

Appendix D

Proposed changes to draft conditions:

Notes:

Deletion of condition is shown as a strike through and amendments to conditions are shown as being underlined.

1 RECOMMENDATION

That:

- a) *The report of Craig Inskip, Consultant Planner be received; and*
- b) *In consideration of Sections 104 and 104D, and pursuant to Sections 104B, 108 of the Resource Management Act 1991, and Regulation 8 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health the Waipa **District** Council grants consent for the land use application LU/0133/22 by New Zealand Motor Caravan Association (NZMCA) To Establish and Operate a Motor Caravan Park on the property at 2 Pirongia Road, legally described as PT ALOT 317 MANGAPIKO PSH Lot 3 DPS 62851 (Certificate of Title identifier SA15B/1092), subject to the following conditions included below:*

General

- 1) That the development must be generally consistent with the approved application by NZMCA and plans prepared by Grey Matter on behalf of the NZ Motor Caravan Association, dated November 2021, unless otherwise altered by the conditions of the consent. A copy of the approved plan is attached.
- 2) ~~Motorhomes and motor caravans entering the subject site must do so before 10pm each day.~~ Motor caravans and Motor homes using the site must not remain parked on site for a period exceeding 5 10 days in any 30 day period.

The consent holder shall include information on its members' only Travel App and signage on the kiosk and at the entrance of the site advising members that the movement of vehicles in and out of the site during the hours of 10pm – 6am should be avoided.

Accidental Discovery

- 3) In the event of any artefacts or remains being discovered, the applicant must cease work in the area immediately and consult with tāngata whenua and other appropriate authorities in accordance with the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. Any artefacts will be removed in accordance with appropriate iwi protocols and any legal requirements of the Heritage New

Zealand Pouhere Taonga Act 2014 which must be implemented prior to work recommencing in the location of the site of the artefacts or remains discovered.

Construction Management Plan

- 4) Prior to construction activities commencing on site, the consent holder must provide a finalised Construction Management Plan to Council's Team Leader – Development Engineering for certification. The plan shall include, but is not limited to:
 - i. Site management arrangements
 - ii. Proposed construction program
 - iii. Construction methodologies
 - iv. Access, Manoeuvring and parking arrangements
 - v. Hazardous substance management
 - vi. Final detailed engineered design drawings
 - vii. Contaminated Site Management
 - viii. Traffic Management Plan

Contaminated Land

- 5) All intrusive site development works must be completed in accordance with the contaminated Site Management Plan by HD Geo.
- 6) In the event of contamination discovery e.g., visible staining, waste material, odours and/or other conditions that indicate soil contamination, work must cease until a suitably qualified and experienced practitioner (contaminated land) has assessed the matter, advised of the appropriate remediation and/or disposal options for these soils and notified Waipā District Council;
- 7) Any excavation to a depth greater than 0.7 m bgl shall be overseen by a Suitably Qualified & Experienced Practitioner (SQEP);
- 8) Any soil removed from the site shall be disposed of at a suitably licenced landfill facility;
- 9) Following completion of the development, an Ongoing Site Management Plan (OSMP) shall be submitted by a SQEP to Council's Environmental Health Team Leader for certification detailing ongoing management procedures to protect site users from contaminated material. The OSMP shall be prepared in accordance with Contaminated Land Management Guideline No. 1 (MfE, 2021) and shall contain the following, at a minimum:
 - ~~a) Identify areas of historic landfill material and relevant background information~~
 - ~~b) Procedures for protection and regular inspection of the landfill cap; and~~
 - ~~c) Any ongoing landfill monitoring required in accordance with existing closed landfill management consent conditions.~~

Earthworks

- 10) The consent holder must ensure that appropriate erosion and sediment control measures are adopted to minimise any sediment leaving the site and entering any stormwater drains or waterway. The measures must be implemented and maintained for the full duration of construction works.
- 11) Prior to the commencement of any construction work, the consent holder must prepare an Erosion and Sediment Control Plan (ESCP) covering all earthwork associated with the consented development. The ESCP shall be designed by a suitably qualified person and certified by Council's Development Engineering Team Leader.
- 12) All earthworks must be carried out in accordance with the ESCP and good engineering practice and must:
 - a) Be carried out so as to provide sound foundations required under NZS:4431:1989 and avoid any hazard to persons or property;
 - b) Be carried out so as to avoid or mitigate any detrimental effect on the environment particularly with regard to the dust, the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows or abrupt changes in ground level in such a manner that adjoining properties or land uses will be detrimentally affected.
 - c) Earthworks must not obstruct or divert any stormwater overland flow path or result in changed stormwater drainage patterns on adjacent land in different ownership;
 - d) All earthworks and construction works must be restricted to the hours between 7.30 am to 6:00 pm Monday to Saturday. No such work shall occur on Sundays or public holidays.
 - e) Vibration emanating from a site shall meet the limits recommended in and be measured and assessed in accordance with German Standard DIN 4150-3 and the British Standard BS 5228-2.
 - f) Be carried out in accordance with the standards set out in the Regional Infrastructure Technical Specification for formation and construction standards.
 - g) When the earthworks associated with the site are completed the consent holder must supply a plan to the Council's Team Leader - Development Engineering showing the location, staging and depths of the cuts and fills.
 - h) Adequate dust control measures must be in place at all times so as to minimise any nuisance to nearby properties.
- 13) All public roads shall be kept clean and free from silt and sediment tracked from the site.

Abandoned Works

- 14) If work on site is abandoned or delayed by a period of more than 3 months, adequate preventative and remedial measures must be undertaken to control

sediment discharge, dust and any adverse visual effects and must thereafter be maintained for so long as necessary. In particular, the site must be covered by a vegetative cover which has obtained a density of more than 80% of a normal pasture sward. All other such measures must be of a type and to a standard which are to the satisfaction of the Council's Team Leader – Development Engineering

Notification to Neighbours

- 15) The consent holder must advise, in writing, no less than 5 days prior to construction works commencing, the occupiers of all neighbouring buildings within 50m of the subject site boundaries. The advice must include the expected duration of the project, the times when noisy works will occur, the working hours and a contact phone number for queries or complaints regarding noise and vibration. A copy of the written advice must be provided to the Council's Team Leader – Development Engineering.

Reinstatement

- 16) All areas of bare earth (no longer required for construction purposes) shall be revegetated or regressed as soon as practicably possible.

Landscaping

- 17) The consent holder must prepare and submit a landscape plan to Council's Consents Team Leader for certification not less than 10 working days prior to the commencement of earthworks. The consent holder shall then implement the certified landscape plan within the first 12 months of occupancy.

The landscape plan must include, but not limited to:

- a) The tree species to be planted including indicative height, depth and location of planting;
 - b) Details of any bunding proposed;
 - c) b) Ongoing maintenance, including replacements of dead, diseased plants; and
 - d) c) Fencing location and type;
 - e) d) Details of proposed maintenance and weed control;
 - f) e) Any additional riparian planting to be undertaken.
- 18) Landscaping must be retained for the duration of the motor caravan park operating from the property, including replacement of any plants which have perished, are removed or become damaged or diseased.
 - ~~19) For the area of the western boundary with 4 Pirongia Road for a distance of 80m north of the boundary from the southern boundary of the common boundary with the access leg to the subject site, the consent holder must construct a 2.5m high close boarded screen fence.~~
 - 20) For the area immediately adjacent to the southern boundary of 4 Pirongia Road adjoining the access leg to the site, the consent holder must construct a 2.5m acoustic fence 60m in length which extends eastward from the change in angle

of the common boundary in the immediate vicinity of the dwelling situated on 4 Pirongia Road.

- 21) Animals entering the park with motor caravans and motorhomes ~~must be restricted to dogs only, cats are not permitted due to biodiversity corridors in proximity to the site.~~ Dogs must remain under control and on leads/ restrained at all times when outside vehicles.

Council Infrastructure

- 22) The consent holder must provide continual access to Council staff for the purposes of asset inspections and general maintenance activities associated with Council wastewater infrastructure on the subject site.
- 23) Any large-scale scheduled maintenance activities or upgrades to underground wastewater infrastructure, suitable accommodation must be made by the consent holder for the works to be completed onsite. Works may include significant excavations and may require the consent holder to temporarily close the motor caravan park to its members. In the event there is an emergency failure of the line or an event resulting in an adverse effect the consent holder must close the park until the aspect of concern is suitably resolved.
- ~~24) The consent holder shall take all reasonable step to maintain the integrity of the underground infrastructure within the site to the satisfaction of Council's Water Asset Manager. This may include but not limited to additional survey of the depth and condition of Council's assets, redesign of the site layout plan or demonstration of any loading above the pipe so as not to result in adverse effects from settlement associated with the movement or parking of vehicles and/or localised protection at the surface of the underground wastewater infrastructure particularly in higher volume areas of the site or as necessary to protect the ongoing integrity of the infrastructure.~~

Dust

- 25) That as a result of activities authorised by this resource consent, there must be no discharge of dust to air that causes an objectionable or offensive effect beyond the site boundary. If offensive or objectionable dust emissions do occur beyond the site boundaries, the dust-causing activity must cease immediately and must not recommence until appropriate measures have been put in place to prevent recurrence of a similar event.

Advice Note:

That, for the purposes of this consent condition, the Waipā District Council will consider an effect that is objectionable or offensive to have occurred if any appropriately experienced officer of the Waipā District Council determines it so after having regard to:

- *The frequency, intensity, duration, location and effect of the dust emissions, and/or*
- *Receipt of complaints from neighbours or the public, and/or*
- *Where relevant written advice from an experienced officer of the Waikato Regional Council or the Waikato District Health Board has been issued.*

Entrance

- 26) The consent holder must upgrade and maintain the vehicle entrance prior to occupation of the site to a commercial strength vehicle entrance. All maintenance work, inclusive of seal maintenance, is to be completed to the satisfaction of the Council's Team Leader – Development Engineering and shall be at the consent holder's expense.
- a) A vehicle crossing application will need to be completed.
 - b) All work must be completed by a Council approved contractor.

Design, construct and maintain access way, internal circulation, and car park

- 27) The consent holder must submit Design/construction plans for the proposed access way, internal circulation and parking areas shown on approved plans. The Design/Construction plans must be submitted to Council for certification prior to carrying out any construction work required by this consent. All work shall be designed, constructed, completed, and maintained at the consent holders' expense.
- 28) The submitted plans must include, but are not limited to:
- a) Pavement design – based on testing of the existing ground;
 - b) Test results of in-situ ground for the portion of new pavement to be constructed;
 - c) ~~Surface treatment (dust free); and~~
 - d) Markings and signs.

Advice Notes:

Access way, internal circulation and carpark Design

Any work that is required to be carried out shall be in accordance with the Regional Infrastructure and Technical Specification (RITS) and shall be at the consent holders' expense.

Quality assurance certificates

- 29) Within 3 months of completion of the carpark areas required under Condition Design, construct and maintain access way, internal circulation, and park area above, Quality Assurance Certificates from a suitability qualified and experienced professional shall be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance.

Submit water reticulation design

- 30) The consent holder must submit Design/construction plans for the water reticulation system to supply the proposed park shown on the approved plans. The Design/Construction plans must be submitted to Council for certification prior to carrying out any construction work required by this consent. This system shall be designed to the satisfaction of Council's Team Leader – Development Engineering and shall be at the consent holder's expense. The submitted plans shall include, but is not limited to:

- a) Reticulation layout;
- b) Pipe size, material, and pressure ratings;
- c) Valves and fittings details;

Advice Notes:

Water Design

The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for the design and construction of all water infrastructure assets.

Construct water reticulation

- 31) The consent holder must construct water reticulation as per the certified design/construction submitted under 'Submit water reticulation design' condition above and to the satisfaction of Council's Team Leader – Development Engineering at the consent holder's expense.

Quality assurance certificates

- 32) Within 3 months of completion of the water reticulation required under Condition 'Construct water reticulation' above, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance.

Advice Notes:

Connection to Council's main procedure

To ensure the new infrastructure constructed can connect to council infrastructure safely and comply to the New Zealand Drinking Water Standards 2005 (Revised 2018), the consent holder shall complete a network shutdown request and submit to development engineering, councils shut down applications forms:

Shutdown request: WS-WSU-07 a(F) – APPENDIX A

Shutdown methodology: WS-WSU-07 b(F) – APPENDIX B

(These forms can be provided upon request)

As part of these applications requirements, the consent holder will need to provide the compliant pressure and water quality tests 3 days before the selected date. This is to ensure correct notifications to affected parties can be undertaken. The consent holder shall also identify any potential high-risk water users and undertake direct liaison with them.

- 33) The consent holder must arrange and agree the suitability of a wastewater connection with Council Water Asset Manager prior to the installation of any separate wastewater connection/dump station installation to PT allot 317 Mangapiko PSH Lot 3 DPS 62851. A connection is not guaranteed by this process as the suitability of a connection into high volume wastewater mains shall be determined prior to the satisfaction of Council's Water Asset Manager.

Advice Note: Wastewater Separate connection

An administrative, and inspection fee will apply to the application. All work is to be completed by a registered drain layer. An inspection is required prior to any backfill.

Advisory Note

Waikato Regional Council's "Erosion & Sediment Control, Guidelines for Soil Disturbing Activities" which can be found at <http://www.waikatoregion.govt.nz>. This guideline is relevant to all construction sites. The design guideline covers cutting tracks, culverts, sediment control measures, such as silt fences, detention ponds, earth bunds, guidelines for re-vegetation.