

RMA/2018/203

Recommended Conditions of Consent

The consent holder/landowner shall comply with the following 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 \$190 (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.

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 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 physical 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 as part of the application, namely:
 - Resource consent application and supporting attachments prepared by KTB Planning Limited entitled "Comprehensive consent for 20 day time and 7 night events per year, for 15 years, at Williamson Park, Whangamata" dated 27 June 2018(v2);
 - Indicative Site Plans entitled "Indicative Site Plan (larger event)" and "Indicative Site Plan (smaller event)", signed and dated by Council [XXXX];
 - Thames-Coromandel District Council "Policy on use of Williamson Park in Whangamata";
 - Email from Lachlan Muldowney dated Thursday, 13 September 2018 11:31 AM, Subject: "RMA/2018/203 Williamson Park".
5. This consent shall expire on [XXXX – 15 years following approval] unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the Resource Management Act 1991.

6. Amplified music associated with the 7 night events provided for is restricted to the hours between 4pm to 12.30am on 31 December to 1 January (New Year's Eve) and 4pm to 11pm on all other days.
7. Ticketed concerts restricting public access to the reserve shall be limited to one event annually, occurring outside of the period of 25 December to 4 January.
8. Temporary fencing associated with ticketed concerts shall be erected no earlier than 24 hours before the commencement of the concert
9. Williamson Park is to be clear of concert attendees and staff 30 minutes after the finishing of the music.
10. Lighting systems shall not be directly aimed at any residential properties.
11. Lighting systems are to be shut down 30 minutes after the finishing of the music.
12. The consent holder shall ensure all security fencing and temporary structures established solely to accommodate the concert are removed from the reserve the following day (12pm midday).
13. The consent holder shall ensure Williamson Park reserve is left in a clean and tidy state. Within 200 metres of the reserve all litter and any broken bottles/glass within the road reserve; the beach reserve; footpaths; and pedestrian reserves that will be used by the public the following day should be in a clean and tidy state. All rubbish collection shall be undertaken and streets tidy by 10am the following day at the latest following a concert.
14. A suitably qualified person shall prepare a temporary traffic management plan that shall be submitted for approval to the Council's Roading Department 4 weeks prior to each concert event occurring. The traffic management plan shall address but not be limited to the following:
 - Expected vehicle movements;
 - How car parks will be allocated and by who (i.e. on-site staff numbers);
 - Timeframes for vehicles to be removed from the reserve and how the timeframes will be implemented;
 - Ability to accommodate any overflow car parking in the local streets;
 - Whether public buses and pick up areas are proposed and how this traffic aspect is to be managed;
 - Any other traffic matter considered appropriate such as access to the Surf Club and other activities that utilise the reserve.

The recommendations of the traffic management plan shall be implemented for each concert and any recommendations associated with monitoring condition 17.

15. The consent holder shall liaise with Council and Whangamata Surf Lifesaving Club staff in the development of a Site Management Plan for waste management; emergency services; set up and pack up details; maintaining efficient operation of the Surf Club and a security management plan. The final Site Management Plan shall be submitted to the Council's Planning Manager for approval no later than 4 weeks prior to the any ticketed concert event. The recommendations of the Management Plan shall be implemented.

16. The following acoustic conditions shall be met:
 - (a) Subject to the conditions below, electronically amplified noise at the notional boundary of the adjacent sites shall not exceed 40dB LAeq(15 mins) and 70db LAmax if it occurs between the hours of 10pm to 7am the following day;
 - (b) For up to six occasions per year and up until 11pm, amplified music during an event shall not exceed a level of 95dB LAeq when measured at 35m from the stage;
 - (c) On New Year's Eve and up to 12.30am the following day, amplified noise during an event shall not exceed a level of 95dB LAeq when measured at 35m from the stage;
 - (d) Noise from sound checks shall not exceed 30 minutes on the day of the event and a level of 85dB LAeq when measured at 35m from the stage;
 - (e) No event shall exceed 12 consecutive hours;
 - (f) The noise shall be measured in accordance with the requirements of NZS6801:2008 Acoustics - Measurement of Environmental Sound; and
 - (g) For an event where the noise level will be up to 95dB LAeq when measured at 35m from the stage the community within the 70dB LAeq noise contour as shown on the 'Predicted Noise Contours Plan' [Figure 3 of the Acoustic Report appended to the application for resource consent] shall be advised of the event via a letter box drop a minimum of seven days before the event. As a minimum, this letter shall include the date and time of the event.
17. Within 2 working days after a ticketed concert, the consent holder shall prepare a monitoring report detailing any complaints and/or problems (if any) relating to the concert and any recommendations that are required to mitigate these potential effects (if feasible) prior to subsequent concerts. The monitoring report shall be submitted to the Council's Monitoring Manager.
18. To avoid Powerco's underground street light cables, no excavation or installation of marquee / tent pegs shall occur within 2m from the edge of the internal road through Williamson Park.
19. Pursuant to Section 128 of the Resource Management Act 1991, the Council may serve notice on the consent holder of its intention to review the noise, traffic management and public access conditions of this consent for the purpose of ensuring the adverse effects on amenity values on surrounding residential properties are adequately mitigated. All costs associated with any review shall be met by the consent holder.

Recommended Advice Notes

1. Pursuant to section 125 of the Resource Management Act 1991, this consent lapses 3 months 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. The consent holder shall ensure that all activities and temporary structures maintain safe separation distances from electricity infrastructure at all times, in accordance with the New Zealand Code of Practice for Electrical Safe Distances NZECP 34:2001.
3. Where works are proposed in close proximity to any overhead or below ground electrical cables or streetlights, individuals are advised to contact the Network Owner to discuss the works.