

DECISION OF RESOURCE MANAGEMENT ACT 1991 ('RMA') HEARING PANEL ON A PUBLICLY NOTIFIED RESOURCE CONSENT APPLICATION BY FESTIVAL ONE LIMITED TO ESTABLISH AND OPERATE AN ANNUAL TEMPORARY EVENT (CHRISTIAN MUSIC FESTIVAL) AT 209 WHITEHALL ROAD, KARAPIRO

1 INTRODUCTION

- 1.1. On 25 June 2020, Mitchell Daysh on behalf of Festival One Limited ('the Applicant') applied for land use resource consent to establish and operate an annual temporary event (Christian music festival) in the Rural Zone at 209 Whitehall Road, Karāpiro.
- 1.2. Under the Operative Waipā District Plan 2016 ('the District Plan') the application is a discretionary activity due to non-compliance with the performance standards for activities in the Rural Zone. Those non-compliances relate to the level of noise predicted to be generated, the creation of a permanent structure associated with the festival (storage shed), and the proposed duration and number of attendees at the event.
- 1.3. The application was publicly notified on 5 August 2020. A total of 11 submissions were received on the application, 10 of which were in opposition and one in support. One late submission was received, however that submission was subsequently withdrawn.
- 1.4. A hearing date was originally set down for 2 November 2020. The application was referred to Council's RMA Hearing Panel ('Hearing Panel') as planning staff do not have delegated authority to determine notified applications where submissions have been lodged in opposition.
- 1.5. On 16 October 2020, the Applicant requested that the Council suspend processing of the application in order for them to seek to resolve several issues that were raised in the original Section 42A Report. The Applicant provided further information and requested that processing of the application recommence in June and July 2021. That further information, which included some revisions to the proposal, was circulated to submitters and a revised Section 42A Report was prepared.
- 1.6. The hearing was held at 10.00am on Monday 13 September 2021. Due to restrictions in holding hearings associated with COVID-19, the hearing was held online. The hearing was adjourned following the Applicant's right of reply to enable the Hearing Panel to undertake a site visit. That site visit occurred on Wednesday 15 September 2021, and the hearing was officially closed on Friday 17 September 2021.
- 1.7. This report sets out the Hearing Panel's decision, acting under delegated authority from the Waipā District Council and pursuant to the provisions of Sections 104, 104B, 104D and 108 of the Resource Management Act 1991.

2 DETAILS OF THE APPLICATION

App Number:	LU/0145/20
Applicant:	Festival One Limited
Property Address:	209 Whitehall Road, Karāpiro 3496
Legal Description:	Lot 1 DPS 77613 & Lot 2 DPS 77613 (SA58B/748); Lot 1 DP 411145 & Lot 1 DP 527164 (848498)
Site Area:	294.7439 ha
Activity Status:	Discretionary
Zoning:	Rural
Policy Area(s):	Cultural Landscape Area – Alert Karāpiro Stream; Significant Natural Areas (WP533 and WP533a); Quarry Buffer Area (Whitehall Quarry).
Designation(s):	Nil
Proposal:	Establish and operate an annual temporary event (Christian music festival) in the Rural Zone

3 THE SITE

- 3.1. The subject site is located on the west side of Whitehall Road, approximately 2.5 kilometres north of the intersection with Karāpiro Road and 4.2 kilometres from Tirau Road (State Highway 1). The nearly 295ha property, known as Hartford Farm, comprises approximately 156 ha in forestry, 53 ha of flat to rolling pastoral land and 70 ha of kanuka, and is bisected by the Karāpiro Stream. The Waiarumu Stream defines the northern property boundary.
- 3.2. The property is sited within the Rural Zone and includes areas subject to the Cultural Landscape Area – Alert Karāpiro Stream, Significant Natural Areas (WP533 and WP533a), and a Quarry Buffer policy overlay of the District Plan.
- 3.3. The surrounding properties comprise a mix of rural-residential and rural, with several properties in the area being used for visitor accommodation activities. In addition to the surrounding dwellings and farming activities, Whitehall Quarry is located directly north of the subject site. Nearby commercial activities include the Karāpiro Mobil, which is located on the corner of Karāpiro and Tirau Roads, and the Mighty River Power Domain, located on the southern side of Lake Karāpiro, less than 5km south of the site.

4 THE PROPOSAL

- 4.1. The proposal was fully set out in both the application report and in the Section 42A report. In summary, the Applicant seeks to establish and operate an annual temporary event, being the 'Festival One' Christian music festival, on the site at 209 Whitehall Road. The event occurs annually over the Auckland Anniversary weekend.
- 4.2. Festival One is the successor to the Parachute Music Festival, which in recent years has occurred at the Mystery Creek Events Centre. The festival comprises of music, community and art events as well as seminars and keynote speakers, art installations and reflective spaces. The festival is a drug and alcohol free event, and is intended to be suitable and appealing to people of all ages, including toddler care, a children's programme, dedicated spaces for those with disabilities, and care taken to provide support to the elderly. The festival is largely 'residential', with people arriving on the Friday to set up camp and departing on the Monday.
- 4.3. The festival site provides on-site amenities including toilets, showers, convenience store, food and beverage outlets, which will all be trucked on and off the site. Potable water is to be provided through ground water bores existing on the property. At the hearing, it was noted that reservoirs of water storage will be provided on site to ensure buffer provision is held for emergency purposes.
- 4.4. The Applicant has proposed that the event be 'scaled back' during its first four years of operation, with a cap on the number of patrons and crew members to be incrementally increased over these years. The maximum numbers of people proposed to be accommodated over the years is set out in the below table.

TABLE 1: PROPOSED PATRON / CREW CAP OVER 5 YEAR EVENT

Year	Maximum Number of Patrons	Maximum Number of Crew	Total Number on Site
Year 1 & 2	5,000	1,500	6,500
Year 3 & 4	7,500	1,750	9,250
Year 5 onwards	10,000	2,000	12,000

5 STATUTORY FRAMEWORK

- 5.1. The application was considered under the provisions of the Resource Management Act 1991 ('the Act') in both the application and the Council Planner's Section 42A Report. Both assessments concluded the application was to be assessed as a **discretionary** activity under the provisions of the District Plan, and thus was considered in accordance with Sections 104, 104B and Part 2 of the Act.

Waipā District Plan

- 5.2. The District Plan contains a number of objectives and policies that directly relate to this land use consent application. Those objectives and policies are contained in Section 4 – Rural Zone and Section 16 – Transportation.

- 5.3. The Hearing Panel have adopted the assessment of the Council’s reporting officer and the Applicant’s consultant in respect of the District Plan assessment, which is not in contention. The assessment of the activity against the District Plan provisions confirms the activity status as a **discretionary activity** due to failure to comply with the following District Plan provisions:
- a) Rule 4.4.2.15 – Noise: the proposal will not comply with this standard as the level of noise generated by the festival is predicted to exceed the relevant noise limits that apply at the notional boundaries of dwellings within the surrounding environment.
 - b) Rule 4.4.2.51 – Temporary event: the proposal will not comply with this standard as not all buildings and works will be removed within five days of the temporary event ceasing.
 - c) Rule 4.4.2.53 – Temporary event: the proposal will not comply with this standard as the festival will take place over more than two days duration, occurs outside of the hours of 7am and 10pm, and will have more than 500 attendees.

National Policy Statements

- 5.4. There are no National Policy Statements that were considered to be of particular relevance to this application.

National Environmental Standards

- 5.5. There are no National Environmental Standards requiring further consideration with regard to this application.

Waikato Regional Policy Statement: Te Tauāki Kaupapahere Te-Rohe O Waikato

- 5.6. The proposed activity in this case is not considered to conflict with the provisions of Te Tauāki Kaupapahere Te-Rohe O Waikato.

Waikato Regional Plan

- 5.7. With regard to the Waikato Regional Plan, the proposed development is not considered to conflict with the provisions of the Regional Plan.

Other Legislation

- 5.8. No other legislation was applicable in the assessment of this application.

6 NOTIFICATION ASSESSMENT

- 6.1. In accordance with Sections 95A to 95F of the Act, the proposal has been assessed with regards to notification by the Council (Council document reference 10429207). As a result, the application was publicly notified on the 5 August 2020.

7 SUBMISSIONS

- 7.1. A total of 11 submissions were received during the statutory submission period, 10 of which were in opposition and one in support. In summary, concerns raised by submitters included:
- Impacts on health and wellbeing;
 - Ecological and biodiversity effects;
 - Rural character and amenity effects;
 - Noise effects;
 - Traffic and parking effects; and
 - Effects of precedent.
- 7.2. A copy of the submissions is included in Appendix 7 of Council Planner’s Section 42A Report (Council document reference 10440610).
- 7.3. Following the close of the submissions period, and the circulation of the original Section 42A report, the Applicant requested that the Council suspend the processing of the application under Section 91A of the Act to enable the Applicant to seek resolution to some of the concerns held by Council staff and submitters. A package of information, including revisions to the proposal and written approval of some of the submitters in opposition, was received in June 2021. This information was circulated to all submitters.
- 7.4. As a result of this information, the number of submitters opposing the application reduced to six, with three submitters either neutral or in support of the proposal subject to conditions. Those submitters in opposition to the proposal retained the same concerns as originally expressed and summarised above.

8 THE HEARING

- 8.1. The hearing was held via Audio Visual (Zoom) on Monday 13 September 2021 and attended by the following persons:

Role	Name
Hearing Panel	Marcus Gower (Chairperson) Clare St Pierre Lou Brown
Hearing Panel Assistance	Jenny Nemaia – Hearing Secretary Tony Quickfall – Manager District Plan and Growth
Applicant	Graham Burt – Director, Festival One Limited

Role	Name
Appearing for Applicant	Lindsay Hannah – Noise Alastair Black – Traffic Mark Chrisp – Planning Mark Gardiner – Owner, Hartford Farm
Appearing for Council	Quentin Budd – Consents Team Leader Tony Coutts – Senior Development Engineer Glynn Jones – Environmental Health Officer Aidan Kirkby-McLeod – Project Planner
Submitters in Opposition	Steve Howes Henk Weijers
Submitters in Support	Nil
Neutral Observer	Senior Sergeant David Hall – NZ Police

9 SITE VISITS

- 9.1. The Hearing Panel undertook a site visit on Wednesday 15 September 2021. In attendance with the Hearing Panel were Ms Sharyn King, Hearing Administrator, and Mr Quentin Budd, Council’s Planner Support.

10 SUMMARY OF THE EVIDENCE HEARD - Section 113(1)(ad)

- 10.1. The Chair of the Hearing Panel asked Mr Budd to provide an overview of the application being heard and then directed the Applicant’s Team to present their application and evidence.

Applicant’s Evidence

- 10.2. Mr Graham Burt, Director of Festival One Limited, provided written evidence prior to the hearing regarding the proposal. Mr Burt emphasised that the festival is run by an experienced team with a demonstrated history of being able to comply with applicable conditions, particularly in terms of noise restrictions. Mr Burt also emphasised the nature of the festival differs from other large scale music festivals, being a Christian event that is drug and alcohol free that is more aligned with a ‘family camp’ rather than the type of atmosphere that might be associated with other typical music festivals. He noted that the applicant has been awarded for its efforts to include the disabled community in this regard.

- 10.3. Mr Burt set out the Applicant's desire for the festival to be held on a site with more tree cover, which is important in terms of providing shade and relief from the sun given the time of the festival, and noted that Mystery Creek Events Centre has recently removed most of the trees on that site. He also noted that suitability of the site in terms of its size and location to host the event, and the amount of effort that has recently been undertaken by the landowner to beautify the land for the purpose of the festival.
- 10.4. With reference to the presence of the stream on the site, and the likely desire for festival attendees to use the stream to cool off, Mr Burt stated that fencing will prevent free access down to the waterway, with controlled access made available by way of a monitored gate. The number of people accessing the stream at any one point will be controlled to small numbers, with one particular waterhole identified as being the most suitable given its rocky base to minimise silt generation. The Hearing Panel note that water quality is outside the scope of this application and is not part of the District Council's function. While we commend Mr Burt for considering water quality, as well as safety, we cannot take this into account in our determination.
- 10.5. Mr Burt also discussed the engagement that the applicant has had and continues to have with local iwi and mana whenua regarding the use of the site for the festival.
- 10.6. In response to questions, Mr Burt noted that the festival has previously demonstrated it is highly responsive to noise complaints, with the ability to immediately confirm noise levels given the real-time monitoring system utilised. He also confirmed that there will be large water tanks placed on site to enable surplus storage of readily accessible water to cater for demand and for use in an emergency. The Panel commend Mr Burt and the festival team for responding to the Council's concerns on the original proposal, and for their proactive approach to addressing the matters of concern. This reflects the strong track record in running successful events that came through in Mr Burt's evidence.
- 10.7. Mr Lindsay Hannah, the Applicant's Acoustic Engineer, spoke to his written evidence. Mr Hannah summarised that he is of the view that noise associated with the event can be suitably managed and largely internalised on the site. The exception to this is amplified sound, which he considered can be reasonably controlled to be limited to a reasonable level, including at night-time.
- 10.8. Mr Hannah considered that, in order to ensure noise is controlled to a reasonable limit on and off-site, it is important that a noise management and noise monitoring plan be prepared, and that real-time ongoing noise monitoring be undertaken. This is what the Applicant has proposed. Mr Hannah also confirmed that, in his experience working on previous Festival One events, the Applicant has not breached the relevant noise limits.
- 10.9. In response to a question from Commissioner St Pierre on response times for any noise complaints, Mr Burt explained that the noise monitoring at the boundary is in real-time, with direct communication to the sound engineers. This allowed the sound engineers to respond "within minutes" if the monitoring indicated noise levels were getting toward the limits. He further stated that the live monitoring meant that festival events to date have, to his recollection, never breached any noise standards.
- 10.10. Mr Alastair Black, the Applicant's Transportation Engineer, provided written evidence prior to the hearing. Mr Black noted that the assessment of transportation effects has benefitted from updated trip generation data that arose from the 2021 festival, which identified peak arrival and departure times and indicated that the majority of festival attendees tend to stay on site for the full duration of the event

with not a lot of traffic generated between these peaks. The data also identified that peak trip generation was lower than expected, given the tendency for people to arrive together in shared transport rather than travelling in separate vehicles.

- 10.11. Mr Black noted the potential for there to be some delays experienced at intersections and along local roads during the Friday and Monday peaks, and that those delays would be managed through implementation of a traffic management plan, including through directional signage to avoid busy intersections. He also noted the 1 km length of the internal driveway within the site will ensure there is no vehicle queuing extending out to the road.
- 10.12. Mr Black considered that the proposal to grow the festival over a number of years will allow for an adaptive management framework to be implemented which is responsive to the site and surrounding environment and allows for the management regime to improve with the growth of the festival.
- 10.13. Mr Black responded to submitter concerns regarding traffic around the service station located on the corner of the intersection between Karāpiro Road and State Highway 1. Mr Black confirmed that the details of traffic management to be implemented have not been confirmed yet but are likely to include traffic cones or barriers to close the entrance closest to the SH1. In terms of a concern raised concerning trucks parking on SH1 in front of the service station and obstructing views, Mr Black noted that a key element of the proposal is to minimise the use of this intersection by festival traffic by directing traffic along alternative routes, and that the issue of trucks blocking sightlines is not an issue that has been raised by Waka Kotahi.
- 10.14. Mr Black also noted that Waka Kotahi has identified improvements in this area as part of their National Land Transport Programme, and he expects to see changes to this intersection over the next three to five years. In addition, construction is expected to commence on a roundabout intersection with State Highway 29 in the next calendar year, and wider improvements anticipated to the State Highway network that will address a number of safety concerns raised by submitters.
- 10.15. In response to a question from the Hearing Panel regarding concerns with the safety of people travelling on the local road network, which was noted as being windy and narrow in places, Mr Black confirmed that the main approach is to alert people to the road conditions and encourage slower speeds through placing static and variable messaging signs along the route. He noted that they are public roads and it can be expected that the public can use them.
- 10.16. In response to another question regarding the ability for real time traffic management to be implemented in order to redirect traffic if it is noted that roads become congested, Mr Burt noted that the Applicant is in discussions with Waka Kotahi to investigate the ability for the Festival One app to be used for this purpose; however that this is not in place at this stage.
- 10.17. Mr Mark Chrisp, the Applicant's planning consultant, then presented planning evidence. He noted that the application has been altered from what was originally lodged, primarily as a response to the original recommendation of the Council's reporting planner to decline the application. That includes scaling the festival up over several years, which enables an adaptive management regime to be implemented. He

also noted that the landowner of Hartford Farm, Mr Mark Gardiner, has purchased two properties¹ that are essentially located within the boundaries of the subject site to address concerns on those owners and occupiers, and that concerns raised by NZ Police to the original proposal have been addressed, primarily through addressing traffic concerns through a comprehensive traffic management plan. In addition, extensive discussions have occurred with Waikato Regional Council and an agreed set of conditions have since been reached with this party.

- 10.18. In terms of planning issues, Mr Chrisp noted that there has been a range of debate regarding whether the proposal fits with rural character and the appropriateness of the activity to occur in this zone. Mr Chrisp considered the key points to be that it is not possible for an activity of this nature to be held in an urban area in the Waipā District, given the need for space to separate from neighbouring receivers, and that the Waipā District Plan identifies this exact type of activity as a permitted activity to occur in this zone, albeit at a lesser scale. He therefore considered the pertinent question to come down to the difference between what is permitted and what is proposed, and how do we manage the effects of the greater scale.
- 10.19. In terms of consent conditions, Mr Chrisp stated that the Applicant has worked with the Council on a set of recommended conditions that are agreed to except for the proposed term of consent. Mr Chrisp opined that there is no need to limit the consent to a term of ten years, and that if a duration condition is imposed it should be no less than ten years. He noted that the key effects of the activity, being traffic and noise, are able to be managed through the proposed adaptive management regime, and as such it is not necessary for there to be a condition that limits the term of consent. Mr Chrisp confirmed the Applicant would, however, accept a duration condition if the Hearing Panel considered it necessary.
- 10.20. In response to a question from the Hearing Panel regarding the scope of conditions agreed to with the Waikato Regional Council, Mr Chrisp confirmed that the Applicant has proffered those conditions and on that basis they can be considered lawful.

Submitters' Evidence

- 10.21. Two letters were tabled by submitters who did not present at the Hearing. One letter was from the Waikato Regional Council, outlining that their concerns have been addressed through agreement reached by the Applicant on proposed conditions. The other letter was from Mr and Mrs Casey of 308 Whitehall Road, setting out their opposition to the proposal on the basis of traffic concerns and impacts on the waterway and land within the site.
- 10.22. Two submitters, Mr Steven Howse (an owner and occupier of 178 Whitehall Road) and Mr Henk Weijers (an owner and occupier of 196 Whitehall Road), provided a joint presentation to the Hearing Panel, led by Mr Howse, highlighting the concerns of the submitters. Their primary concerns that were presented relate to rural character and amenity – the incongruous nature of a large festival within a rural environment; potential for noise and traffic effects; and expansion of activities on the site from one annual festival to other activities.

¹ Mr Mark Gardiner later clarified that they have purchased one of these properties, and have heads of agreement in place to purchase the second property; however written approval has been obtained from both neighbours. In response to a question from Commissioner St Pierre, the applicant stated the sale and purchase was unconditional.

- 10.23. In summary, the Mr Howse acknowledged the effort that the Applicant has gone to since the original lodgement of the application; however stated that the submitters queried whether Festival One is an appropriate activity in this location given the scale of the activity and whether there is really any compelling reason for this activity to occur in this environment.
- 10.24. They also sought consideration be given to:
- limiting a term of consent to a maximum of five years, which was consistent with the approvals that have previously been granted for the festival to be held at the Mystery Creek Events Centre;
 - strengthening the requirements around an annual review and community liaison meeting, which the submitters strongly supported, by way of requiring an independent chair for the meeting and independent reporting of the meeting;
 - imposing a condition that stipulates that this event is the only event that can take place on the property which does not comply with the permitted standards of the District Plan, in order to avoid the site becoming a de-facto venue for other events of this size or nature.
- 10.25. It was clarified during the submitters' presentation that of the three indicated access points to the site, the northernmost entrance is the main access point for the festival, with the southernmost crossing being used only for emergency purposes. A third identified access point, located between those two, is not formed and will only be installed should the operation of the festival determine it necessary to have this access point.
- 10.26. The Hearing Panel also raised questions regarding the rationale for why consents for Festival One (and its predecessor, Parachute Music Festival) have historically been granted with a condition limiting them to a term of five years. Neither the Applicant nor staff had this information to hand, and the commissioners requested that the Council reporting planner circulate information relating to the five-year limit for previous festivals following the adjournment of the hearing.

Council's Evidence

- 10.27. The Council's Section 42A Report, prepared by Mr Aidan Kirkby-McLeod, Project Planner, was taken as read by the Hearing Panel. The Report provided a whole of Council response to the resource management issues raised by the application and questions raised by submitters. Comments were included from Mr Tony Coutts, Council's Senior Development Engineer, and Mr Glynn Jones, Council's Environmental Health Officer, who had reviewed the application.
- 10.28. In the verbal summary, Mr Kirkby-McLeod noted:
- There is general agreement between the Applicant and the Council on the ability for the proposal to occur on the site;
 - The main points of contention came down to the scale of the proposal and its impact on the rural character of the environment, and the recommendation that a condition limiting the term of consent be imposed;
 - In terms of rural character, Mr Kirkby-McLeod considered the scale of the proposed event pushed the boundaries for what could be considered acceptable in this environment and raised potential issues of consistency with the District Plan policies for the Rural Zone. That said, he considered

that the limited duration and infrequent (annual) nature of the event assisted to mitigate those concerns. In addition, he considered that the size and location of the site meant that the majority of effects would be internalised on the site, and the proposed management regime would be largely effective in mitigating effects off the site.

- In terms of a duration condition, Mr Kirkby-McLeod remained of the view that this is appropriate on the basis that the rural environment is dynamic and changing, and it is appropriate to require the consent for the temporary annual event to be renewed and reconsidered in light of that changing environment. He also considered that such a condition would assist in mitigating the concerns raised by submitters that the consent would give rise to potential effects of precedence and result in a de-facto events centre in this environment.

10.29. Mr Tony Coutts, Council's Senior Development Engineer, also confirmed his opinion that the proposed traffic management and transport management plans to be implemented would be an appropriate method of ensuring that the effects of the proposal on the transportation network are no more than minor.

Applicant's Right of Reply

10.30. Mr Chrisp, the Applicant's Planner, provided the Applicant's right of reply verbally, focussing on the matters raised during the hearing and questions raised by the Hearing Panel. Prior to doing so, Mr Chrisp requested a brief adjournment in order to confer with the Applicant.

10.31. Mr Chrisp addressed the matters raised in the joint presentation by Mr Howse and Mr Weijers, stating that:

- The Applicant agrees with the suggestion by the submitters that the annual review be chaired by an independent party, and that the timing for the review to occur be set for after the findings of the reports required to be prepared under the conditions. In this regard, Mr Chrisp suggested that the timing for the annual review to be held by the end of March following the festival event.
- Regarding the issue of the proposal resulting in the site becoming an event venue, Mr Chrisp noted that the application, and consent if granted, would only be for this event. He advised that any proposal to turn the site into a venue for other events (which is not proposed by the Applicant) would require a separate resource consent. The Council therefore holds the right to consider the effects of any such hypothetical proposal as part of that process, which he emphasised is not currently proposed or intended to be sought by the Applicant.
- In terms of a condition limiting the term of consent, Mr Chrisp made a point of noting that the previous versions of the festival were larger (more than twice the size) and located in a location that was situated in a more densely populated environment, and that those applications faced a higher level of opposition when originally proposed. His point being that the two events, and the two locations, were not comparable.
- Mr Chrisp suggested that the term of consent may have been an element of those proposals that was proffered by that applicant at the time of the application, and noted that the festival would have been one of a number occurring as part of the Mystery Creek Event Centre, which does bring with it the potential to result in cumulative effects and therefore potentially justifies a 'safety valve' in

the form of a duration condition. Mr Chrisp considered that those factors are not present in this application, and therefore such a condition is not needed in this regard.

- 10.32. Mr Chrisp reinforced Mr Burt's point that the isolated and enclosed nature of the site, which would be evident to the Hearing Panel upon their visit to the site, provides a natural amphitheatre and buffer for potential effects of noise and traffic. He also opined that there are sufficient 'checks and balances' built into the consent conditions, such as a review condition and review of management plans, to negate the need for a duration condition, and highlighted that requiring the Applicant to re-seek consent after a five year term would have significant cost effects given the expense involved in such a process.

Adjournment

- 10.33. Following the Applicant's right of reply, the Hearing was adjourned to enable the Hearing Panel to undertake a site visit. As discussed above, that site visit occurred on Wednesday 15 September 2021.
- 10.34. In addition, the Council's reporting planner provided a memorandum responding to the Hearing Panel's request for information regarding the duration condition imposed on previous Parachute and Festival One events held at Mystery Creek. This was received on Monday 13 September 2021.
- 10.35. Subsequently, the Applicant via Mr Chrisp provided a written addendum to their verbal right of reply on Wednesday 15 September 2021, in which he acknowledged the additional information and reinforced the differences between this application (at Hartford Farm) and previous events as Mystery Creek. He also noted the annual review condition and the ability for council to review consent conditions under s128 of the Resource Management Act. The Hearing Panel officially closed the hearing on Friday 17 September 2021.

11 THE PRINCIPAL ISSUES THAT WERE IN CONTENTION - Section 113(1)(ac)

- 11.1. The principal issues that were in contention are as follows:
- Effects on rural character and amenity, including noise effects;
 - Transportation effects;
 - Effects on the environment in general, including effects on ecology; and
 - Appropriateness of a duration condition.

12 THE MAIN FINDINGS OF FACT & REASONS FOR DECISION – Section 113(1)(a) & (ae)

- 12.1. The Hearing Panel have considered the application, the evidence and submissions presented at the hearing, the planning assessment report prepared by the planner, the relevant statutory and planning provisions, and the principal issues that were in contention. The main findings of fact determined by the Hearing Panel, which have led to the following decision and the reasons for that decision are as follows:

- a) The application to hold an annual music festival over a four-day period accommodating up to 12,000 people in the Rural Zone is a discretionary activity in accordance with the provisions of the Waipā District Plan.
- b) Pursuant to Sections 95A to 95F of the Resource Management Act 1991 ('the Act'), a notification assessment considered the following effects of the application:
 - i) Effects on character and amenity;
 - ii) Noise effects; and
 - iii) Effects on the roading network.
- c) The application proceeded to public notification on 5 August 2020. A total of 11 submissions were received during the statutory submission period, 10 of which were in opposition and one in support. As a result of efforts by the Applicant to resolve submitter concerns, the number of submitters was subsequently reduced to nine, with six remaining in opposition. The Hearing Panel wish to acknowledge the submitters' contributions and presentations at the Hearing.
- d) The potential effects of the activity raised in the application, Council's notification assessment, the submissions received, and the technical information provided in support of the application, were considered pursuant to Section 104 of the Act.
- e) Overall, the Hearing Panel are satisfied that the effects of the proposal will be suitably avoided, remedied and mitigated by the range of conditions and management plans proposed to be implemented. The Hearing Panel also note the experience and track record of the Applicant in operating and managing events of this nature, the demonstrated history of compliance with conditions such as noise limits, and the willingness of the Applicant to engage and collaborate with the surrounding community. The nature of the event was also a defining factor, in that it is drug and alcohol free and will provide a family festival atmosphere, with music being one component of the weekend Christian festival.
- f) In terms of the effects the proposal may have on the rural character and amenity of the surrounding environment, and whether it is therefore appropriate for the event to be hosted at Hartford Farm, we note the following:
 - i) The proposal is for a three-day annual event, drug and alcohol free and family-friendly, and will not result in a permanent year-long change to the character of the environment;
 - ii) The festival activities are isolated from the wider environment by virtue of the size of the site and landform, meaning that the event would not be largely visible from the road or neighbouring properties;
 - iii) The owner of the land has undertaken extensive improvements to the quality of the property, which has benefited the rural character of this environment;
 - iv) While noting that temporary events including concerts are permitted in the Rural Zone, the scale of the event is not generally considered to be anticipated in this environment. That said, the site is in a diverse rural environment that features activities such as quarries and bus companies, and the hosting of such an event as that proposed is not considered to be out of character in this context.

- g) Noise effects will be mitigated by the separation distance of the venue from neighbouring properties, the amphitheatre location of the sound stages, real-time noise monitoring and proactive management of the event as proposed by the Applicant.
- h) In terms of effects on the road network, we note that while there may be some congestion experienced within the immediate road network, the 1 km long driveway provided from the site access to the ticketing gate will ensure all queuing occurs within site and there should be no back-up occurring on the road. The revised data calculations undertaken by the Applicant's transportation consultancy Gray Matter demonstrated that the volumes of traffic would be able to be accommodated on the road network, including the State Highway network, and Waka Kotahi NZ Transport Agency were not opposed to the proposal. This was a matter not in contention. In addition, the commitment by Waka Kotahi to undertake improvements to the State Highway between Cambridge and Piarere will further improve the efficiency of the surrounding road network.
- i) Effects of safety on the road network are largely considered to be appropriately addressed through the implementation of traffic management plans in collaboration with the District Council and Waka Kotahi. We consider it important that those management plans include a requirement for contingency planning in the case of an accident, including the requirement for a tow truck to be made readily available to assist with immediately clearing any accidents if they do happen.
- j) In terms of other potential effects, we note that:
 - i) Effects on the natural environment and ecology will be appropriately managed through the proffered conditions that have been agreed to with the Waikato Regional Council. We note the Applicant's proposed management regime around attendees accessing the waterways on the site, and that they will have obligations under other legislation / jurisdictions to meet health and safety requirements and avoid adverse effects on water quality;
 - ii) Conditions of consent requiring management plans to be in place to address rubbish and security on site will address potential nuisance effects raised by submitters, with the applicant stating they would have frequent roving rubbish patrols;
 - iii) The proposed staged growth of the festival over its first four years, along with the adaptive management regime proposed and the Applicant's demonstrated willingness to engage and work with the surrounding community will assist in improving the manner in which the proposal functions and is managed as it grows.
- k) In terms of community liaison, we endorse the suggestion made by Mr Howse and Mr Weijers in their joint submission presentation that the proposed community liaison meeting be independently chaired and reported on, and have altered the relevant conditions to require this. We propose the independent chair be appointed from Council's pool of accredited independent hearing commissioners, who have the commensurate experience and skills to chair such a meeting.
- l) The Applicant has sought that consent be granted without limitation to a number of years that the festival may be held. Council's recommendation is that a condition be included limiting the

- duration of the consent to no more than 10 years, and submitters sought that consideration be given to limiting the consent to a shorter term, such as five years (consistent with consents that have been granted for similar festivals in the past).
- m) Our decision is to include a condition limiting the term of the consent to 10 years. In coming to this decision, we note the following:
- i) We acknowledge the other conditions that have been recommended and accepted by the Applicant, which include a review condition under Section 128 of the Act, and an adaptive management framework approach. A duration condition is nevertheless considered appropriate as the festival is only a temporary event within an otherwise changeable environment, and will enable confirmation that the event remains appropriate as that environment changes.
 - ii) A 10-year term is appropriate and provides certainty for both the Applicant and neighbours. The proposed adaptive management regime will allow for general tweaking of the way the event operates over the lifespan of the consent. Imposing a shorter term, such as five years, is considered to impose an unnecessary burden on the Applicant in terms of logistics and cost involved in re-consenting the proposal.
 - iii) With reference to the shorter durations imposed on previous Festival One and Parachute music festivals held at Mystery Creek, we note this proposal at Hartford Farm differentiates itself from those events in that the Applicant has proposed a cap on attendees, whereas those previous events were larger in scale. We also note, with regard to the Applicant's reference to the fact that the consent for the Parachute festival at Totara Springs was granted without limitation to years, that that event was held at a dedicated venue operated by a business hosting numerous events and activities. This is not the case here.
 - iv) In respect of re-applying for a new consent at the end of 10 years, we acknowledge the Applicant's concern that a new application will be required with associated costs, under the current Resource Management Act, if the applicant wishes to continue. However, if the event proves as successful and well managed as described, we do not see re-application as being onerous or a reason not to impose a duration condition. In any event, the imposition on an applicant to re-apply at the end of a limited duration consent is not a matter under the Resource Management Act that we are able to consider in our determination.
- n) Minor changes to the proposed conditions have been made to ensure they are internally consistent and fit for purpose.
- o) Overall, the granting of the consent provides for the purpose of the Resource Management Act 1991 being the sustainable management of natural and physical resources.

13 DECISION

- 13.1. Acting under delegated authority from the Waipā District Council and in consideration of Section 104, and pursuant to Sections 104B and 108 of the Resource Management Act 1991 and the Operative Waipā District Plan, the Waipā District Council **GRANTS CONSENT** to Festival One Limited to establish and operate an annual temporary event (Christian music festival) at 209 Whitehall Road, Karāpiro, legally described as Lot 1 DPS 77613, Lot 2 DPS 77613, Lot 1 DP 411145 and Lot 1 DP 527164, subject to the conditions enclosed in Schedule 1 and for the reasons outlined in this report.
-

Signed:



Commissioner Marcus Gower
CHAIRPERSON OF HEARING PANEL

Dated: 29 September 2021

Schedule 1

Conditions of Consent

Resource Consent No: LU/0145/20

General

1. The activity shall be undertaken in general accordance with the application and supporting material dated 22 June 2020 as modified by the further information dated 11 June 2021.
2. The Festival may occur on an annual basis over the Auckland Anniversary Weekend and shall have a maximum attendance as follows:

Year	Maximum Number of Patrons	Maximum Number of Crew	Total Number on Site	Minimum number of on-site parking spaces
Year 1 & 2	5,000	1,500	6,500	1,700
Year 3 & 4	7,500	1,750	9,250	2,500
Year 5 onwards	10,000	2,000	12,000	3,000

3. The consent shall have a term of 10 years allowing for up to 10 Festivals (one per annum).

Review Condition

4. The Waipā District Council may give notice pursuant to Section 128(1) of the RMA of its intention to review the conditions of this resource consent at any time for the purpose of confirming the effectiveness of the conditions of this resource consent in avoiding or mitigating any adverse effects on the environment from the exercise of this resource consent, particularly noise or transportation related effects, and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions.

Storage Building

5. The proposed permanent storage building shall have a maximum gross floor area of 360m², a maximum height of 12m and shall have an external finish in a colour or combination of colours which comply with British Standard 5252 neutral colour palette groups 'A' and 'B' and must have low reflectivity.

Site Layout

6. No building, structure, materials storage, camping activity or associated ablution facilities shall be located or any vegetation removed within 50m of the margins of the Karāpiro Stream or Waiarumu Stream, or within any Significant Natural Area identified in the Waipā District Plan made operative on 14 August 2017.
7. Music stages, camping areas, parking areas and associated facilities (vendors/waste disposal/ablutions/lighting) shall be located and contained within the areas indicated on the Site Layout Plan.

Environmental Enhancement

8. At least one month prior to the commencement of the inaugural event, the consent holder shall provide a Programme for Environmental Enhancement prepared by a suitably qualified and experienced person, for certification by Waipā District Council that addresses the works and measures set out in Appendix 1 to this consent.

Ecological Monitoring and Reporting

9. Prior to the first Festival held pursuant to this consent, the consent holder shall engage a suitably qualified ecologist to undertake a site investigation of the Significant Natural Areas on the property on which the Festival is to be held to identify the presence of indigenous fauna including whether any threatened species are present than may be impacted by the Festival (excluding bats which are the subject of the following condition). A report is to be prepared and submitted to the Waipā District Council and the Waikato Regional Council at least one month prior to the first Festival being held which reports on the findings of the field investigations required by this condition along with any recommendations to avoid, remedy or mitigate (in that order of priority) any potential effects of the Festival on any threatened species.

Bat Monitoring

10. The consent holder shall engage a suitably qualified ecologist (being a bat ecologist under the DOC certification scheme) to undertake bat monitoring before, during and after the first festival held pursuant to this consent to assess any potential adverse effects on bats that may be utilising the site (including adjacent areas that may be influenced, such as the eucalyptus stand) during the time of the festival. At a minimum, monitoring shall involve bioacoustics surveys to determine presence of bats and an indication of activity levels prior, during and within four weeks after the first festival held under this consent. Prior to the monitoring being undertaken, a Bat Monitoring Plan shall be prepared by the consent holder that describes specific methods and placement of acoustic recorders and timelines. The preparation of the Bat Monitoring Plan shall include consultation with the Waikato Regional Council regarding contents and detail of the Bat Monitoring Plan along with evidence of such consultation having

occurred, all of which shall be provided to the Waipā District Council no less than 10 working days prior to the monitoring being undertaken.

11. A report detailing monitoring outcomes shall be provided to the Waipā District Council and the Waikato Regional Council within one month of the conclusion of the monitoring period, including (if bats are detected) any recommendations to avoid, remedy or mitigate any identified adverse effects on any bats that may be present in the area during future festivals.
12. All records of bats shall be supplied to the Department of Conservation national bat database.

Water Supply

13. The consent holder shall provide confirmation to Council that the proposed water supply intended for potable use will meet the requirements of the New Drinking Water Standards 2017.
14. The consent holder shall ensure that an adequate continuous supply of potable water is available at all times during the festival event.

Parking and Traffic Management

15. The consent holder shall present for certification by Waipā District Council no less than four weeks prior to construction the detailed design of vehicle crossings, parking areas, vehicle camping areas and on-site roads. The vehicle crossings are to be constructed in accordance with Regional Infrastructure Technical Specification D3.3.4 for Rural Entranceways except that Gate 1 shall provide for two-way movement. Design of the parking and vehicle-camping areas should include temporary and permanent erosion and sediment control measures to avoid effects on the Karāpiro Stream.
16. Construction of the vehicle crossings and on-site roads shall be completed no less than four weeks prior to the event to the satisfaction of Council.
17. The consent holder shall ensure that vehicle parking areas on the site are sufficient to accommodate the minimum number required by Condition 2. Access roads shall be all-weather and provide for two-way movement. Access roads shall be treated with sand, matting, geotextile or some similar method to increase weather resistance. The car parks shall include pedestrian routes segregated from access roads and circulation aisles between the car parks to the main event arena.
18. The consent holder shall take measures to ensure debris or mud is not tracked onto Whitehall Road as a result of events. Should debris or mud be tracked onto Whitehall Road, the consent holder shall ensure that the roads adjoining the site and/or affected by event traffic are cleaned, to their pre-event state, within two hours of the end of the Festival.
19. A Corridor Access Request (CAR) application shall be submitted to both Waipā District Council and Waka Kotahi NZ Transport Agency no less than 45 working days prior to any event taking place. Approval will

be subject to temporary traffic management (TTM) proposed by the applicant which shall be developed in consultation with Waipā District Council and Waka Kotahi.

20. An event specific traffic management plan (TMP) shall be prepared by a suitably qualified person experienced in major events and is in accordance with the latest version of Code of Practice for Temporary Traffic Management (CoPTTM). The TMP shall include an approval from a suitable and independent CoPTTM qualified person prior to lodgement with Waka Kotahi. The TMP shall include, but is not limited to the following:
- a) Signage on preferred routes. Which are to be erected no more than 24 hours prior to the commencement of the event and removed no more than 24 hours following the event. Berm reinstatement following removal of any stands or posts;
 - b) Installation of pre-event signage and public notices on local roads prior to the event;
 - c) Installation of event direction signage, including variable message signs, and event cursory signage prior to the event. Waka Kotahi approval will be required for any signs on the state highway network;
 - d) Use of variable message signs;
 - e) Details of any non-standard signs;
 - f) Details of any lighting proposed, and arrangements for arrivals or departures in dark, overcast or foggy conditions;
 - g) Contingency measures to minimise traffic impacts in the event of weather and road incidents on the state highway and/or local roads. Consideration shall be given to having a tow-truck provided on stand-by within the vicinity of the site to quickly respond to any potential accident;
 - h) Role of manual traffic controllers;
 - i) Method of communication across the TTM extents and with the STMS and backup;
 - j) How contingency responses such as traffic controllers, site traffic management supervisors and security staff will be able to access the full extent of the traffic management area even if congestion takes place;
 - k) How delays and the extent of queuing will be monitored so that traffic management arrangements can be modified; and
 - l) Requirements for vehicles exiting the site travelling towards Auckland and Hamilton to turn left and use the local road network to the State Highway 1/Victoria Road Interchange until such time that the State Highway 1/Karāpiro Road intersection is upgraded by Waka Kotahi to either have a roundabout or grade separation.
21. The consent holder shall complete a review of traffic and parking demand during the first three festival events. The purpose of the review is to confirm that the actual trip generation and parking demand are broadly aligned with the ITA, and that the mitigation is effective. The review should be developed using the recommendations in the ITA and in consultation with Waipā DC and Waka Kotahi and be presented to Waipā District Council two months after the event. Any recommended remedial works or mitigation

agreed by Waipā District Council in consultation with Waka Kotahi shall be implemented prior to the following festival event.

22. The content of the review report shall include but not be limited to:
- a) The event size and type;
 - b) The number of ticket sales and associated staff/acts/crew for the event;
 - c) The origin (where possible) of the ticket sales for the event;
 - d) An overview of the temporary traffic management measures employed on site and the approach road network;
 - e) Traffic count information data relating to the number of vehicles entering and departing the site per 15min period and a summary of the volume profile by hour;
 - f) Average delays for turning movements at the SH1/ Karāpiro Road intersection for peak festival periods;
 - g) Maximum queue length for all movements at the SH1/Karāpiro Road intersection and at the SH1/SH29 intersection for peak festival periods;
 - h) Traffic or traffic management related complaints;
 - i) Details of any reported network disruptions that occurred on the recommended routes to Festival One and the traffic management response;
 - j) Review of the traffic management;
 - k) Any overall recommendations pertaining to the traffic planning and temporary traffic management of future events;
 - l) Any remedial works and mitigation required prior to the next Festival One; and
 - m) Appendix of raw data.
23. Prior to increasing the maximum number of patrons to 7,500, an assessment of the monitoring and count data and effectiveness of the transport mitigation as per Condition 21 shall be prepared by a suitably qualified traffic engineer and presented to Waka Kotahi and Waipā District Council within two months after the previous event taking place. Any required changes shall be implemented prior to the following festival event.
24. Prior to any increasing the maximum number of patrons to 10,000, there shall be a review of the consent conditions to identify any additional mitigation measures required to avoid or remedy adverse effects on the state highway network.

Noise Management

25. The Consent Holder shall ensure that Festival One operations including all amplified sound sources are managed so that cumulative sound from the site does not exceed the following noise limits when assessed over any 5-minute period at any of the two nominated noise compliance measurement

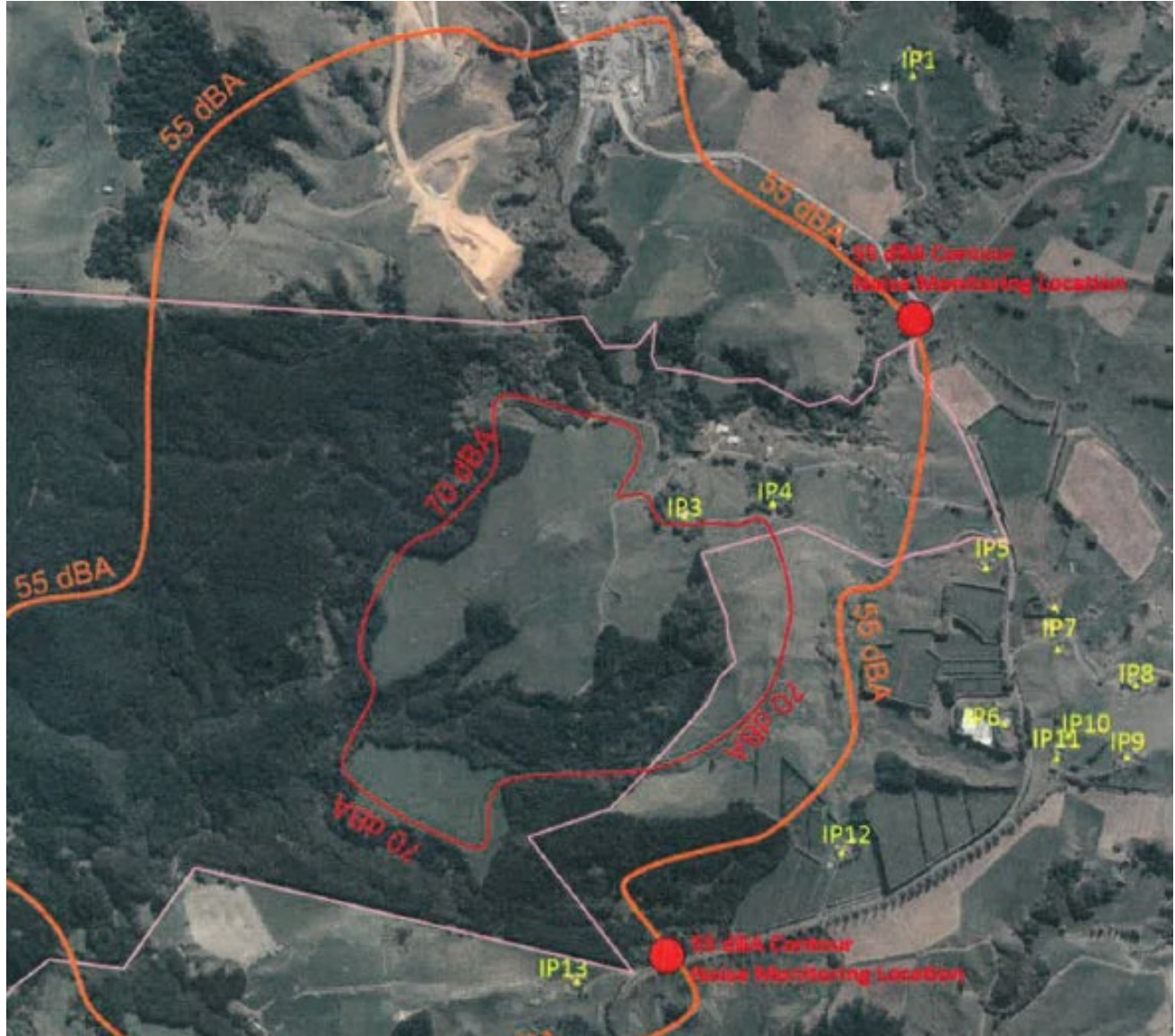
locations (MP-1 and MP-2) shown on Plan 1 below (taken from Appendix C of the Noise Assessment submitted with the application).

55 dB L_{Aeq} (5 minutes)

75 dB L_{eq} (5 minutes) at 63 Hz

70 dB L_{eq} (5 minutes) at 125 Hz

65 dB L_{AFmax}



Plan 1 – Noise Measurement Locations

26. The consent holder shall ensure noise shall be measured in accordance with NZS 6801:2008 Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise, except that Section 6.3.1 of NZS6802 shall not apply i.e. measured levels shall not be adjusted for special audible characteristics for comparison with the above limits in Condition 25.

27. The consent holder shall ensure measured sound pressure levels shall be sampled over a 5-minute period.
28. The consent holder shall ensure all acoustic sound level monitoring and reporting shall be undertaken by a suitable qualified and experienced (SQAE) acoustic consultant to the acceptance of Council.
29. The consent holder shall ensure no amplified sound stages shall operate between the hours of 12.00 midnight and 9.00am daily.
30. The consent holder shall forward to Waipā Council a written detailed noise compliance report within 2 weeks following completion of the festival. For avoidance of doubt all acoustic monitoring and reporting shall be undertaken by an experienced acoustic consultant to the acceptance of Council.
31. The consent holder shall forward to Waipā District Council a draft Noise Management Plan for approval no less than 45 days prior to the event. The plan shall set out the managerial and physical noise mitigation methods to be employed during the event to ensure cumulative noise from the site does not exceed the limits set out in Condition 25. This plan shall be prepared by a qualified and experienced acoustic consultant to the acceptance of Council. For avoidance of doubt a new management plan shall be provided for each individual festival event.
32. The consent holder shall forward to Waipā Council a draft Noise Monitoring Plan for approval no less than 45 days prior to the event. This plan shall be prepared by a qualified and experienced acoustic consultant suitable to Council. The Plan shall provide the contact name and contact details of nominated persons responsible for the monitoring and control of noise levels on site and for the handling of complaints. For avoidance of doubt a new monitoring plan shall be provided for each individual festival event.
33. The consent holder shall ensure all activities authorised by this Consent are undertaken in accordance with the final approved noise management, noise monitoring and construction noise plans approved by Waipā District Council.
34. The consent holder shall ensure that, with the exception of activities provided for under Condition 35, no fireworks or pyrotechnical displays are associated with the consented Festival One event.
35. Pyrotechnical displays forming part of performance acts shall be contained within the confines of the sides, floor and roof of the One Area, Music Box and Market performance stages.
36. The consent holder shall ensure that helicopter movements such as rides are not provided to festival goers as an entertainment activity at any time. For the avoidance of doubt, this condition does not prohibit helicopter operations not directly associated with the Festival (for example, helicopters used by the media) or helicopters used for emergency purposes such as fire or medics.

Community Liaison

37. The consent holder shall ensure that during the entire event and no less than 10 working days prior to the day of the event that a free call (0800 or 0508) number is set up to allow direct contact by the community and council. The contact number should be provided via a physical letter drop and if able via email to the dwellings in the surrounding community within 1km of the site. The consent holder shall ensure as far as practical the free call number is answered by an actual person at all times and responded to within a short period but no longer than a 30-minute period during the festival event.
38. The consent holder shall ensure that, during the event, details of any complaints received via the free call number are recorded including (but not limited to): name and address of the complainant; time of the call; and details of the complaint. This complaint register shall be made available to Council upon request.
39. By the end of March following each festival event, the consent holder shall arrange a community liaison meeting. The meeting shall be independently chaired by an Accredited Independent Resource Management Commissioner appointed by the Council, at the consent holder's expense. Invitations to the meeting shall be extended to all neighbouring landowners and occupiers, parties that submitted or provided written approval to the event, Waka Kotahi, NZ Police and Waipā District Council. The purpose of the meeting shall be to provide the invitees with an opportunity to provide feedback and identify any concerns with how the event was operated. The consent holder shall engage an independent party to prepare a report on the meeting which records the feedback provided and what actions have been taken to respond to the complaints or concerns raised. Where no action is considered necessary, the consent holder shall detail the reasons why. This meeting record shall be made available to Council upon request.

Nuisance and Health and Safety

40. The consent holder shall take all necessary and reasonable steps to ensure that there is no discharge of dust to air that causes an objectionable or offensive effect beyond the site for the duration of the festival event.
41. The consent holder shall take all necessary and reasonable steps to ensure that the festival event remains a drug free and alcohol free event, in all respects and at all times.
42. The consent holder shall provide security on site and within the Whitehall Road and Dunning Road area proximate to the site at all times to monitor behaviour and provide security to adjoining neighbours. This shall be by providing roaming security personnel at all times, and by providing a 24-hour person operated free call number that has been advised to all owners and occupiers of neighbouring properties in accordance with Condition 37 so that any complaints can be responded to as quickly as practicable.
43. Prior to each annual event, the consent holder shall provide a Waste Management Plan for the certification of the Council's Team Leader Environmental Health. The Waste Management Plan shall

include, but not be limited to, the strategy and measures for managing waste, including litter control on the site and in the surrounding road network to be undertaken on a daily basis. The consent holder shall ensure that all solid waste collected during the festival event is removed and disposed of off-site to a legally authorised refuse centre.

44. The consent holder shall prepare an Event Safety Plan for each event and submit it to Council at least four weeks prior to each event.

APPENDIX 1

PROPOSED BIODIVERSITY ENHANCEMENTS

Under the supervision of a suitably qualified and experienced person, the Applicant shall prepare proposals for the following programme of works and measures to achieve environmental enhancement of the application site. The extent of the works and measures shall recognise the requirement for the landowner to ensure the ongoing productive use of the property for farming and forestry and the need to ensure the health and safety of workers, stock and the public at all times.

Animal Pest Control

- Programme designed by ecologist, implemented and maintained in perpetuity.
- Programme of control of rats, possums, mustelids and wasps comprising a combination of traps and bait stations regularly inspected and maintained.

Weed Control

- Retention and maintenance of fencing to all SNA areas.
- Control of all weed species across the property in perpetuity.
- Annual checks and maintenance.
- Additional checks 1-2 months after the festival to check for weed invasion from festival; including within the SNA areas.

Restoration Planting

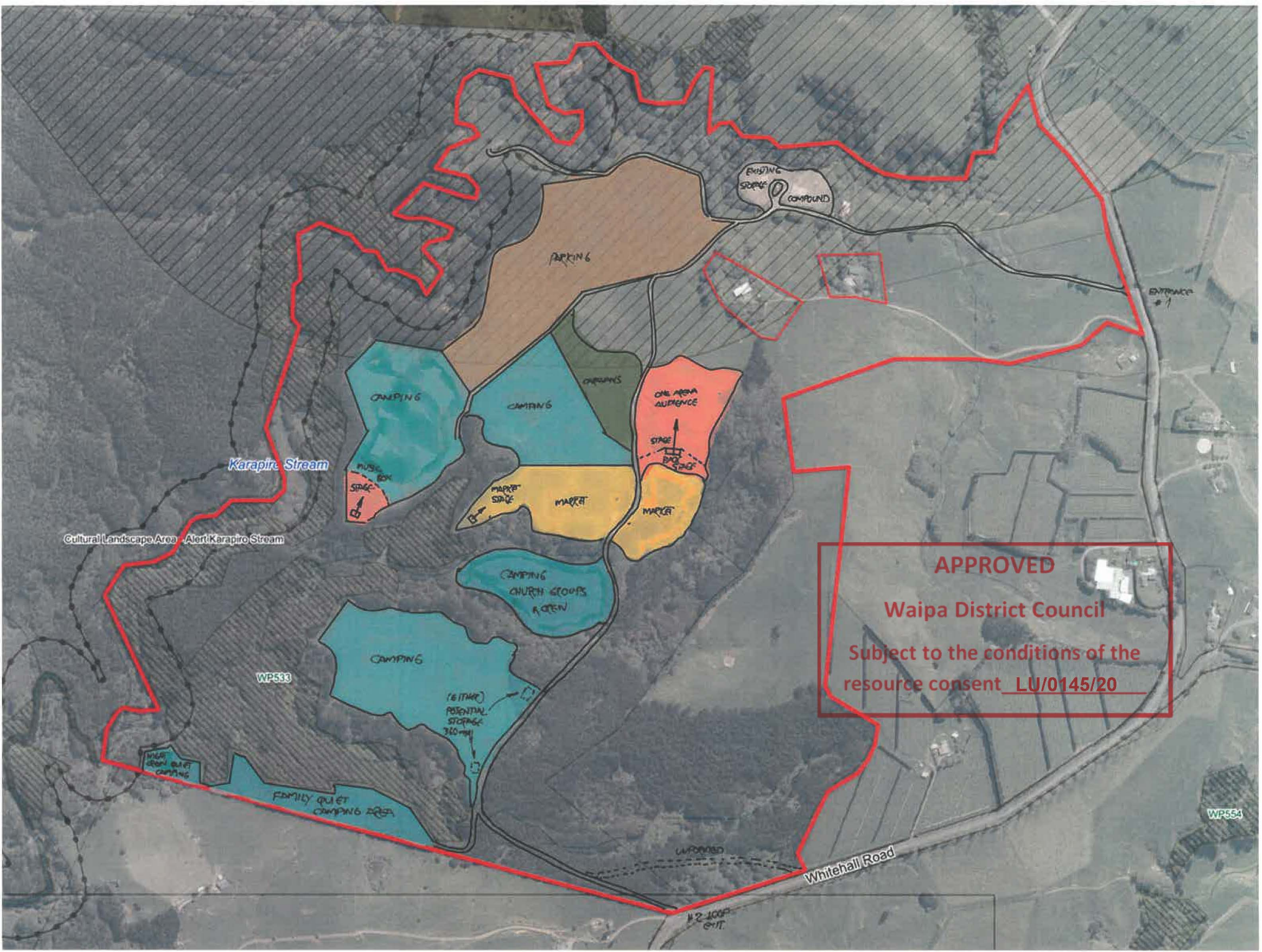
- Planting of areas where weeds are removed, with appropriate indigenous species.
- Planting of riparian areas and wetlands with appropriate indigenous species.
- Planting of bat friendly trees.
- Installation of artificial bat roost boxes within the SNA area.
- Understory planting of indigenous species within areas of pine.
- Retention of existing gum trees where practicable to create future bat habitat.

Schedule 2

Advisory Notes

Resource Consent No: LU/0145/20

- 1 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- 2 Building consent is required from Waipā District Council for the construction of the permanent structure.
- 3 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder will be required to pay the actual and reasonable costs incurred by the Waipā District Council when monitoring the conditions of this consent.
- 4 The crossing standards are set out in the Regional Infrastructure and Technical Specification (RITS) and all entrance work within the road corridor is only to be carried out by a Waipā District Council approved Contractor.
- 5 All contractors or persons undertaking work in the road corridor, for which reinstatement work will be necessary, are required to make a Corridor Access Request (CAR) via the Submitica web site (www.submitica.co.nz). A Traffic Management Plan for the works will need to be submitted with the CAR.
- 6 This consent does not absolve any responsibility of the consent holder to comply with Council Bylaws or other legislative requirements.



Karapiro Stream

Cultural Landscape Area - Alert Karapiro Stream

WP593

WP554

APPROVED
Waipa District Council
Subject to the conditions of the
resource consent LU/0145/20

Whitehall Road