

General

- (1) THAT the existing use activities be undertaken in general accordance with the resource consent application and assessment of environmental effects prepared by Stratum Consultants Ltd and entitled [xx], referenced as [xx] and dated [xx], including the following:
- a) [xx]
 - b) [xx]
 - c) [xx].

Activities and notice to tenants

- (2) THAT the activities authorised by this consent shall be limited to the following activities operating at the same or similar character, intensity, and scale as at the date of the consent commencing:
- A & J Demolition (House and Construction Material Storage)
 - Compass Pools Storage (Swimming Pool Shell Storage)
 - Total Relocation House Transporters (House Storage)
 - Earthmover Tyre Services (Heavy Machinery Tyre Storage)
- (3) THAT a copy of this consent be provided by the owner of the site to each of its tenants undertaking the above activities.

Note: as a land use consent, this consent attaches to and runs with the land and its terms must be met by both the owner and occupiers (ie tenants) of the site.

Site access upgrade

- (4) THAT within 40 working days of this consent commencing that the proposed upgrade to the vehicle entrance to serve the proposed activity be constructed generally in accordance with drawing 423022-CIV-D001, Sheet 02.
- (5) THAT in undertaking the site access upgrade, erosion and sediment control measures shall be in accordance with installed in accordance with the Bay of Plenty Regional Council "Erosion and Sediment Control Guidelines for Land Disturbing Activities 2010/01".

Maximum number of vehicles/ day and avoidance of Clarke Road

- (6) THAT the maximum number of vehicles a day shall be limited to 25 vehicles per day.
- (7) THAT all tenants operating under this consent shall ensure that their delivery staff and contractors shall not use Clarke Road for any heavy vehicle access to and from the site.

Landscaping

- (8) THAT existing onsite landscaping shall be maintained in accordance with the Landscape Management Plan prepared by Boffa Miskell dated 1 June 2023 Drawing Number BM211084-200.

Screening & Reflectivity

- (9) THAT within 40 working days of this consent commencing screening of the swimming pool shells located within the Compass Pools yard shall be undertaken by either:
- (a) the establishment of a 4.5m high vertical screen (artificial orchard shelter or similar) along the western extent of the yard; or
 - (b) ensuring that the swimming pool shells are covered via tarpaulins or similar covers.

provided THAT if the swimming pool shell colour to be utilized on pools to be stored on the site is certified by a reflectivity specialist as complying with the reflectivity standards of the District Plan, then the screening or covers as required as per the above condition shall not be required.

Hours of operation

- (10) THAT hours of operation for the existing on-site activities are to be between 6AM-6PM, Monday-Friday and 7AM – 1PM Saturday, provided that house relocation to and from the Total Relocation and A & J Demolition yards may occur outside these hours.

Noise

- (11) THAT the noise levels emanating from the activities on site shall comply with the following standards:

4C.1.3.2 Noise Limits

Noise limits for activities in Industrial and Commercial Zones

- (i) *All activities located within Industrial and Commercial Zones shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits within the stated timeframes at any point within the notional boundary of any dwelling in a Rural Zone or Rural-Residential Zone, nor at any point within the boundary of any property within a Residential or Future Urban Zone*

Time period		Sound Level Not to be Exceeded	
Day	Hours	L _{Aeq}	L _{Amax}
Monday to Saturday	6am to 10pm	55dB	N/A
Sunday and Public Holidays	9am to 6pm	55dB	N/A
At all other times		45dB	70dB

Note: Notional boundary means a line 20m from any side of a dwelling, or the legal boundary of the property on which the dwelling is located, whichever point is closer to the dwelling.

- (ii) All activities located within Industrial Zones (excluding emergency service sirens) shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits within the stated timeframes at any point within the boundary of any other property within an Industrial Zone:

Time period	Sound Level Not to be Exceeded	
	L _{Aeq}	L _{Amax}
Daytime 7am-10pm	65dB	N/A
Night time 10pm-7am	65dB	85dB

- (12) THAT the consent holder and tenants shall ensure that the Noise Mitigation measures as identified within Section 7.0 of the Noise Management Plan prepared by Styles Group, **dated XX and Referenced XX** are adhered to on an ongoing basis.
- (13) THE consent holder shall ensure that all tenants are provided with a copy of the Noise Management Plan prepared by Styles Group, **dated XX and Referenced XX**

Financial contributions

- (14) THAT upon receipt of an invoice from Council, the consent holder shall within 4 weeks of the commencement of this consent make payment of FINCO's on a pro-rata basis for water and roading as follows:

Transportation – 1.56ha x \$50,043.47 = \$78,067.80 + GST

Duration

- (15) THAT the duration of this resource consent shall be for two years from commencement.

Cultural

- (16) No less than five working days prior to undertaking any physical works the consent holder shall invite a representative of Pirirakau hapu on site to undertake cultural monitoring and karakia/blessing. Evidence of this invitation

shall be kept and provided to the Western Bay of Plenty District Council within 48 hours of a request.

- (17) On discovery of any unrecorded sites of archaeological importance on site, work shall cease immediately, and the consent holder shall notify a Pirirākau hapū representative and the Western Bay of Plenty District Council as soon as possible.
- (18) If tuna (eels) are discovered on site during earthworks or within stormwater devices or treatment ponds, work in that area is to cease and a Pirirākau representative is to be contacted. The Pirirākau cultural monitor will arrange the removal and transfer of the tuna off the site into a safer habitat.

Advice Notes

- (i) *The applicant has undertaken to work with Pirirākau, WBOPDC and other agencies to facilitate cultural interpretation mediums in relation to the Hakao restoration cultural offset mitigation.*
- (ii) *The applicant has also undertaken to record Pirirākau recommended names of any newly created roads in accordance with the WBOPDC road naming policy.*