

Schedule 8: Copies of Existing Resource Consents

Application for LAND USE Consent:

102.2014.10895, Rings Scenic Tours Limited, 501 Buckland Road, Matamata

1 Application details

Council Reference	102.2014.10895
Applicant	Rings Scenic Tours Limited
Property Address	501 Buckland Road, Matamata
Legal Description	Part Lot 3 DP 9575
Certificates of Title	SA 15C/297
Date Lodged	14 November 2014
Proposal	To construct and operate an information kiosk and a refreshment (ice-cream/coffee) kiosk at the Shire's Rest (Hobbiton) Site.
Rule	2.2.2.3 – Tourist facilities in the Rural Zone 3.2.1(iii) – Front Yard in the Rural Zone
Application	Section 88 Resource Management Act 1991
Activity Status	Discretionary Activity

2 Location map

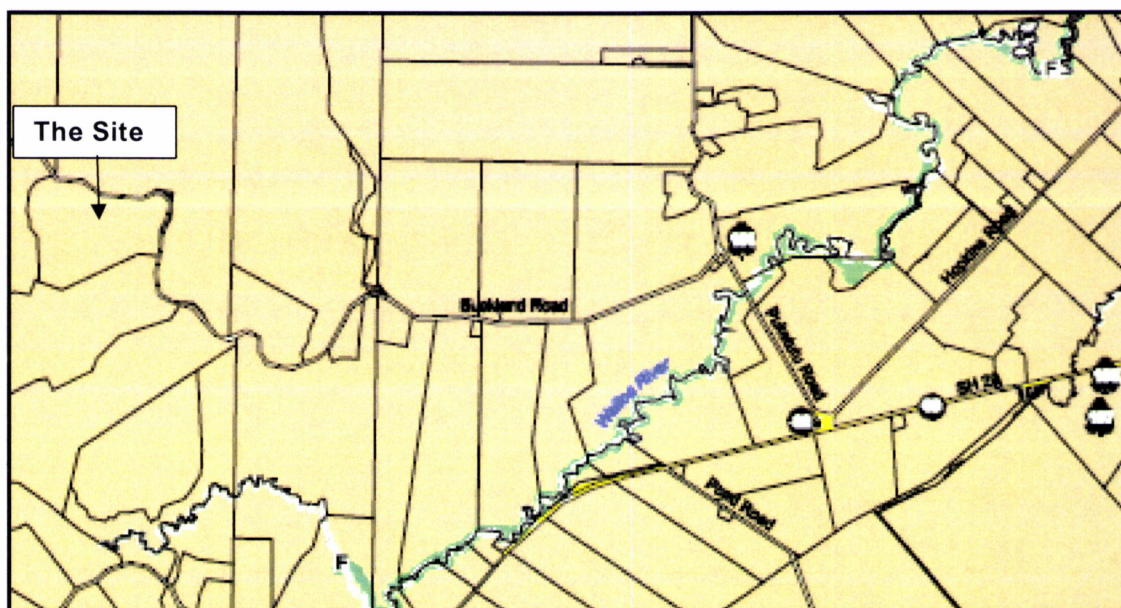


Figure 1: Location Plan (Not to Scale)

3 Introduction

- 3.1 The subject site was used in the filming of the Lord of the Rings trilogy in 1999 and the Hobbit films in 2011. The site contains the structures associated with the original movie set constructed in 1999, and later substantially rebuilt for the filming of the Hobbit movies.
- 3.2 In 2003 Council granted resource consent (RCD 0733) to Rings Scenic Tours Ltd to operate tours of the film set and to construct a café and ticket office (the "Shire's Rest"). Variations to the original consent were granted in 2004 (RCD 0733V1) and 2007 (RCD 1018).
- 3.3 In 2012 the Council granted a new consent (2011.10419) that replaced the previous consents. The new consent provided for the construction of new buildings and structures along with an increase in scale of the then existing tourism activity. Under the consent, tourist numbers were allowed to increase from 33,770 in 2011, to 150,000 by 2015. The Council is currently processing a variation to the above consent, to allow visitor numbers to increase to 250,000 per year.
- 3.4 The subject site has the following details:

Title	Legal Description	Area	Owner
SA265/12	Section 137 Block V Tapapa Survey District	329.5836 ha	Scottdale Farms Limited.
SA 15C/297	Part Lot 3 DP 9575	39.3192 ha	Ian and Murray Alexander

- 3.5 The Hobbiton site consists of two lots opposite each other on Buckland Road. The movie set is located on the northern side of Buckland Road at Rapid 502, and the Shire's Rest cafe and ticketing office is located on the southern side of Buckland Road at Rapid 501. This consent relates only to the part of the site located at Rapid 501
- 3.6 The property concerned, as well as surrounding land is zoned "Rural" and is predominantly in pasture.

4 Description of proposal

- 4.1 This Applicant proposes to construct two kiosks in the front yard of the property, in front of the Shire's Rest and to operate one as a refreshment (ice cream/coffee) kiosk and the other as an information kiosk, both in association with the existing Hobbiton Tours operation.
- 4.2 The two kiosks are semi-detached and will have the following dimensions:
- A 2.4m by 2.4m information kiosk and:
 - A 3.3m by 2.4m ice cream/coffee kiosk.
- The combined size is 5.7m by 2.4m (14m²).
- 4.3 The distance of the kiosks from the northern side (i.e. closest to the road) is 19.3m, as measured to the existing fence line. The kiosks will be located well in excess of 10m from the site's side boundaries. The location of the kiosks is shown in the site photograph below:

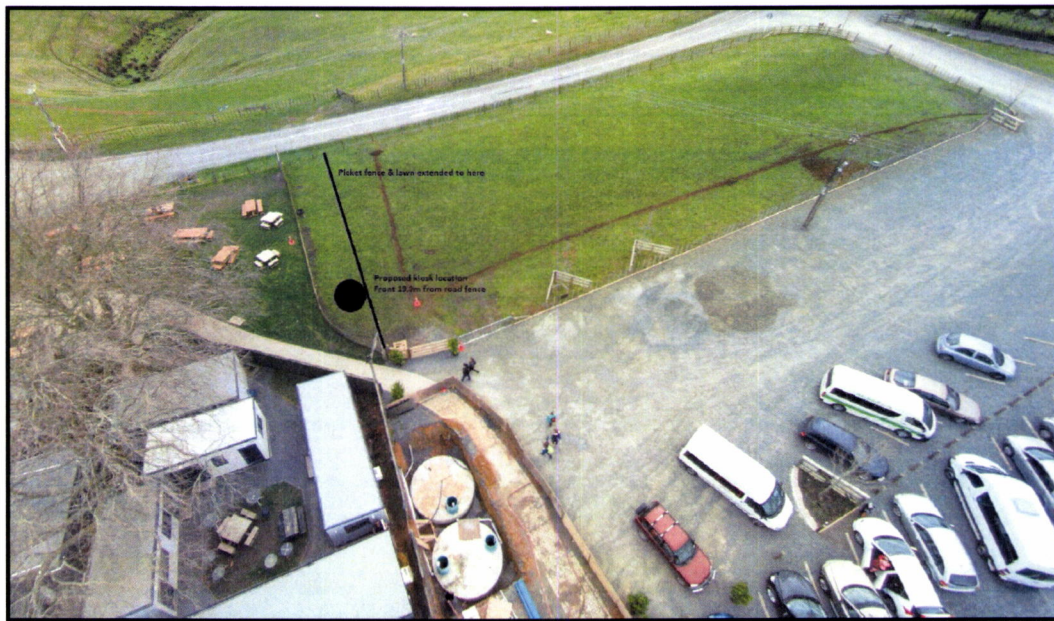


Figure 2: Site Photograph

- 4.3 The kiosks will be removable structures, of timber construction as shown in Figure 3 below:

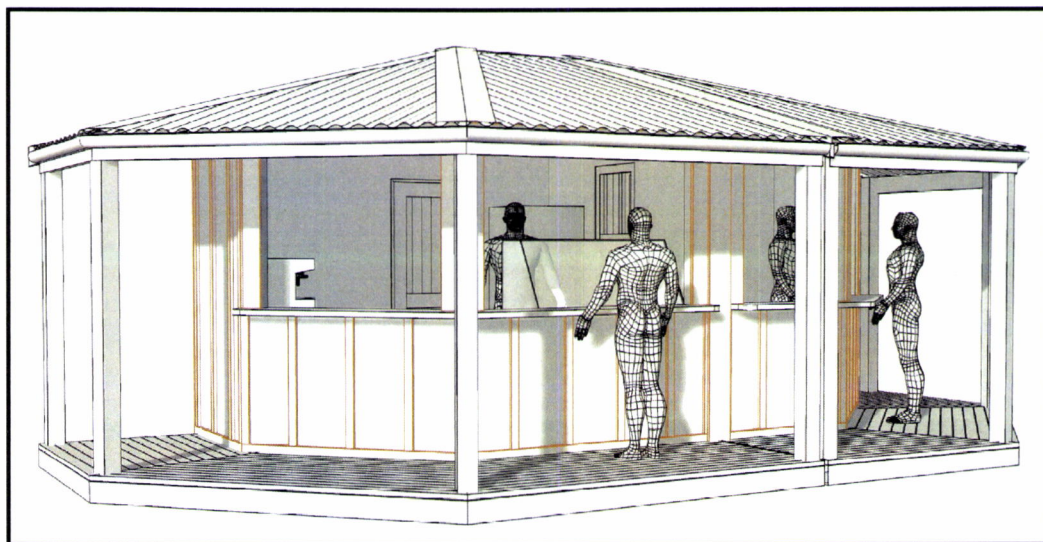


Figure 3: Elevation

5 Reasons for consent

- 5.1 The proposal triggers the following consent requirements under the Operative District Plan:

Place of Assemble (tourist facility) in the Rural Zone

- 5.2 The proposal falls under the District Plan definition of "place of assembly" defined as: *"Place of assembly" means land or buildings for the purposes of the congregation of people for deliberation, entertainment, cultural, recreation or similar purposes and includes, but is not necessarily limited to, churches, halls, community facilities, funeral chapels including crematorium on the same site, clubrooms, taverns, restaurants, art galleries, theatres, sports fields, and **tourist facilities**.*

Rule 2.2.2.3 determines that places of assembly (which include tourist facilities) in the Rural Zone require resource consent under the discretionary activity class.

Building envelope

- 5.3 Rule 3.2.1(iii) requires a 25m front yard in the Rural Zone. The encroachment of the kiosks into the front yard forms part of the matters over which the Council has discretion in assessing the application for tourist facilities in the Rural Zone.

6. Notification and affected parties

- 6.1 The assessment of effects (see Paragraph 8 below) has shown that any adverse effects associated with the Applicant's proposal will be less than minor. Therefore, there are no affected parties in relation to this application. In addition, the application does not "trigger" a requirement for public or limited notice.

7 Statutory context

- 7.1 Section 104 of the Act sets out those matters that, subject to Part 2, a consent authority must have regard to when considering an application for resource consent. These matters include any actual or potential effects on the environment of allowing the activity, any relevant provisions of a Plan or Proposed Plan, guidance from national and regional planning instruments, and any other matter the consent authority considers relevant and reasonably necessary to determine the application.
- 7.2 For a Discretionary Activity pursuant to Section 104B of the Act, after considering an application for resource consent, a consent authority may grant or refuse the application, and if it grants the application, may impose conditions under Section 108 of the Act.
- 7.3 Part II of the RMA states the sustainability purpose, and the principles of the Act.

8 Actual or potential effects on the environment

- 8.1 The proposed kiosks will serve the existing tourists already present on the site and will not lead to any additional traffic effects, or create a demand for additional parking. Given that the kiosks will be viewed against the backdrop of the much larger Shire's Rest facility already existing on the site, visual and amenity effects are less than minor,
- 8.2 The buildings will not obstruct sightlines from Buckland Road. The kiosks will not be used for a noise sensitive activity. Consequently any effects associated with the front yard encroachment, including reverse-sensitivity effects in relation to road noise, are less than minor.

9 Relevant provisions of the District Plan

- 9.1 The proposal can meet the development controls in the District Plan, except for the front yard encroachment for which consent is being sought. In addition, the performance standards in Chapter 5 of the District Plan are relevant to the assessment of the application. These provisions cover the permitted activity standards for noise, lighting and glare, vibration, odour, and dust. In addition, the Development Manual, appended to the Plan, outlines the Council's engineering standards. I consider that the proposal can meet the relevant standards.

10 Evaluation

Section 104(1)(a): Actual and potential effects on the environment

- 10.1 Any effects associated with the proposal are less than minor.

Section 104(1)(b): Relevant planning documents

- 10.2 The performance standards and engineering requirements in the District Plan and the Development Manual can be met.

Section 7(b): Efficient use and development

- 10.3 The application envisages facilities associated with an existing tourist operation and is an efficient use of the site.

Section 7(c) & (f): Amenity Values and Quality of the Environment

- 10.4 The proposal will maintain the quality and amenity of the environment.

Section 5: Purpose of the Act

- 10.5 The application meets the Act's sustainability purpose. This is the case as the proposed development is compatible with the character of the receiving environment, will avoid, remedy, or mitigate adverse effects, will maintain the quality and amenity of the receiving environment, and will lead to an efficient use of the land resource as well as the established tourist facility.

11 Conclusion

- 11.1 Having considered the statutory requirements under the Act and the submissions, it is my opinion that the application can be granted consent subject to the conditions recommended at the end of this report.

12 Recommendation

That pursuant to Section 104, and in consideration of Part II of the Resource Management Act 1991, the Matamata-Piako District Council grants consent for the following activity, subject to the conditions below:

Activity:

- To construct two kiosks in the Front Yard, and to operate the one kiosk as an information kiosk and the other as a refreshment (ice-cream/coffee) kiosk, in conjunction with an existing tourist facility.

On the property located at:

- 501 Buckland Road, Hinuera, Matamata.

Legally described as:

- Part Lot 3 DP 9575

Reasons:

- The adverse effects are less than minor.
- The application meets the purpose of the Act.

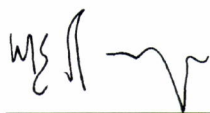
Conditions

1. That the activity, be constructed and operated generally in accordance with the plans and information submitted in support of the application (MPDC Ref:102.2014.10895).
2. That the Consent Holder shall pay the charges set out in accordance with Section 36 of the Resource Management Act 1991, to Council for the carrying out of its functions in relation to the administration of this resource consent.

Advice Note:

Development contributions will be calculated at building consent stage for services that apply as per the LTP 2012-2022 Policy.

Report Prepared for Submission by:

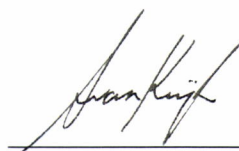


Marius Rademeyer
Consultant Planner


Dennis Bellamy

Group Manager Community Development

Report Reviewed by:



Ally van Kuijk
District Planner

18/11/14
Date

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH131247.01.01

File Number: 61 52 97A

Pursuant to the Resource Management Act 1991, the Waikato Regional Council hereby grants consent to:

Rings Scenic Tours Ltd
501 Buckland Road
RD 2
Matamata

(hereinafter referred to as the Consent Holder)

Consent Type: Water permit

Consent Subtype: Ground water take

Activity authorised: To take groundwater

Location: 501 Buckland Road, Matamata

Spatial Reference: NZTM 1835682 E 5806621 N

Consent Duration: This consent will commence on the date of decision notification and expire on 30 January 2029

Subject to the conditions overleaf:

CONDITIONS

- 1) The activity authorised by this resource consent shall be undertaken:
 - in general accordance with the application for this resource consent lodged 17 December 2013 (as recorded on the Waikato Regional Council's electronic document management system document no. 2929819), and any documentation supporting that application; and
 - as specified in the resource consent conditions below.

Where there is any disagreement between the application and the consent conditions set out below, then the consent conditions shall prevail.
- 2) The maximum volume to be taken from the production bore (identified as Waikato Regional Council 'Located' ID. 72_6962) shall not exceed 192 cubic metres in any 24 hour period.
- 3) The maximum annual volume of groundwater taken from the production bore 72_6962, shall not exceed 60,000 cubic metres.
- 4) Prior to exercise of consent a sealed tamper-proof water measuring device suited to the quality of water it is measuring, capable of electronic recording and reporting shall be installed:
 - (1) to the manufacturer's specifications, and
 - (2) at the location from which water is taken

to record the quantity of water taken on a cumulative basis. The water measuring device shall have a reliable calibration to water flow which shall be maintained to an accuracy of plus or minus five percent.
- 5) Calibration of the water measuring system to water flow shall be undertaken by the consent holder, at the written request of the Waikato Regional Council. The consent holder shall engage an independent and suitably qualified person to conduct the calibration and evidence documenting the calibration to water flow and level of accuracy shall be forwarded to the Waikato Regional Council within one month of the calibration being completed.
- 6) As a minimum the consent holder shall for each day water is taken under this consent, electronically record the following data:
 - (1) The date on which the record is taken; and
 - (2) Comprise measurements (in units of cubic metres) of the cumulative volume of water taken for that day, and
 - (3) If no water is taken, the records must specify the volume of water taken as 'zero' cubic metres for each day that no water is taken;

This data 6(1), 6(2) and 6(3) shall be reported to the Waikato Regional Council on a three monthly basis, by the end of the month following each quarter; that is the 30 April, 31 July, 31 October and 31 January. The data shall be values pertaining to the preceding 24 hour period ending at midnight. Records of water taken must also be supplied when requested by the Waikato Regional Council.

- 7) At any time during the:
- (1) years of 2015, 2018, 2021 and 2024, the Waikato Regional Council may, following service of notice on the consent holder, commence a review of this consent under section 128(1) of the Resource Management Act 1991, for the following purposes:
 - i) to review 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 and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions; and/or
 - ii) to review the adequacy of and the necessity for monitoring undertaken by the consent holder; and/or
 - iii) to review the volumes of water authorised to be taken under this resource consent
 - (2) period 1 July 2014 to 30 June 2015 the Waikato Regional Council may, following service of notice on the consent holder, commence a review of the conditions of this resource consent pursuant to section 128(1) of the Resource Management Act 1991 to take into account of any change to the Waikato Regional Plan being proposed as a result of any catchment investigation undertaken by the Waikato Regional Council.

Note: Costs associated with any review of the conditions of this resource consent will be recovered from the consent holder in accordance with the provisions of section 36 of the Resource Management Act 1991.

- 8) The consent holder shall pay to the Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act.

In terms of s116 of the Resource Management Act 1991, this consent commences on 16 January 2014.

Advice notes

1. This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
2. This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (s.134-137 RMA).
3. The consent holder may apply to change the conditions of the resource consent under s.127 RMA.
4. The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
5. Note that pursuant to s333 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.

Notice of Decision

Change of Conditions of Consent – Section 127 of the Resource Management Act 1991

Variation to land-use consent: **2011.10419.2**

Date Granted **13 April 2015**



Application

Application for changes to the conditions of land use consent **2011.10419** by **Rings Scenic Tours Limited**, at **501/502 Buckland Road, Matamata** to **increase the maximum number of visitors permitted from 150,000 to 300,000 per year.**

Decision

This application has been granted under delegation from the Matamata-Piako District Council ("**the Council**"), pursuant to section 34A of the Resource Management Act 1991, and in accordance with Council Resolution 6.1.6 dated 14 December 2011.

The decision is as follows:

"That pursuant to Section 127 of the Resource Management Act 1991, the Matamata-Piako District Council grants changes to the conditions of land-use consent 2011.10419 relating to the property located at 501/502 Buckland Road, Matamata legally described as Section 137 Block V Tapapa Survey District and Part Lot 3 DP 9575, for the following reasons, and subject to the amended conditions below."

The reasons for the decision are:

- Any actual and potential effects can be avoided, remedied, or mitigated through the imposition of appropriate conditions.
- The proposal is not contrary to the objectives and policies of the Operative District Plan and Proposed Plan Changes 43 and 44.
- The proposal will enable more intensive use of an existing popular tourist attraction, with significant benefits for the District
- The proposal is consistent with Part 2 of the Act.

Conditions

(Note: Additions showed in **bold underline**. / Deletions showed in ~~strikethrough~~.)

Generally In Accordance

1. That except as specifically provided for by the conditions below, all activities to which this consent relates shall be erected, constructed, and undertaken generally in accordance with the information contained in the application for this resource consent and the documents submitted in support of the application **and the subsequent application for a change of the consent conditions (MPDC Ref: 2011.10419.2)**, namely:
 - (a) *Application for Resource Consent, Hobbiton Movie Set, Buckland Road, Matamata*; by Urban Perspectives Ltd, dated November 2011 including Appendices;
 - (b) *Hobbiton Village Tourism, Traffic Impact Assessment, Rings Scenic Tours Ltd*; by Gray Matter, Issue 7, dated 5 March 2012;
 - (c) *Draft Signage and Road Markings Mitigation Plan*, including *Warning Signs and Markings Mitigation Plan* by Gray Matter, dated 22 March 2012, and *Directional Signage Plan* by Gray Matter, dated 17 April 2012;
 - (d) The recommendations of the *Traffic Impact Peer Review of Buckland Road west of the site*; by Traffic Design Group dated 23 March 2012.
 - (e) **Section 127 Application for a Change of Consent Conditions to increase visitor numbers to 250,000 per annum– Rings Scenic Tours Ltd by Urban Perspectives Ltd, dated July 2013, including Appendices;**
 - (f) **Buckland Road – Hobbiton, Stage Four Road Safety Audit, Matamata-Piako District Council and Rings Scenic Tours, Issue 2, 20 December 2013, by Gray Matter;**
 - (g) **Letter from Urban Perspectives Ltd dated 24 February 2014, requesting amendment of the s127 application lodged in July 2013, to enable an increase in visitor numbers to 300,000 per annum;**
 - (h) **Further information requested under s92 received from Urban Perspectives Ltd with Appendices, dated 4 August 2014;**
 - (i) **Hobbiton Village Tourism, Traffic Impact Assessment Addendum, Rings Scenic Tours Ltd, Final, 17 September 2014, by Gray Matter;**
 - (j) **Addendum to Assessment of Effects, Change of Consent Conditions for Resource Consent 2011.10419, Hobbiton Movie Set, 501/501 Buckland Road, Matamata by Urban Perspectives Ltd, dated September 2014.**

In the event that there is an inconsistency between the documents above, and the conditions of this resource consent, the conditions shall prevail.

2. That within one month of the date of commencement of this resource consent (see Condition 4), the Consent Holder shall give written notice to the Council's Group Manager Community Development in accordance with Section 138 of the Resource Management Act 1991, surrendering the existing resource consent (MPDC Ref: RCD 0733) and subsequent variations (RCD 1018) under which the activity currently operates.
3. That the Consent Holder shall appoint a representative(s) prior to the exercise of this resource consent who shall be the Council's principal contact person(s) in regard to matters relating to this resource consent. The Consent Holder shall inform the Council of the representative's name and how they can be contacted, prior to this resource consent being exercised. Should that person(s) change during the exercising of this resource consent, the Consent Holder shall inform the Council's Group Manager Community Development of the new representative(s) name(s) and how they can be contacted.

Record of Condition 4 agreed to by the Applicant ("Augier" Condition)

4. That this resource consent shall not commence until such time as:
 - (a) The Consent Holder has paid a total amount of \$ 30,000 plus GST to the Waipa District Council as a once-off contribution in full and final settlement of the cost of

contributing towards the upgrading of Buckland Road, west of the Waipa District Council boundary.

- (b) The Consent holder has paid a total amount of \$ 55,000 plus GST to the Matamata-Piako District Council which amount will cover:
- i. A once-off contribution in full and final settlement of the cost of contributing towards the upgrading of Buckland Road, east of the Waipa District Council boundary; and:
 - ii. The cost of erecting/ installing the warning and directional signage and road markings (excluding on-site signage), both east and west of the site, in general accordance with the *Draft Signage and Road Markings Mitigation Plan* referred to in Condition 1 (c) above; and:
 - iii. The cost of maintaining the warning signage and road markings (both east and west of the site) but excluding the cost of maintaining the directional signage (the "brown signage") and on-site signage shown in the *Draft Directional Signage Plan* referred to in Condition 1 (c) above.

Advice Note: The Matamata-Piako District Council shall undertake the works referred to in Conditions 4(b)(ii) and (iii) above, in consultation with, and subject to the approval of, the Waipa District Council.

- 4A That the Consent Holder shall make payment in the amount of \$ 134,000 plus GST to the Matamata-Piako District Council as a financial contribution to offset the financial impact of the early rehabilitation of Buckland Road and higher pavement specification required as a result of the increase in traffic associated with the implementation of this resource consent. The amount shall be paid in one instalment as follows:**

Payment Due Date
30 June 2015

Amount Payable
\$ 134,000 (one hundred and thirty four thousand dollars) plus GST.

- 4B That the Consent Holder shall reimburse the Matamata-Piako District Council for all actual costs associated with making changes to the bus stop pavement marking and signage in accordance with the NZ Transport Agency's Traffic Control Devices Manual, Part 13 Parking Control, to provide a 24m long bus stop. The amount to be reimbursed shall not exceed \$ 1,500 plus GST in total and shall be paid to the Matamata-Piako District Council within 30 days of the date of being invoiced by the Council after completion of the works.**

- 4C That the Consent Holder shall reimburse the Matamata-Piako District Council for all actual costs associated with:**

- (a) The works as described under: "MPDC Response" in the following paragraphs of the Stage Four Safety Audit referred to in Condition 1(f):
- i. Paragraph 2.2.1;
 - ii. Paragraph 2.3.1;
 - iii. Paragraph 2.4.1;
 - iv. Paragraph 2.5.1;
 - v. Paragraph 2.6.1;
 - vi. Paragraph 2.8.1 (subject to Waipa District Council approval);
 - vii. Paragraph 2.8.2 (subject to NZ Transport Agency approval in so far as state highway signage is concerned).
- (b) The following signage as agreed to by the Consent Holder's representative during October 2014:
- i. A Double sided directional sign at the intersection of Buckland and Puketutu Rd's (currently only one sided for people coming from Hopkins Rd end).
 - ii. Two advance direction signs, one either side of Buckland Rd on Puketutu Rd approximately 200m in advance of Buckland Rd.

- iii. Two additional signs on Buckland Rd the first being approximately 600m from Hobbiton (Waipa side) at a driveway on the Consent Holder's boundary. The second sign at approximately 782 Buckland Rd.

The amount to be reimbursed shall not exceed \$ 15,000 in total plus GST (including the amounts already paid by the Consent Holder in respect of the signage referred to in Clause (b) above) and shall be paid to the Matamata-Piako District Council in stages as the work progresses within 30 days of the date of being invoiced by the Council after completion of the relevant stage of the work.

Directional and On-site Signage

5. That, within three months of the date of granting of this resource consent, the on-site signage excluded from Condition 4(b)(ii) above, shall be erected by the Consent Holder, in general accordance with the *Draft Directional Signage Plan* referred to in Condition 1 (c) above .
6. That the directional signage (the "brown signage") and on-site signage referred to in the *Draft Directional Signage Plan* [see Condition 1 (c) above], excluded from the maintenance provision in Condition 4(b)(iii) above, shall be maintained by the Consent Holder for the duration of this resource consent.

6A That the Consent Holder shall reimburse the Matamata-Piako District Council for the actual cost of maintaining the signage referred to in Condition 4B and 4C above, for the duration of this resource consent. To this end, the Council shall annually during May invoice the Consent Holder for the previous year's maintenance costs. The amount to be reimbursed shall not exceed \$ 1,200 plus GST per annum and shall be paid to the Matamata-Piako District Council annually by no later than 30 June.

Scale of Activity Authorised

7. That, the annual visitor numbers as a result of exercising all activities authorised under this resource consent (including movie set tours, movie screenings, events, and conferences), shall not exceed 150,000 **300,000**.

Buildings/ Structures and Earthworks

8. That, in conjunction with this resource consent, the use of the following existing buildings and structures, and the construction and use of the following new buildings and structures (and associated earthworks) as shown in the *Site Plan and Application Drawings* attached as Appendix 3 of the document referred to in Condition 1(a) are authorised by this resource consent:

Existing Facilities:

- (a) Movie set structures, including the "Green Dragon", "Watermill", "Bridge and Jetty", "Hobbit Holes" and "Bag End Tree";
- (b) Access roads and associated parking areas;
- (c) Existing man-made lake;
- (d) Associated landscaping including village fencing and gardens;
- (e) "Shires Rest" Café and Function Centre;
- (f) Woolshed;
- (g) Recently completed relocation of offices, installation of toilets, and internal fit-out of "Shires Rest" Café and Function Centre.

Stage 1 New Facilities (immediate):

- (a) New carpark area and new pedestrian access/ pathway from a new bus turning/ carpark area to the "Green Dragon";
- (b) Satellite Café (limited range of refreshments with a seating capacity of 70 – 80 patrons) inside the "Green Dragon", with additional outdoor seating;

- (c) Toilet block, adjacent to the "Green Dragon".

Stage 2 (Approximately 2012/13):

- (a) "Hobbit Hole" Conference and Incentive Centre and associated toilet block;
- (b) New pedestrian pathways to link the centre with other facilities within the site;
- (c) Outdoor movie screen to be located within the manmade lake.

Stage 3 (Approximately 2015):

- (a) Multi-Purpose Exhibition Space/ Shop for the display of movie stage sets and sale of movie memorabilia;
- (b) New pedestrian paths linking the exhibition space to other facilities within the site;
- (c) Visitor Centre (to be located approximately 400m from the Buckland Road entrance), incorporating restaurant/café, function areas, retail areas, and displays, with the "Shires Rest" Café simultaneously converted to offices and ancillary facilities to support the tourism facility.
- (d) Extensions to the "Green Dragon" building and pedestrian connection to new outdoor dining area.

Signage:

- (a) Safety, directional, and advertising signage in general accordance with the document referred to in Conditions 1(c), 4B and 4C.

Earthworks

9. That in respect of earthworks that exceed 1,000 m³ per construction site and that are not already authorised by a Waikato Regional Council resource consent, the Consent Holder shall, prior to commencement of those earthworks, submit for approval as to standards by the Council's Group Manager Community Development, an Earthworks Management Plan prepared by an appropriately qualified person covering the following matters (see Rule 4.12 of the Operative Matamata-Piako District Plan):
 - (a) A plan showing the area to be filled;
 - (b) The approximate quantity of material to be deposited, the type of material, the timing and progress of the operation, its operating times and the earthworks completion date;
 - (c) A description of soil type, permeability, effect on groundwater levels and effects on adjacent land / soil, and structures;
 - (d) An investigation into the stability of the underlying land and its ability to remain stable under increased loadings in all conditions;
 - (e) Proposals to ensure the prevention of mass movement of the filled material itself. This will include details on benching, method of compaction, etc;
 - (f) Proposals for rehabilitation of the surface of the fill to prevent surface erosion such as sheet, rill and gully erosion. This will include details on topsoiling and grassing, etc;
 - (g) Where fill is to be imported, details of traffic generation, size of trucks, movements per day, position of access points, possible effect on public roads;
 - (h) Proposals to deal with noise, dust, and other potential detractors from the amenity of the area;
 - (i) Drainage proposals, such as how gullies would be drained in order to prevent excessive saturation of the fill;
 - (j) Proposals for control of silt which discharge from bare earth areas during operations. Such proposals may include installation of a silt pond, in which specification of the pond's dimensions would need to be provided; and
 - (k) Comment on the quality of material to be deposited. If leachate was discharged from the fill, how it would be contained.

Wastewater Disposal

10. That:
 - (a) Prior to issue of a building consent for the construction of any of the toilet facilities referred to in Condition 8 above, the Consent Holder must obtain a soils evaluation

and sewerage system design to meet the Waikato Regional Plan permitted activity Rule 3.5.7.5 - Discharge of Domestic Sewage from New Onsite Systems, undertaken by an appropriately qualified person. A copy of the sewerage system design must be submitted to Council's Group Manager Community Development;

- (b) Prior to the use of any of the toilet facilities referred to in Condition 8 above the Consent Holder must provide the Council's Group Manager Community Development with a producer statement from the system installer certifying the sewerage system has been installed in accordance with the design submitted and all requirements of the Waikato Regional Plan's Permitted Activity Rule 3.5.7.5 - Discharge of Domestic Sewage from New Onsite Systems. Separate producer statements must be provided for any pump or siphon component of the sewerage system. The sewerage system must be maintained in an effective operating condition.

Water Supplies

11. That, prior to the use of any of the catering or toilet facilities referred to in Condition 8 above the Consent Holder must provide the Council's Group Manager Community Development with written confirmation from an appropriately qualified person that the water supplies to the said facilities are potable (in accordance with the New Zealand Drinking Water Standard) and that the supplies are protected from cross contamination by non-domestic uses (e.g. stock troughs, farming activities, etc.) either by means of adequate air gap separation or installation of an appropriate Council approved backflow prevention device of high hazard rating or some other suitable means approved by Council. The water supplies once installed, must be maintained to a potable standard.

Advice Note: In accordance with the Guidelines for Rural Fire Fighting, the Consent Holder should consider the provision of water storage tanks of at least 45,000 litres capacity that are dedicated for fire fighting purposes only, or to some other appropriate option for fire fighting purposes (e.g. surface water intake, etc.), in a location(s) capable of reaching all tourist facilities on the site, in the event of a fire.

Performance Standards

12. That all outside lighting used in conjunction with the activities authorised by this resource consent shall be designed, installed, and directed so as not to cause a disturbance by way of glare to any adjacent property or adjacent road.

Advice Note: The Consent Holder's attention is directed to Rule 5.4 of the Operative Matamata-Piako District Plan, which limits the permitted added illuminance as a result of lighting on the site.

13. That noise from all construction works authorised under this resource consent shall be measured in accordance with, and meet the limits recommended in, Table 1 of "NZS 6803P:1984- Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work". Adjustments provided in Clause 6.1 of NZS 6803P:1984 shall apply, and references in the Tables to "NZS 6802", shall be read as references to Clause 4.2.2 of "NZS 6802:1991".
14. That the operational noise generated from all activities authorized under this resource consent shall not exceed the following levels when measured within the notional boundary of any rural dwelling not located on the subject site:
- 7.00am to 8.00pm 50dBA (L₁₀)
 - 8.00pm to 7.00am 40dBA (L₁₀)
15. That the noise levels shall be measured and assessed in accordance with the requirements of NZS6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

16. That for any noise with special audible characteristics as defined by NZS6802:1991 the L₁₀ noise level standards shall be reduced in accordance with the standard.
17. That as a result of the exercise of this consent there shall be no dust emissions that cause an objectionable effect beyond the boundary of the subject site.
18. That there shall be no discharge of odour that is objectionable to the extent that it causes an adverse effect at or beyond the boundary of the subject site.

Mitigation of Traffic Effects

19. That the total number of "events" (i.e. movie screenings, public gatherings such as parties and weddings, and conferences, but excluding movie set tours), shall not exceed 12 during any twelve month period. No more than one "event" shall be staged on any one day.
20. That, for "events" with less than 300 people in attendance, the Consent Holder shall manage the number of private vehicles accessing the site to no more than 50 vehicles (or 100 vehicle movements).
21. For "events" with more than 300 people in attendance, the Consent Holder shall prepare a specific Event Traffic Management Plan (ETMP). The ETMP shall be submitted for approval to Council's Group Manager Community Development no less than 20 working days prior to the event. The ETMP shall be prepared by a professional transportation engineer and shall include as a minimum:
 - (a) Details of the "event" including description of event, date, timing and number of attendees.
 - (b) An assessment of the trip generation, specifically considering the proportion of visitors arriving by private vehicle and bus and methods to mitigate additional traffic on Buckland Road west of site and the use of the State Highway 1/ Karapiro Road intersection.
 - (c) An assessment of the on-site parking.
 - (d) Travel management measures by way of buses so that the "event" shall not give rise to more than a total of 200 vehicle movements per day
 - (e) Measures to minimise the peak traffic generation at the end of the "event".
 - (f) A Temporary Traffic Management Plan prepared in accordance with the New Zealand Transport Agency's (NZTA) Code of Practice for Temporary Traffic Management (COPTTM).The approved ETMP shall be implemented for the duration of each specific "event".

Advice Note: A vehicle movement is defined as a single trip either to, or from, the subject site.

22. That the Consent Holder shall operate the Hobbiton tour busses in a manner that will minimise conflict at the Matamata Bus Stop at the Information Centre.
23. That the Consent Holder shall take such measures as practicable to minimise the peak traffic generation at the end of movie screenings, events, and conferences.
24. That within three months of the date of granting this resource consent, the Consent Holder shall submit a Travel Management Plan (TMP) to the Council's Group Manager Community Development. The aim of the TMP shall be to minimise the number of vehicles travelling along Buckland Road west of the site and using the State Highway 1/ Karapiro Road intersection. The TMP shall include the following matters:
 - (a) Provision of travel information on the Consent Holder's booking website to discourage the use of Buckland Road west of the site, by visitors;
 - (b) Methods to be taken to discourage departing visitors, from using Buckland Road west of the site;
 - (c) Liaison with tour bus operators to discourage the use of Buckland Road west of the site;

- (d) Methods to be taken (such as the use of busses) to minimise peak traffic flows on Buckland Road at the end of movie screenings, events, and conferences.
- (e) Coordination with the timetables of other coaches using Matamata's bus stop at the Information Centre, so as to minimise conflict.

The Consent Holder shall consider any comments that the Council's Group Manager Community Development in consultation the NZTA's Network Manager and the Waipa District Council's Roding Asset Manager may have in respect of the TMP, and must update the TMP at least annually. A copy of any revisions to the TMP must be submitted to the Council's Group Manager Community Development for comment. The Consent Holder must at all times adhere to the provisions of the then current TMP.

25. That within six months of the date of granting this resource consent, the Consent Holder shall undertake the following improvements at the existing site accesses, to maximise sight distances:
 - (a) Pavement marking at the "Shires Rest" entrance to guide driver alignment;
 - (b) Relocation of the existing fenceline and letterbox at the car park exit.
 Design Plans of the works referred to above shall be approved by the Council's Group Manager Community Development, prior to commencement of works.
26. That the Consent Holder shall maintain ~~the existing 63~~ **at least 180** all-weather and 82 grassed parking spaces as shown in Appendix 5 **Figure 3 (page 14)** of the document referred to in Condition 1(b) **1(i)** for the duration of this resource consent.
27. That prior to commencing Stage 3, the Consent Holder shall ~~expand the all-weather car park referred to in Condition 26 above, by providing a further 40 all-weather parking spaces, bringing the number of all-weather parking spaces to 103 and the total on-site parking to 185 spaces, in accordance with the Parking Arrangement Plan attached to the document referred to in Condition 1(b). Once installed, the additional car parking spaces shall be maintained for the duration of this resource consent.~~
28. That within six months of annual visitor numbers reaching ~~the Matamata-Piako District Council receiving notification under Condition 30 that annual visitor numbers exceeded 50,000~~ **225,000** and again within six months of annual visitor numbers reaching ~~the Matamata-Piako District Council receiving notification under Condition 30 that annual visitor numbers exceeded 400,000~~ **275,000** during any ~~the preceding~~ **the preceding** twelve month period, the Council's Group Manager Community Development may request the Consent Holder in writing to commission a review of the traffic impacts arising from the consented activity (by a professional transportation engineer). The Review shall consider:
 - (a) The safety performance **and pavement deterioration** of Buckland Road, including:
 - a. Traffic volumes on Buckland Road (east, and west of the site), and the State Highway 1/ Karapiro Road intersection, **and the State Highway 29/ Hopkins Road intersection;**
 - b. Traffic generation as a result of activities authorised under this resource consent, including transport mode (private vehicles, Hobbiton busses, and tourist coaches);
 - c. **Model of traffic volumes and composition and the effects on the existing pavement;**
 - d. Peak traffic generation, including traffic associated with movie screenings, events, and conferences;
 - e. Crash data along Buckland Road and at adjacent property entrances **and at the intersection of State Highway 29 and Hopkins Road;**
 - f. Adequacy of on-site car parking;
 - g. Traffic safety at the site accesses.
 - h. Bus parking, performance, and conflict at the Matamata bus stop;
 - i. Availability of parking for Hobbiton visitors departing from Matamata;
 - j. Reasonable concerns raised by the Council's Group Manager Community Development in consultation the NZTA's Network Manager and the Waipa District Council's Roding Asset Manager

- k. Additional sealing of the subject site's entrances (if vehicles are tracking loose material on to Buckland Road);
- l. Surfacing of the grassed car park area (in the event that car parking is impacted by periods of poor/wet weather);
- (b) Recommendations to avoid, remedy, or mitigate adverse traffic efficiency, **pavement deterioration or and** traffic safety effects.

A copy of the Review Report shall be provided to the Council's Group Manager Community Development within 14 days of completion of the review.

29. That, where any recommendations of the traffic impact review provided in accordance with Condition 28(bm), to avoid, remedy or mitigate traffic efficiency, **pavement deterioration**, or traffic safety effects are agreed by the Council's Group Manager Community Development, the Consent Holder shall implement the recommendations within 3 months of receiving written notification from the Council, unless the Consent Holder has provided reasons in writing to the Council for not accepting in whole or part to implement the traffic impact review recommendations.

Advice Note: On receiving notice from the Consent Holder, to not implement in whole or part the traffic impact review recommendations, the Council may serve notice on the Consent Holder of its intention to commence a review of the conditions of this resource consent in accordance with Condition 32.

Monitoring Conditions

30. That, unless otherwise agreed to in writing by the Council's Group Manager Community Development, the Consent Holder shall keep accurate records of total daily visitor numbers (covering movie set tours and "events"); and number and times of all "events" and number of vehicle movements per transport mode generated by each "event"; summarised in weekly and monthly periods. Records for the preceding year covering the period 1 April – 31 March annually shall be returned to the Council's Group Manager Community Development by no later than 30 April following the year being reported.

- 30A. That, the Consent Holder shall pay the Matamata-Piako District Council's actual costs to undertake a maximum of four classified traffic counts per annum on Buckland Road. The costs incurred in this regard shall not exceed a maximum of \$ 1,500 plus GST per annum. The Council shall invoice the Consent Holder for these costs annually during May. The Consent Holder shall pay the amount invoiced by no later than 30 June annually.**

Complaints Register

31. That the Consent Holder shall maintain a log of all complaints (including those received from the Council) regarding any aspect relating to the exercising of this resource consent. The Consent Holder shall notify the Council's Group Manager Community Development of each complaint as soon as practicable. The Consent Holder shall record the following details in the complaint log:
- (i) Time and type of complaint including details of the incident, e.g. duration, location and any effects noted;
 - (ii) Name, address and contact phone number of the complainant (if provided);
 - (iii) The likely cause of the complaint and the response made by the Consent Holder including any corrective action undertaken;
 - (iv) Future actions proposed as a result of the complaint so as to avoid reoccurrence; and
 - (v) The response from the Consent Holder to the complainant.
- The complaint log shall be made available to the Council's Group Manager Community Development at all reasonable times and a copy of the log covering the period 1 April to 31 March annually shall be forwarded to the Council's Group Manager Community Development by no later than 30 April every year.

Review

32. That, should any of the circumstances referred to in Condition 32(a) be "triggered", then the Council's Group Manager Community Development may serve notice on the Consent Holder under Section 128 (i) of the Resource Management Act 1991, of its intention to review the conditions of this resource consent. Such a review shall be for the purposes as outlined in Condition 32(b).

(a) Circumstances that may "trigger" a review:

- (i) Should annual visitor numbers as a result of exercising this resource consent, exceed the limits as detailed below by more than 15%;

Period	Maximum Visitor Numbers
1 January – 31 December 2012	45,000
1 January – 31 December 2013	85,000
1 January – 31 December 2014	100,000
	<u>250,000</u>

- (ii) Should the actual crash rate at: ~~on~~

a) **The intersection of State Highway 29 and Hopkins Road exceed 0.2 injury crashes per year, and/or**

b) **On** Buckland Road east of the site exceed 0.2 injury crashes per year, ~~and/or~~

c) **On Buckland Road west of the site exceed 0.4 injury crashes per year on Buckland Road west of the site,**

over any five year period (as reported in NZTA's CAS database).

- (iii) Should any of the two traffic impact reviews referred to in Condition 28, recommend that further or amended consent conditions be imposed.

- (iv) **Should the Council's actual costs with regard to Conditions 4C, 6A and 30A exceed the cost recovery provided for under this resource consent, by more than 15%.**

(b) Purposes of a review when "triggered":

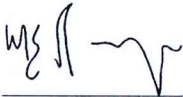
- (i) To generally review the effectiveness of the conditions of this consent in avoiding or mitigating any adverse effects on the environment from the exercise of this resource consent and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions;
- (ii) If necessary and appropriate, to require the Consent Holder to adopt the best practicable option to remove or reduce adverse effects on the surrounding environment;
- (iii) To review the adequacy of and the necessity for monitoring undertaken by the Consent Holder.
- (iv) **To review the adequacy of the consent conditions to enable the Council to recover the actual costs incurred with regard to Conditions 4C, 6A and 30A.**

Advice Note: Costs associated with any review of the conditions of this resource consent will be recovered from the consent holder in accordance with the provisions of Section 36 of the Resource Management Act 1991.

Administrative

33. That the charges, set out in accordance with Section 36 of the Resource Management Act 1991, shall be paid to the Matamata-Piako District Council for the carrying out of its functions in relation to the administration of this resource consent.

Report Prepared for Submission by:



Marius Rademeyer
Consultant Planner

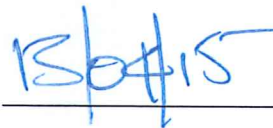
Report Reviewed by:


Ally van Kuijk
District Planner

This decision has been granted under delegation from the Matamata-Piako District Council, pursuant to section 34A of the Resource Management Act 1991, and in accordance with Council Resolution 6.1.6 dated 14 December 2011.


Dennis Bellamy
Group Manager: Community Development

Date:



Resource Consent Certificate

Resource Consent: 121031

File Number: 61 16 95A

Pursuant to the Resource Management Act 1991, the Waikato Regional Council hereby grants consent to:

~~3 Foot 7 Ltd~~
~~PO Box 15104~~
~~Miramar~~
~~Wellington 6243~~

Rings Scenic Tours Limited
501 Buckland Road
RD 2
Matamata 3472



05/03/2013

(hereinafter referred to as the Consent Holder)

Consent Type: Land use consent

Consent Subtype: Bed - structure

Activity authorised: Construct, use and maintain a bridge and jetty on the bed of a lake on an unnamed tributary of the Mangapapa Stream, and associated bed disturbance and discharge of sediment during the construction works

Location: Buckland Road - Matamata

Map Reference: NZMS 260 T15:460-679

Consent Duration: This consent will commence on the date of decision notification, unless otherwise stated in the consent's conditions, and expire on 26th March 2045

Subject to the conditions overleaf:

General

1. The construction of the bridge and jetty structures shall be constructed, installed and maintained in general accordance with the application for this consent, and as identified in the resource consent conditions below.
2. The consent holder shall appoint a representative prior to commencement of any works authorised by this resource consent, who shall be the Waikato Regional Council's principal contact person in regard to matters relating to this resource consent. The consent holder shall inform the Waikato Regional Council of the representative's name and how they can be contacted prior to this resource consent being exercised.
3. The consent holder shall inform the Waikato Regional Council in writing, at least 5 days prior to any work commencing, of the start date of the works authorised by this resource consent.
4. The consent holder shall be responsible for all contracted operations related to the exercise of this resource consent, and must ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions.
5. A copy of this resource consent shall be kept onsite at all times that the works authorised by this consent are being undertaken, and shall be produced without unreasonable delay upon request from a servant or agent of the Waikato Regional Council.
6. The consent holder shall ensure that the exercise of this resource consent does not disturb sites of archaeological significance to Tangata Whenua. In the event of any archaeological artefacts being discovered, the works shall cease immediately and a representative of the Waikato Regional Council shall be notified within 24 hours. Works may recommence on the written approval of the Waikato Regional Council after considering:
 - a) Tangata Whenua interests and values;
 - b) The consent holders interests; and
 - c) Any archaeological or scientific evidence.
7. The consent holder shall ensure that sediment losses to natural water arising from the exercise of this resource consent are minimised during the duration of the works and during the term of this consent. In this regard erosion and sediment control measures shall be established and maintained in accordance with Environment Waikato's document titled "*Erosion and Sediment Control - Guidelines for Soil Disturbing Activities, January 2009*".
8. All construction, operation and maintenance works shall be executed in a manner which minimises disturbance of soil surfaces and vegetation.
9. All disturbed soil surfaces that result from the construction of the bridge and jetty structures shall be stabilised immediately on completion of the works.
10. No excess vegetative material or soil disturbed as the result of the exercise of this consent shall be left on the banks of the unnamed tributary of the Mangapapa Stream.
11. The consent holder shall be held responsible for maintaining the bridge and jetty structures clear of debris and other obstructions through the full term of this consent.
12. Any future protection and/or erosion control works or associated maintenance that becomes necessary as a result of the exercise of this consent shall be the responsibility of the consent holder and shall be carried out to the satisfaction of the Waikato Regional Council.

Note: A separate resource consent may be required as a result of the need to undertake erosion control works. Any such consent shall be obtained by the consent holder at their sole expense prior to any works being undertaken.

13. All machinery shall be operated in a manner which ensures that spillage's of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any water body such that any spillage can be contained and does not enter the unnamed tributary of the Mangapapa Stream.
14. Prior to entering the site all machinery shall be appropriately cleaned and inspected to minimise foreign plant species being introduced to the site.

Review

15. The Waikato Regional Council may within two months of the fifth, tenth, twentieth and thirtieth anniversaries of the date of commencement of this consent, serve notice on the consent holder under section 128(1) of the Resource Management Amendment Act (1991), of its intention to review the conditions of this resource consent for the following purposes:
 - i) Require the consent holder to remove or reduce any adverse effect on the environment,
 - ii) To deal with any other adverse effect on the environment that the exercise of this consent may have an influence,
 - iii) To review monitoring requirements to determine any actual or potential adverse effect on the environment.

Note: Costs associated with any review of the conditions of this resource consent will be recovered from the consent holder in accordance with the provisions of section 36 of the Resource Management Act 1991.

Administrative

16. The consent holder shall pay to the Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act.

*For and on behalf of the
Waikato Regional Council*



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Advice notes

1. In accordance with section 125 RMA, this consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
2. Where a resource consent has been issued in relation to any type of construction (e.g. dam, bridge, jetty) this consent does not constitute authority to build and it may be necessary to apply for a Building Consent from the relevant territorial authority.
3. This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
4. This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (s.134-137 RMA).
5. The consent holder may apply to change the conditions of the resource consent under s.127 RMA.
6. The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
7. Note that pursuant to s332 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
8. If you intend to replace this consent upon its expiry, please note that an application for a new consent made at least 6 months prior to this consent's expiry gives you the right to continue exercising this consent after it expires in the event that your application is not processed prior to this consent's expiry.

Resource Consent Certificate

Resource Consent: 122238

File Number: 61 52 97A

Pursuant to the Resource Management Act 1991, the Waikato Regional Council hereby grants consent to:

Rings Scenic Tours Ltd
PO Box 366
Matamata 3440

(hereinafter referred to as the Consent Holder)

Consent Type: Water permit

Consent Subtype: Surface water take

Activity authorised: Take water

Location: Buckland Rd - Matamata

Map Reference: NZMS 260 T15:472-663

Consent Duration: This consent will commence on the date of decision notification, unless otherwise stated in the consent's conditions, and expire on 1 July 2029

Subject to the conditions overleaf:

1. The abstraction of surface water shall be undertaken in accordance with the resource consent conditions below and any documentation supporting the application (DOC#1896011, 17 December 2010).
2. The daily volume of water abstracted during the irrigation season shall not exceed 200 cubic metres.

Note: The irrigation season shall be defined as the months of October to May the following year inclusive.

3. The maximum volume of water taken in any one year for stock watering, household and irrigation use shall not exceed 50,000 cubic metres.
4. Outside the irrigation season water as defined in 2 above, up to 200 cubic metres per day may be taken on a maximum of 20 days, with a maximum cumulative volume over these 20 days not exceeding 4000 cubic metres.
5. The consent holder shall be responsible for the structural integrity (well liner) and maintenance of the intake structure, and for the provision and maintenance of any erosion control works that become necessary as a result of the exercise of this consent.

A separate resource consent may be required as a result of the need to undertake erosion control works. Any such consent shall be obtained by the consent holder at their sole expense prior to any works being undertaken.

6. A water measuring device shall record the quantity of water taken from source on a cumulative basis. The meter shall have a reliable calibration to water flow, which shall be maintained to an accuracy of +/- 5%. Access to the water meters shall be provided to Environment Waikato stall at all reasonable times.
7. The consent holder shall maintain a daily record of water taken. These records shall be made available to Environment Waikato at all reasonable times and each year these records shall be forwarded to Environment Waikato on a three monthly basis, by the end of the month following each quarter, i.e. by 30th April, 31 July, 31st October and 31st January.
8. The consent holder shall securely fence the head of the gully and the environs around the intake structure to exclude livestock.
9. If the 7-day rolling averaged river flow in the Waitoa River at the Environment Waikato recorder site, Waharoa on Waitoa River, site number 1249.38, falls below 180.5 litres per second the take shall not exceed 67 cubic metres per day.

Note: The consent holder shall, prior to the exercise of this consent, document and submit, for the written approval of a Programme Manager of the Waikato Regional Council, a methodology for managing the exercise of this resource consent in accordance with this condition.

10. The consent holder shall pay to Environment Waikato any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act.

*For and on behalf of the
Waikato Regional Council*

A handwritten signature in black ink, appearing to read 'J. B. Jones', with a long horizontal flourish extending to the right.

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Advice notes

1. In accordance with section 125 RMA, this consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
2. Where a resource consent has been issued in relation to any type of construction (e.g. dam, bridge, jetty) this consent does not constitute authority to build and it may be necessary to apply for a Building Consent from the relevant territorial authority.
3. This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
4. This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (s.134-137 RMA).
5. The consent holder may apply to change the conditions of the resource consent under s.127 RMA.
6. The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
7. Note that pursuant to s332 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
8. If you intend to replace this consent upon its expiry, please note that an application for a new consent made at least 6 months prior to this consent's expiry gives you the right to continue exercising this consent after it expires in the event that your application is not processed prior to this consent's expiry.

Resource Consent Certificate

Resource Consent: 122239

File Number: 61 52 97A

Pursuant to the Resource Management Act 1991, the Waikato Regional Council hereby grants consent to:

Rings Scenic Tours Ltd
PO Box 366
Matamata 3440

(hereinafter referred to as the Consent Holder)

Consent Type: Water permit

Consent Subtype: Use

Activity authorised: Use water

Location: Buckland Rd - Matamata

Map Reference: NZMS 260 T15:460-681

Consent Duration: This consent will commence on the date of decision notification, unless otherwise stated in the consent's conditions, and expire on 1 July 2029

Subject to the conditions overleaf:

1. The surface water use authorised by this resource consent shall be undertaken:
 - (1) in general accordance with the application for this resource consent received 17 December 2010 (DOC#1896011) and any documentation supporting the application; and
 - (2) as specified in resource consent conditions below.
 Where there is any disagreement between the application documentation and resource consent conditions the resource consent conditions below shall prevail.
2. The water used for irrigation shall be applied to the grassed areas and gardens within and around the environs of the site known as "Hobbiton".
3. The consent holder shall not use water in a way that:
 - (1) causes the water holding capacity of the soil within the plant root zone (rhizosphere) to be exceeded;
 - (2) exceeds the infiltration rate of soil;
 - (3) causes excessive runoff or ponding of irrigated water;
 - (4) results in any direct application of contaminants to any water body;
 - (5) results in the contamination of land.
 If requested by the Waikato Regional Council in writing, the consent holder shall provide information to demonstrate how these requirements are achieved.
4. The consent holder shall pay to the Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act 1991.

*For and on behalf of the
Waikato Regional Council*



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Advice notes

1. In accordance with section 125 RMA, this consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
 1. Where a resource consent has been issued in relation to any type of construction (e.g. dam, bridge, jetty) this consent does not constitute authority to build and it may be necessary to apply for a Building Consent from the relevant territorial authority.
 2. This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
 3. This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (s.134-137 RMA).
 4. The consent holder may apply to change the conditions of the resource consent under s.127 RMA.
 5. The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
 6. Note that pursuant to s332 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
 7. If you intend to replace this consent upon its expiry, please note that an application for a new consent made at least 6 months prior to this consent's expiry gives you the right to continue exercising this consent after it expires in the event that your application is not processed prior to this consent's expiry.

Resource Consent Certificate

Resource Consent: 123076

File Number: 61 52 97A

Pursuant to the Resource Management Act 1991, the Waikato Regional Council hereby grants consent to:

Rings Scenic Tours Ltd
PO Box 366
Matamata 3440

(hereinafter referred to as the Consent Holder)

Consent Type: Water permit

Consent Subtype: Diversion

Activity authorised: Diversion of an unnamed tributary of the Mangapapa Stream and modifications to three small wetlands

Location: Buckland Rd - Matamata

Spatial Reference: NZTM 1835788 E 5806596 N

Consent Duration: This consent will commence on the date of decision notification, unless otherwise stated in the consent's conditions, and expire on 31 December 2046

Subject to the conditions overleaf:

General

1. The drainage of three wetlands and the diversion of a stream authorised by this resource consent shall be undertaken in general accordance with the application for this resource consent, received on 28 July 2011 and as recorded in the Waikato Regional Council document number 2019240, except where otherwise required in the resource consent conditions below.
2. The consent holder shall be responsible for all contracted operations related to the exercise of this resource consent, and shall ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions.
3. The consent holder shall pay to the Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act.

Notification

4. The consent holder shall inform the Waikato Regional Council in writing at least 10 working days prior to the commencement of activities relating to the stream diversion authorised by this resource consent.
5. The consent holder shall appoint a representative(s) prior to the exercise of this resource consent, that shall be the Waikato Regional Council's principal contact person(s) in regard to matters relating to this resource consent. The consent holder shall, at least 10 working days prior to the commencement of the works authorised by this resource consent, inform the Waikato Regional Council of the representative's name and how they can be contacted. Should that person(s) change during the exercise of this resource consent, the consent holder shall immediately inform the Waikato Regional Council and shall also give written notice to the Waikato Regional Council of the new representative's name and how they can be contacted.
6. The consent holder shall notify the Waikato Regional Council within 5 days of the completion of the stream diversion.
7. The consent holder shall notify the Waikato Regional Council within 5 days of the completion of the riparian fencing as required by condition 11.

Control of contaminants from operation of machinery

8. All machinery shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any water body such that any spillage can be contained so it does not enter the lake or tributary of the Mangapapa Stream.

Erosion and Sediment Control Plan – Stream Diversion

9. The consent holder shall ensure that sediment losses to natural water arising from the exercise of this resource consent are minimised for the duration of the works and during the term of this consent. In this respect appropriate sediment control practices shall be undertaken which are in accordance with the document prepared by the Waikato Regional Council titled "Erosion & Sediment Control Guidelines for Soil Disturbing Activities January 2009" (Environment Waikato Technical Report No. 2009/02).
10. The consent holder shall provide the Waikato Regional Council with a draft "Erosion and Sediment Control Plan" (E&SCP), at least 10 working days prior to the commencement of the stream diversion works authorised by this consent. The objective of the E&SCP shall be to minimise sediment discharges from the site to the extent practicable.

Stream Diversion Works

11. The consent holder shall construct the new stream channel with sinuosity and various depths to ensure a variety of aquatic habitat. Sinuosity and various depths can be achieved by including bends, channel constrictions and pools.
12. The consent holder shall ensure that stream diversion works are undertaken in a manner which does not restrict the passage of fish at any time.

Riparian Fencing

13. The consent holder shall undertake fencing as specified in the "Riparian Protection and Enhancement Plan – Russell Alexander" recorded as Waikato Regional Council document number 2104918 to ensure that all stock types are excluded from the fenced areas.
14. All fencing as required by condition 13 shall be completed by 31 December 2013.

Protection of Tangata Whenua Interests

15. The consent holder shall, to the satisfaction of the Waikato Regional Council, ensure that the exercise of this consent shall not disturb sites of spiritual or cultural significance to the Tangata Whenua.

In the event that any archaeological remains are discovered, the works shall cease immediately and Tangata Whenua and the Waikato Regional Council shall be notified within 48 hours. Works may recommence with the written approval of the Waikato Regional Council. Such approval shall be given after the Waikato Regional Council has considered:

- (i) Tangata Whenua interests and values,
- (ii) the consent holder's interests, and
- (iii) any archaeological or scientific evidence.

*For and on behalf of the
Waikato Regional Council*



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Advice notes

1. In accordance with section 125 RMA, this consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
Where a resource consent has been issued in relation to any type of construction (e.g. dam, bridge, jetty) this consent does not constitute authority to build and it may be necessary to apply for a Building Consent from the relevant territorial authority.
2. This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
3. This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (s.134-137 RMA).
4. The consent holder may apply to change the conditions of the resource consent under s.127 RMA.
5. The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
6. Note that pursuant to s333 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
7. If you intend to replace this consent upon its expiry, please note that an application for a new consent made at least 6 months prior to this consent's expiry gives you the right to continue exercising this consent after it expires in the event that your application is not processed prior to this consent's expiry.

Resource Consent Certificate

Resource Consent: 124632

File Number: 61 52 97A

Pursuant to the Resource Management Act 1991, the Waikato Regional Council hereby grants consent to:

Rings Scenic Tours Ltd
501 Buckland Road
RD 2
Matamata 3472

(hereinafter referred to as the Consent Holder)

Consent Type: Discharge permit

Consent Subtype: Discharge to land

Activity authorised: Discharge up to 30 cubic metres of domestic wastewater per day into the ground

Location: Buckland Road - Matamata

Spatial Reference: NZTM 1739899 E 5688283 N

Consent Duration: This consent will commence on the date of decision notification, unless otherwise stated in the consent's conditions, and expire on 31 May 2032.

Subject to the conditions overleaf:

General

1. The on-site wastewater treatment and disposal system shall be installed, operated and maintained in accordance with the supporting information that made up this consent application, subject to the resource consent conditions below, which shall prevail should any inconsistency occur between the conditions and the application documents.
2. The consent holder shall ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions.
3. The consent holder shall pay the Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act (1991), or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act (1991).

Discharge of Effluent

4. The maximum volume of treated wastewater discharged on the site shall not exceed 30 cubic metres per day.
5. The wastewater treatment system shall as a minimum be based on secondary treatment technologies to produce an effluent quality no greater than:
 - i) 20 milligrams per litre in terms of Biochemical Oxygen Demand (20mg/l BOD),
 - ii) 30 milligrams per litre in terms of Suspended Solids (30mg/l SS),
(Refer note A)
6. Treated wastewater shall be discharged into the ground at a loading rate that does not exceed 5 millimetres per day (i.e. 5 litres per square metre) or the absorptive capacity of the soils, whichever is the lesser.
7. The consent holder shall ensure that there is a minimum separation distance of at least 600 millimetres of unsaturated soil between the base of the disposal area and the ground water table at all times.
8. The pressure compensating dripper irrigation lines shall not encroach to within 15 metres of any surface water body.
9. The disposal field shall be appropriately fenced to exclude cattle.

Management, Monitoring & Maintenance

10. Within one month of commissioning the wastewater treatment and disposal system, the consent holder shall provide the Waikato Regional Council with a copy of the As-Built-Plans for the system. The consent holder shall state in writing the date the system was commissioned.
11. After the secondary wastewater treatment system has been installed, and prior to commissioning of the treatment system components, the consent holder shall obtain a Post Installation Wastewater Systems Certificate from the manufacturer which states that the wastewater treatment system has been installed in accordance with condition 1 of this consent and in accordance with the manufacturers specifications.
12. Prior to the exercise of this consent, the consent holder shall to the satisfaction of Waikato Regional Council, provide evidence that a maintenance contract or maintenance programme for the system exists, and which is to be applied for the duration of consent
13. The consent holder shall ensure that the wastewater treatment and disposal system is properly operated and maintained at all times.
14. There shall be no overland leakage of wastewater from the treatment system or the disposal area at any time.

15. Stormwater runoff shall be directed away from the disposal area. If necessary the consent holder shall provide suitable drainage to ensure there is a clear flow path for surface water to clear the area at all times.
16. The treatment system shall be maintained in a watertight condition to prevent the ingress of stormwater or groundwater into the system.
17. Any solid waste matter that is periodically removed from the treatment system shall be disposed at an off-site facility that is authorised to receive such wastes.
18. The discharge shall not result in any objectionable effects from odour beyond the boundary of the subject property.

Review

19. The Waikato Regional Council may within two months of the fifth and tenth anniversaries of the date of commencement of this consent, serve notice on the consent holder under section 128(1) of the Resource Management Amendment Act (1991), of its intention to review the conditions of this resource consent for the following purposes:
 - i) To review 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 and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions; or
 - ii) To review the adequacy of and the necessity for monitoring undertaken by the consent holder and specifically to review the frequency of record keeping and the method of record collection for the purposes of determining the most appropriate method and frequency; or
 - iii) If necessary and appropriate, to require the holder of this resource consent to adopt the best practicable option to remove or reduce adverse effects on the surrounding environment.

Note A: All sample analyses shall be undertaken in accordance with the methods detailed in the "Standard Methods For The Examination Of Water And Waste Water, 2005" 21st edition by A.P.H.A. and A.W.W.A. and W.P.C.F. or any subsequent updated version of that document, or any other method approved in advance by the Waikato Regional Council.

Note B: Costs associated with any review of the conditions of this resource consent will be recovered from the consent holder in accordance with the provisions of section 36 of the Resource Management Act 1991.

*For and on behalf of the
Waikato Regional Council*



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Advice notes

1. In accordance with section 125 RMA, this consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
2. Where a resource consent has been issued in relation to any type of construction (e.g. dam, bridge, jetty) this consent does not constitute authority to build and it may be necessary to apply for a Building Consent from the relevant territorial authority.
3. This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
4. This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (s.134-137 RMA).
5. The consent holder may apply to change the conditions of the resource consent under s.127 RMA.
6. The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
7. Note that pursuant to s333 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
8. If you intend to replace this consent upon its expiry, please note that an application for a new consent made at least 6 months prior to this consent's expiry gives you the right to continue exercising this consent after it expires in the event that your application is not processed prior to this consent's expiry.

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH138717.01.01

File Number: 61 52 97A

Pursuant to the Resource Management Act 1991, the Regional Council hereby grants consent to:

Rings Scenic Tours Limited
501 Buckland Road
RD 2
Matamata 3472

(hereinafter referred to as the Consent Holder)

Consent Type: Land Use Consent

Consent Subtype: Land - disturbance

Activity authorised: To undertake Earthworks in High Risk Erosion Areas in association with the construction of a carpark and a building platform

Location: 501 Buckland Road - Matamata

Map reference: NZTM 1835961 E 5804993 N

Consent duration: This consent will commence on the date of decision notification and expire on 4 October 2022.

Subject to the conditions overleaf:

General

1. The soil disturbance activities authorised by this resource consent shall be undertaken in general accordance with the application for this resource consent (WRC Doc #11054653), except where otherwise required in the resource consent conditions below. Where there is any discrepancy between the application documents and the resource consent conditions then the conditions below shall prevail.
2. The consent holder shall appoint a representative(s) prior to commencement of any works authorised by this resource consent, who shall be the Waikato Regional Council's principal contact person in regard to matters relating to this consent. The consent holder shall inform the Waikato Regional Council of the representative's name and how they can be contacted prior to this consent being exercised. Should that person(s) change during the term of this resource consent, the consent holder shall immediately inform the Waikato Regional Council and shall also give written notice to the Waikato Regional Council of the new representatives name and how they can be contacted.
3. The consent holder shall be responsible for all contracted operations relating to the exercise of this resource consent, and shall ensure contractors are made aware of the conditions of this consent and ensure compliance with those conditions.
4. A copy of this resource consent shall be kept onsite at all times that the works authorised by this consent are being undertaken, and shall be produced without unreasonable delay upon request from a servant or agent of the Waikato Regional Council.

Pre-works Requirements

5. The consent holder shall inform the Waikato Regional Council in writing, at least 5 working days prior to commencement of any works, of the start date of the works authorised by this resource consent.
6. The consent holder shall arrange and conduct a pre-construction site meeting and invite with a minimum of 10 working days notice, the Waikato Regional Council, the site representative nominated under condition 2 of this consent, the contractor and any other party representing the consent holder prior to any works authorised by this consent commencing on the site.

Advice Note: *In the case that any of the invited parties, other than the site representative does not attend this meeting, the consent holder will have complied with this conditions, provided the invitation requirements is met.*

Construction Management Plan

7. The consent holder shall provide the Waikato Regional Council with a Construction Management Plan (CMP), at least 10 working days prior to the proposed commencement of activities authorised by this consent. The objective of the CMP is to document the measures by which the consent holder intends to comply with all conditions of resource consent during the construction phase and shall include, but not be limited to, the following;
 - a. The proposed start date of the works authorised by this resource consent;
 - b. A schedule of construction activities;
 - c. Final design of the proposed weir and stream diversion
 - d. The commencement date and expected duration of the major cut and fill operations;
 - e. The location of the major cut and fill operations;
 - f. The location of topsoil stockpiles;
 - g. The proposed construction methodology, including staging of earthworks;
 - h. Proposed dust management and mitigation measures;

- i. Proposed spill prevention and response measures.
- j. Monitoring procedures and responsibilities

The CMP shall be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing and the consent holder shall undertake all activities authorised by this consent in accordance with the approved CMP.

Erosion and Sediment Control

8. The consent holder shall provide the Waikato Regional Council with a final “Erosion and Sediment Control Plan” (E&SCP), at least 10 working days prior to the commencement of activities authorised by this consent. The E&SCP shall as a minimum be based upon and incorporate those specific principles and practices which are appropriate for the activity authorised by this consent and contained within the Waikato Regional Council document titled “*Erosion and Sediment Control – Guidelines for Soil Disturbing Activities*” (Technical Report No. 2009/02 – dated January 2009), and shall include at least the following;
 - a. Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site, including flocculation if required;
 - b. The design criteria and dimensions of all key erosion and sediment control structures;
 - c. A site plan of a suitable scale to identify;
 - i. The locations of waterways;
 - ii. The extent of soil disturbance and vegetation removal;
 - iii. Any “no go” and/or buffer areas to be maintained undisturbed adjacent to watercourses;
 - iv. Areas of cut and fill;
 - v. Locations of topsoil stockpiles;
 - vi. All key erosion and sediment control structures;
 - vii. The boundaries and area of catchments contributing to all stormwater impoundment structures;
 - viii. The locations of all specific points of discharge to the environment; and
 - ix. Any other relevant site information
 - d. Construction timetable for the erosion and sediment control works and the bulk earthworks proposed;
 - e. Timetable and nature of progressive site rehabilitation and re-vegetation proposed;
 - f. Maintenance, monitoring and reporting procedures;
 - g. Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures;
 - h. Procedures and timing for review and/or amendment to the E&SCP; and
 - i. Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.

The E&SCP shall be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing and the consent holder shall undertake all earthworks authorised by this consent in accordance with the certified E&SCP.

9. Any changes proposed to the E&SCP shall be confirmed in writing by the consent holder and the Waikato Regional Council, acting in a technical certification capacity, prior to the implementation of any changes proposed.

Certification of Erosion and Sediment Control Structures

10. Prior to bulk earthworks commencing on any area, the consent holder shall submit to the Waikato Regional Council 'As Built Certification Statements', signed by an appropriately qualified and experienced person to certify that erosion and sediment controls have been constructed in accordance with the certified Erosion and Sediment Control Plan. Certified controls shall include sediment retention ponds, decanting earth bunds, silt fences and diversion channels/bunds. The 'As Built Certification Statement' shall include all information as specified in the 'As Built Certification Sheets' located on the Waikato Regional Council website (www.ew.govt.nz/earthworks) and supplied to the Waikato Regional Council within 5 working days of the completion of the construction of those controls.

Machinery

11. All earthmoving machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any surface water such that any spillage can be contained and does not enter any surface water.
12. The consent holder shall ensure that all machinery used in the exercising of this consent is cleaned prior to being transported to the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from <http://www.npca.org.nz/index.html>.

Winter Works

13. Earthworks shall not be conducted during the period *1 May to 30 September* inclusive during any year that this consent is current, apart from necessary maintenance works, unless agreed to in writing by the Waikato Regional Council.
14. Requests to undertake earthworks during the period *1 May to 30 September* inclusive, for any year that this consent is current, shall be submitted in writing to the Waikato Regional Council by *1 April* and shall be in the form of amendments to the certified E&SCP in accordance with condition 9 of this consent.

Advice Note: *In considering a request for the continuation of winter earthworks, the Waikato Regional Council will consider a number of factors; including:*

- *The nature of the site and the winter soil disturbance works proposed;*
- *The quality of the existing/proposed erosion and sediment controls;*
- *The compliance history of the site/operator;*
- *Seasonal/local soil and weather conditions;*
- *Sensitivity of the receiving environment; and*
- *Any other relevant factor.*

Discharges

15. The consent holder shall ensure that all sediment laden run-off from the site is treated by sediment retention structures. These structures are to be fully operational before bulk earthworks commence and shall be maintained to perform at least at 80% of their operational capacity.
16. The consent holder shall ensure that the suspended solids concentrations of water as measured at the points of discharge from the final sediment retention structures shall not exceed a maximum of 100 grams per cubic metre, unless otherwise agreed in writing between the consent holder and the Waikato Regional Council.

17. There shall be no discharge of airborne particulate matter that is objectionable to the extent that it causes an adverse effect at or beyond the boundary of the subject property. Appropriate procedures and measures shall be put in place to control the discharge of particulate matter as a result of the activities authorised by this resource consent.

Advice Note: Chapter 6.4 of the Waikato Regional Plan provides guidance on the assessment of the effect of odour and dust emissions.

Monitoring and Maintenance

18. The consent holder shall ensure that sediment losses to natural water arising from the exercise of this resource consent are minimised during the duration of the works and during the term of this consent. In this regard, erosion and sediment control measures shall be established and maintained in accordance with the document titled *"Erosion and Sediment Control – Guidelines for Soil Disturbing Activities"* (Technical Report No. 2009/02 – dated January 2009), and the certified E&SCP.
19. The consent holder shall ensure that all erosion and sediment controls are inspected and in good working order prior to, and immediately after rain events. The consent holder shall further ensure that all erosion and sediment controls are maintained such that optimal sediment capture efficiency is achieved at all times.
20. The consent holder shall ensure those areas of the site where earthworks have been completed shall be stabilised against erosion as soon as practically possible and within a period not exceeding 14 days after completion of any works authorised by this consent. Stabilisation shall be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the Waikato Regional Council – acting in a technical certification capacity.
21. Re-vegetation and/or stabilisation of all disturbed areas is to be completed in accordance with the measures detailed in the document titled *"Erosion and Sediment Control – Guidelines for Soil Disturbing Activities"* (Technical Report No. 2009/02 – dated January 2009) and the approved E&SCP.
22. If so required by the Waikato Regional Council, the consent holder shall carry out immediate stabilisation of any required area of exposed earthworks surfaces on site using straw mulching, pinned geotextile or similar instant stabilisation techniques to the satisfaction of the Waikato Regional Council.

Archaeological

23. The consent holder shall ensure that the exercise of this resource consent does not disturb any sites of archaeological value or of cultural significance to Tangata Whenua. In the event of any archaeological artefacts being discovered the works shall, in the vicinity of the discovery, cease immediately and the Waikato Regional Council, Heritage New Zealand and representatives of local iwi (where artefacts are of Maori origin) shall be notified within 24 hours. Works may recommence on the written approval of the Waikato Regional Council after considering:
 - a. Tangata Whenua interests and values;
 - b. Protocols agreed upon by Tangata Whenua and the consent holder;
 - c. The consent holders interests;
 - d. Any Heritage New Zealand authorisations; and
 - e. Any archaeological or scientific evidence.

Administrative

24. The consent holder shall pay the Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act (1991), or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act (1991).

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH138717.02.01

File Number: 61 52 97A

Pursuant to the Resource Management Act 1991, the Regional Council hereby grants consent to:

Rings Scenic Tours Limited
501 Buckland Road
RD 2
Matamata 3472

(hereinafter referred to as the Consent Holder)

Consent Type: Water Permit

Consent Subtype: Diversion

Activity authorised: To divert surface water in association with the construction of a carpark and a building platform

Location: 501 Buckland Road - Matamata

Map reference: NZTM 1835961 E 5804993 N

Consent duration: This consent will commence on the date of decision notification and expire on 4 October 2052.

Subject to the conditions overleaf:

General

1. The diversion authorised by this resource consent shall be undertaken in general accordance with the application for this resource consent (WRC Doc #11054653), except where otherwise required in the resource consent conditions below. Where there is any discrepancy between the application documents and the resource consent conditions then the conditions below shall prevail.

Design, Construction and Maintenance

2. The consent holder shall submit to the Waikato Regional Council a detailed planting plan which shall include but not be limited to:
 - a. Rehabilitation planting and fencing design, including drawings and details on plant numbers,
 - b. Species and locations.

The Plan shall be forwarded to the Waikato Regional Council for approval acting in a technical certification at least 1 month following the construction of the diversion.

3. The diversion outlet shall be stabilised prior to allowing flows to pass through it.
4. The Consent Holder shall ensure that the water diversion pipe is maintained in good working order and clear of obstructions at all times.
5. The activities shall be undertaken in accordance with the certified Construction Management Plan as required by condition of AUTH138717.01.01
6. All other associated activities shall be undertaken in accordance with resource consent AUTH138717.01.01.
7. The consent holder shall be responsible for the design, structural integrity and maintenance of the weir and for any erosion control works that become necessary to preserve the integrity and stability of the weir and stream channel and/or to control erosion as a result of the exercise of this resource consent.