

Draft Recommended Conditions:

1. The proposal must be established and operated generally in accordance with the plans and relevant details submitted with the resource consent application received by Council on 20 July 2018 and additional information received on 20/7/18 (DOC approval), on 3/8/18 (further information response and amended application) and on 8/9/18 - 9/8/18 (Fulton Hogan Sealing/Passing Lane Detail) and 27/8/18 (additional lighting detail) and on 27/9/18 (final written approval occupier #269 Tomahawk Road) except where modified by the following conditions.

Scale and Intensity of the Activity

2. The maximum number of guests permitted on the property must not exceed 150 ~~during the hours of 9am to 9pm. Outside of those hours, the maximum number of guests must not exceed 75.~~
3. No more than 8 events per month is allowed on the site.
- ~~3.4.~~ Only one function can be held on the site per day
- ~~4.5.~~ No events [over 75 guests] are permitted to occur on consecutive days of the week (Monday to Sunday). The number of functions that can be held on consecutive days shall not exceed two.
- ~~5.6.~~ Events exceeding 75 guests must not occur more than once on any day.
- ~~6.~~ No event is permitted to exceed 7 hours on any day.

Noise Management

- ~~7.~~ The consent holder must ensure noise from activity taking place on the site will not exceed the performance standard set out in District Plan.
- ~~8.7.~~ Hours of operation must be limited to the following hours:

Thursday to Saturday: 9.00am – 1am (Monday to Saturday) Possible exclusion from Sunday operation? All guests are required to leave the site by 12.30am. Staff must leave the premises by 1.00am

Sunday to Wednesday: 9am to 11.00pm

All guests are required to leave the site by 10.30pm. Staff must leave the premises by 11.00pm
- ~~9.~~ No outdoor marquees or other temporary structures are to be erected within the property in association with the events.
- ~~10.8.~~ No outdoor music is permitted outside after 9pm and all music must be turned off by 12am (midnight).
- ~~11.~~ All guests are required to leave the site by 12.30am. Staff must leave the premises by 1.00am.

~~12.9.~~ No stereo and/or other speakers are permitted outside the building venue. No sub drivers (which amplify bass) are to be used and sound technicians must ensure that music is not bass heavy.

~~13.10.~~ Speaker systems must be located and positioned so as to direct sound away from neighbouring residences.

~~14.11.~~ Exterior windows and doors within the venue must be closed after 10pm at night.

~~15.12.~~ Any guests collected from the site must be collected from the venue.

~~16.—~~ ~~No fireworks are permitted on the property.~~

~~17.13.~~ The noise level from the consented activities on the site measured at or within the boundary of a receiving property or the notional boundary of noise sensitive activities in a rural zone must comply with the following noise limits:

Rural:

7.00am to 7.00pm 55 dB LAeq (15 min)

7.00pm to 10.00pm 50 dB LAeq (15 min)

10.00pm to 7.00am 40 dB LAeq (15 min); and 70 dB LAFmax

Residential:

7.00am to 7.00pm 50 dB LAeq (15 min)

7.00pm to 10.00pm 45 dB LAeq (15 min)

10.00pm to 7.00am 40 dB LAeq (15 min); and 70 dB LAFmax

Noise must be measured in accordance with NZS 6801:2008 - Acoustics - Measurement of environmental sound, and assessed in accordance with NZS 6802:2008 Acoustics - Environmental noise.

Note: this does not apply to vehicles on a legal road.

~~18.14.~~ Lighting limits at the windows of any other site used for residential purposes must not exceed 3 lux during night-time hours. All exterior lighting must be downward fading and shrouded/shielded to prevent overspill and glare.

~~19.15.~~ All construction work on the site must be designed and conducted to ensure that construction noise from the site does not exceed the noise limits in the following table. Noise levels will be measured and assessed in accordance with the provisions of NZS 6803:1999 Acoustics Construction noise as defined in table 2-Recommended upper limits for construction noise received in residential zones and dwellings in rural areas.

~~20.16.~~ The period of construction applied for by the applicant is expected to be of 'Typical duration'. The New Zealand Standard Acoustics - Construction Noise (NZS 6803:1999) states that "Typical duration" of construction, means construction work at any one location for more than 14 calendar days but less than 20 weeks. If the applicant is proposing that construction times are not of 'typical duration' the applicant is advised to contact this department for clarification on the noise limits that apply.

Access and Car Parking

17. That prior to commencement of the activity on the site, an additional 70m of the unnamed legal road that provides access to the property is upgrade to a sealed standard in accordance with Quote number 1027 from Fulton Hogan (attached) [or appropriate wording suggested by Councils Transportation Planning department].
18. Prior to commencement of the construction of the legal road upgrade, Detailed-detailed drawings of the proposed ~~work-passing lanes within the private access road~~ must be provided to the Resource Consents manger via email to rcmonitoring.govt.nz (for Transport's approval) sufficient to ~~determine the level of disturbance to the edge of the Tomahawk Lagoon and to~~ determine adequate provision for two way traffic ~~and the appropriateness of the construction standard~~. Work on the road shall not commence until such time as Councils approval has been provided.
19. That prior to commencement of the activity on the site, appropriate passing bays shall be provided within the private access road. The passing bays shall be constructed so that earthworks are kept to a minimum and the margin of the wetland is not disturbed. (Note: the location of the passing bays does not need to be restricted to locations shown on the plans originally submitted)
- 21-20. Prior to commencement of the construction of the passing bays, detailed drawings and plans of the location of the passing bays within the private access road must be provided to the Resource Consents manger via email to rcmonitoring.govt.nz to ensure the wetland margin is not disturbed and to determine adequate provision for two way traffic. The matters in wetland proximity conditions shall also be addressed in these plans. Work on the passing bays shall not commence until such time as Councils approval has been provided.
- 22-21. Detailed drawings of the proposed coach parking must be provided to the Resource Consents manger via email to rcmonitoring.govt.nz (for Transport's approval) sufficient to determine acceptable gradient and manoeuvrability for coaches.
- 23-22. A minimum of 40 car parks must be provided within the main car parking area.
- ~~24. All car parking must be demarcated prior to commencing operation of the venue.~~
- 25-23. All car parking must be located within the designated car parking areas within the property. No parking is permitted alongside the lagoon or along the access road to the site [This condition can only be included if it is volunteered by the applicant].
- 26-24. The surface of the main car park must be gravelled.
- 27-25. Guests and staff are not permitted to exceed a speed of 25km per hour within the property to reduce disturbance of wildlife and/or residential neighbours.
- 28-26. A signage scheme must be submitted to the Recourse Consents Manager via email to rcmontoring.govt.nz (for approval by Council's Urban Design) prior to commencement of any operations on the site. The scheme must identify suitable locations to achieve the following:
 - (a) Provide the location and detail of signage designed to alert visitors to the need to be aware of wildlife along the edges of the wetland.
 - (b) Alert visitors to the need to drive slowly along the access at all times.

27. A Travel Management Plan shall be submitted to and approved by the Resource Consents Manager. This plan shall be implemented prior to the activity commencing. This Travel Management Plan shall include the following:

i. How the applicant intends to promote and encourage the use of coaches for drop off/pick up in their venue hire documents.

ii. Management of guests and staff and how the consent holder will contain their activities within the site including a procedure to educate guests about what is considered acceptable in terms of noise when leaving the venue.

iii. The use of temporary speed restrictions during events.

28.

29. The consent holder must advise the Council, in writing, of the start date of the activity. The written advice must be provided to Council at rcmonitoring@dcc.govt.nz at least five (5) working days before the works are to commence.

Wetland Proximity:

30. No vegetation on the wetland fringes is to be removed or compromised by the activities undertaken on the site.

31. Any excess material used in the widening of access to the site must be clean and placed carefully in proximity of the lagoon edge.

32. Any machinery and equipment utilised within the area of the access to the site must be clean and well maintained before entering the work site.

33. All practical measures must be undertaken to minimise the risk of contamination to the Lagoon i.e. fuel from machinery, discharge of materials etc.

34. All excavated areas must be cordoned off during works and grassed over following completion of works.

35. Any fill material to be introduced to the site must comprise clean fill only.

36. The earthworks must be undertaken with the principles of industry best practice applied at all stages of site development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.

37. To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:

a) divert clean runoff away from disturbed ground;

b) control and contain stormwater run-off;

c) avoid sediment laden run-off from the site'; and

d) protect existing drainage infrastructure sumps and drains from sediment run-off.

~~38.— No soil disturbance or soil shifting, unloading, loading will take place if wind speed is higher than 14 metres per second if the soil is dry and prone to becoming airborne, unless a dust suppressant is applied.~~

~~39:~~38. All loading and unloading of trucks with excavation or fill material is to be carried out within the subject site.

~~40.— Surplus of unsuitable material is to be disposed of away from the site to a Council approved destination.~~

Landscape Character

~~41.— No guests are permitted to along the wetland fringes or within the conservation areas (C096) within the property.~~

~~42:~~39. All lighting must be in accordance with the lighting plan submitted with the application (except no outdoor floodlighting structures are permitted) and comply with the following:

(i) All outdoor lighting must be down lighting only and must be shielded from above in such a manner that the edge of the shield shall be below the whole of the light source and;

(ii) All outdoor lighting must be of low luminance to reduce the potential for night glow.

~~43:~~40. All existing Macrocarpa trees within 50m of the existing woolshed and approved car parking areas must be retained except if authorised under condition 41 below. The Macrocarpa shelterbelt trees between the existing farm dwelling (identified as Item 2 in the legend of the site plan, dated 20/06/2018) and the proposed 40 space car park (identified as Item 6 in the legend of the site plan, dated 20/06/2018), which are not within the unformed local road are to be retained.

~~44:~~41. Within 6 months of commencing operation of the new facility, new Macrocarpa trees must be planted in accordance with the Council's Landscape Architect's Recommended Mitigation Planting Plan to ensure adequate screening of the new car park in the event that existing Macrocarpa trees are ever removed (to formalise access along the unformed legal road which traverses the property). New trees must be spaced in a similar manner to the existing macrocarpa trees.



Council Landscape Architect Mitigation Planting Plan

45.42. No macrocarpa trees are to be removed unless it is confirmed by a qualified tree risk assessor that the trees pose a health and safety risk. An accompanying arborist's risk assessment report must be submitted to the DCC planning manager, prior to the proposed removal of any of these trees. Replacement planting with the same species must occur immediately following removal if approval is granted to remove any tree from this shelterbelt.

46.43. New Macrocarpa shelterbelt planting must be undertaken along the western boundary of the proposed carpark to the corner of the paddock, as shown in the marked-up plan attached as Appendix 2.

44. The approved main car parking area must not exceed the extent illustrated in the attached site plan, dated 20/06/2018. The aisle widths and manoeuvring widths must be the minimum required by the transport department.

45. That the lean-to attached to the woolshed that is to be demolished and replaced, shall be clad in corrugated iron for the roof and either corrugated iron or a natural timber finish for the external wall cladding.

47.46.

~~48.— External/outdoor lighting must be in accordance with amended proposal supplied by the applicant and consist of low-level bollard and building mounted down lighting only. No pole-mounted lighting is permitted.~~

~~49.— Any additional landscaping implemented in and around the venue by the applicant must be undertaken using native plants.~~

Cultural Values

50.47. If the consent holder:

a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder must without delay:

i) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.

ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:

i) stop work within the immediate vicinity of the discovery or disturbance; and

ii) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014; and

iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work must recommence following consultation with the Consent Authority.

Services/Infrastructure

51.48. Prior to operation, the applicant must demonstrate that the property is self sufficient in terms of provision of adequate water and fire fighting water supplies to support the activity.

52.49. The effluent disposal system must be designed and installed by a suitably qualified professional sufficient to cater for the proposed use and method of water supply and soil conditions and to ensure that no discharge occurs to the Tomahawk Lagoon.

53.50. The approved effluent disposal system must be serviced regularly recording the time, date and any maintenance undertaken and submitted to the Resource ~~Consnes~~Consents manager at rcmonitoring.govt.nz for approval.

Review Clause:

54.51. The Council may once per year, on the last five working days of November, serve notice of its intention to review the conditions of this consent for the purpose of:

(a) *Dealing with any adverse effect on the environment which may arise from the exercise of the consent (such as noise, traffic, dust nuisance, impacts on wildlife and/or habitat for wildlife within the lagoon and/or its water quality) and which it is appropriate to deal with at a later stage.*

Advice Notes:

1. ~~As no detail of the works required to create~~The plans provided under condition 19, as approved by Council shall authorise any earthworks consent that may have been needed under the District Plan, passing lanes within the access to the site and within DOC concession areas has been assessed as part of this application it is possible that the need for additional resource consents is triggered where the volume and/or area exceeds 1m³ or 25m² within 20m of a wetland listed in Schedule 25.4 of the Regional Plan—Tomahawk Lagoon in a Rural Zone (Rule 17.7.3(iii)(a) and/or the volume of earthworks permitted within 100m of a coastal habitat (Rule 16.6.2(ii)(b)).

~~Additionally, where the total cumulative volume of earthworks exceeds 200m³ across the site during any consecutive 12-month period, additional resource consent from the Dunedin City Council will also be required under Rule 17.7.3(ii) Scale Thresholds. This includes the volume of earthworks that has already been undertaken on the site to construct the level area outside the woolshed, to upgrade the access up to the dwelling as well as any levelling works required for the new coach and car parking areas.~~

2. It is recommended that the consent holder review the provision under the Otago Regional Council Water Plan which to determine whether any of the works to the access road alongside the wetland would necessitate additional consenting requirements. For example, stormwater (particularly from the car park) and sewage management may have potential for discharges. It is possible that a venue of the proposed capacity will be likely to exceed the 2000 litre/day permitted activity rule volume, therefore the Otago Regional Council should be contacted to ensure compliance with the provisions of the Water Plan.
3. It is recommended that the drinking water storage tank be designed with at least 2 days storage for domestic use. Water storage facilities must also comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509).
4. Stormwater collected from roof surfaces may be used for domestic water supply and stored in suitably sized tank(s), with a minimum of 25,000L storage per lot.
5. In the event of reliance on a self-sufficient water supply, drinking water will need to be brought up to meet the necessary standards to meet the NZ Drinking Water Standards. This is likely to require the additional effort of installing a water treatment system and of testing the water supply on a regular basis in accordance with the standard. It is recommended that the consent holder contact Public Health South for further information from a suitably qualified Drinking Water Assessor regarding a Water Risk Management Plan, water treatment and sampling requirements. The water supply will also need to be registered as a community water supply with the Ministry of Health.
6. The consent holder should contact the Dunedin city Council Trade Waste Department for further information on waste water disposal options to ensure that their system is designed to meet the requirements of the combined commercial and domestic use (depending on the final method of water supply).

Duty to avoid unreasonable noise

7. Under Section 16(1) of the Resource Management Act 1991 (1) Every occupier of land (including any premises and any coastal marine area), and every person carrying out an activity in, on, or under a water body or the coastal marine area, shall adopt the best practicable option to ensure that the emission of noise from the land or water does not exceed a reasonable level.

Demolition of Existing Buildings

8. *Buildings built before 1900 or sites which were in use before that time are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. Before disturbing an archaeological site, or to check whether a site is an archaeological site, the consent holder is advised to discuss their proposal with Heritage New Zealand.*
9. *Any works within the concession area may require further approval from the Department of Conservation.*
10. *The consent does not authorise the sale of food and drinks to visitors as part of the business activity. It is noted that if any food is offered for sale, or supplied in conjunction with an entry fee to a function, the site would be deemed to be a food premises. All food would need to meet the requirements of the Food Act 2014 and Food regulations 2015. For exemptions, an application for a detailed Scope of Operations form can be completed (refer to Council's Regulatory Services Team). Refer to the Council's Environmental Health Department for all license enquires.*