

ATTACHMENT Q

RECOMMENDED CONDITIONS OF CONSENT



PLANNERS PLUS LIMITED

Land Development, Resource Consent and Planning Specialists.

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

General

1. Except where expressly altered by any of the following conditions, the development proceeds in accordance with the plans and information provided with the application, namely:
 - Resource Consent Application and Planning Assessment, prepared by Planners Plus Ltd, Ref: 100/024, Dated August 2013;
 - Drawings and Plans, signed and dated by Council on the ___;
 - Landscape and Visual Assessment, prepared by Soul Environments Ltd, Dated 2011-11-17;
 - Soils Assessment and Site Suitability Report for Chris and Andrea Lusby, prepared by Actionplans Ltd, Dated 23/9/2011;
 - Site Suitability Report for Residential Construction, prepared by Ian Smith Project Services Ltd, Dated 17 October 11;
 - Assessment of Noise Effects, prepared by Hegley Acoustic Consultants, Report No 9050, Dated June 2011;
 - Traffic Planning Assessment, prepared by Traffic Planning Consultants Ltd, Ref: 11008-r1v3, Dated 29 July 2013.
2. The number of wedding functions within the site (within a calendar year) shall be limited to twenty four (24).
3. 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 and 10.00pm Monday to Wednesday.
4. The maximum number of guests at any event/function shall be 120 (inclusive of those staying at the travellers' accommodation, any wedding party and/or those hiring the venue).

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.

Noise

5. The noise level at the notional boundary of the site shall not exceed the following noise levels when measured in accordance with the requirements of NZS 6801:1991 Measurement of Sound and assessed in accordance with the requirements of NZS 6802:1991 Assessment of Environmental Sound:

50dBA L₁₀ (Day time – 7.00am and 10.00pm)

40dBA L₁₀ plus 60dBA L_{max} (Night time – 10.00pm and 7.00am on the following day)

6. Any bands or DJs playing at an event shall be located inside the reception building. After 10.00pm all windows of the reception building are to be closed (although doors may remain open).

Traffic and Parking

7. 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 as shown on the approved parking plan. A further two parking spaces shall be provided for each accommodation unit (apart from Unit 12).
8. Prior to the issuing of the building code of compliance certificate for the reception building, the consent holder shall undertake carriageway widening of the existing driveway in accordance with the recommendations made in the Traffic Planning Assessment, prepared by Traffic Planning Consultants Ltd, Ref: 11008-r1v3, Dated 29 July 2013.

Landscape and Visual

9. 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, Dated 2011-11-17.

Other

10. Foundation design, effluent and storm water disposal shall be designed in accordance with the recommendations and conditions contained in:
 - Soils Assessment and Site Suitability Report for Chris and Andrea Lusby, prepared by Actionplans Ltd, Dated 23/9/2011
 - Site Suitability Report for Residential Construction, prepared by Ian Smith Project Services Ltd, Dated 17 October 11
 - Waikato Regional Council Discharge Permit 125531
11. No cats or dogs shall be permitted at the travellers' accommodation and conference/wedding facility.

Monitoring

12. During any event/function the consent holder shall monitor compliance with all on going conditions.
13. The consent holder shall keep an Event Register on the site which shall be available for 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.
14. 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 13. 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 event/function
- Total number of events/functions;
- Nature of each event/function;
- 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.

15. 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.

16. 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.