exceed the following noise levels when measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of NZS 6802:2008 - Acoustics - Environmental Noise:

7:00am - 10:00pm	10:00pm-7:00am	10:00pm-7:00am
50 dBLA _{eq}	40 dBLA _{eq}	60dBLAF _{max}

47. All events/functions where amplified sound is required, must utilise an in-house amplification system (with speakers located inside the building) for amplification of music, speeches and announcements.

48. An acoustic limiter shall be installed as part of the in-house amplification system to prevent the volume level being increased beyond a set limit which will ensure compliance with condition 46.

49. Prior to the commencement of events occurring within the reception centre, the consent holder shall provide a statement to Councils Monitoring Officer from an appropriately qualified acoustic consultant certifying that the acoustic limiter and its settings will achieve compliance of the required noise levels as outlined in condition 46?

Monitoring

50. During any event/function the consent holder shall monitor compliance with all on-going operational conditions

51. The consent holder shall keep an Event Register on the site which shall be available at the inspection of the Councils Monitoring Team upon request. The Event Register shall keep details of the date, nature and number of guests present at every event/function.

52. Every twelve (12) months, taken from the anniversary of the date of commencement of this consent, the consent holder shall prepare a report on the monitoring required by condition 50. This monitoring report shall provide a record of each and every event which has occurred over the relevant monitoring period and shall provide, but not be limited to the following:

- Date of the event/function
- Total number of events/functions
- Nature of events/functions
- Number of guests at each event/function
- Details of any non-compliance with any aforementioned condition and efforts to address this non-compliance during the event and actions to be undertaken to address similar potential non-compliance for future events
- Sufficiency and effectiveness of onsite parking provided.

53. Pursuant to Section 128 of the Resource Management Act the Council may serve notice on the consent holder of its intentions to review any of the conditions of this consent relating to or affected by the following matters:

- Number of guests
- Operating Hours
- Noise
- Car parking

This review may take place within 12 months, and then annually, after the commencement of the activity. Otherwise, the Council may serve notice on the consent holder of its intention to review conditions of this consent for the purpose of dealing with any adverse effect(s) on the environment that has arisen as a result of the exercise of this consent.

54. Prior to the consent being given effect to, the consent holder shall supply contact details of the site/event/function manager to the TCDC Monitoring Officers. Should the onsite manager alter during the course of the activity, the consent holder shall ensure that updated contact details are provided to the TCDC Monitoring Officers.

Advice Notes

1. Pursuant to section 125 of the Resource Management Act 1991, this consent lapses ten years after the date it is granted unless:

- (a) The consent is given effect to; or
- (b) The council extends the period after which the consent lapses.

2. Should the applicant wish to formally object to this decision please advise the Planning Department in writing within 15 working days of the receipt of this letter, stating reasons for the objection and the preferred outcomes.

- (a) If no response is received within 15 working days it will be assumed that the applicant accepts this decision and it will be regarded as final.

3. All provisions within the consent notice in relation to this site shall be met and evidence provided as such at the time of building consent application.
4. The onus shall rest on the consent holder/landowner to demonstrate that the completed works meet Council's requirements and accepted engineering standards. To this end developers are advised to employ suitably qualified and experienced contractors and maintain records of the quality control process.
5. The Engineering Plans for this consent shall include:
 - Engineering site plan, drawings and specifications.
 - Quality Management plan.
 - Construction Management plan.
 - Erosion and Sediment Control Plan
6. All electric wiring and telephone cables within the development shall be underground.
7. A private arrangement shall be made for refuse collection and disposal by the applicant, to the satisfaction of Council.
8. Stormwater from disturbed soil may require to be treated by erosion sediment control devices. The Waikato Regional Council shall be advised accordingly and at their discretion such devices may require to be designed, sited, constructed and maintained in accordance with the Waikato Regional Council document titled Technical report No. 2009/02. 'Erosion and Sediment Control - Guidelines for Soil Disturbing Activities'.
9. The New Zealand Fire Service is available to provide advice on the most effective and practical form of compliance with SNZ PAS 4509 'NZ Fire Service Fire-fighting Water Supplies Code of Practice', in individual cases of development and subdivision.

Note that SNZ PAS 4509 is flexible in that it provides several options for compliances in non-reticulated areas.

10. Irrespective of any TCDC requirements for earthworks there may be also Waikato Regional Council consent required or permitted activity requirements/standards to be complied with. All necessary consents should be obtained from the Waikato Regional Council (WRC).
11. The consent holder/landowner shall, in the first instance, contact the Council's Development engineer should further clarification of any of the engineering consent conditions be required.