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19 July 2024

ECM Ref: 11266745  
Your Ref: 202307001



**Digitally Delivered**

Dear 

**Decision on application for resource consent under the Resource Management Act 1991**

**Application number:** LU/0206/23  
**Applicant:** Wasteworx Limited  
**Address:** 3831 Cambridge Road, Cambridge  
**Legal Description:** Lot 1 DP 472963  
**Proposed activity(s):** Establish and operate a construction and demolition waste recycling plant in the Rural Zone

I wish to advise you of Waipā District Council's decision to **grant** your application for resource consent under the Resource Management Act 1991 (RMA). Please see below for the details of the decision and conditions of consent.

The following information provides you with some guidance on your rights and what to do next. It is recommended that you seek independent advice if you are in any doubt as to the processes to be followed.

**Objections**

If you disagree with any part of this decision or any conditions of this consent, you may lodge an objection in writing to Council within **15 working days** of the receipt of this letter. Your objection must be in accordance with section 357 of the RMA and must include the reasons for your objection.

**Compliance with conditions**

Your resource consent permits the land use to be established at the site long as the activity complies with the stated conditions on an ongoing basis. It is important that you fully understand and comply with all the conditions of your consent.

Please notify Council's monitoring department prior to the commencement of activities associated with this consent. The role of Council's monitoring department is to monitor compliance with the conditions of consent and may involve site visits.

Council's monitoring department can be contacted on [consentmonitoring@waipadc.govt.nz](mailto:consentmonitoring@waipadc.govt.nz) or 07 8233800. Please reference the consent number and address of the property when emailing or calling.

### **Lapsing of Consent/s**

This resource consent lapses five (5) years after the commencement of the consent, unless the consent is given effect to by the end of that period.

The commencement date of a resource consent is determined by section 116 of the Resource Management Act 1991.

Yours Sincerely



Michael Briggs  
**SENIOR PLANNER**



# Resource Consent

(Resource Management Act 1991)

## DECISION ON APPLICATION: LU/0206/23

Pursuant to Sections 34A(1), 104, 104B, 104D and 108 of the Resource Management Act 1991, the Waipā District Council, under delegated authority, grants Land Use Consent for a Non-Complying Activity to:

**Activity:** Establish and operate a construction and demolition waste recycling plant in the Rural Zone

**Consent Holder:** Wasteworx Limited

**Location Address:** 3831 Cambridge Road, Cambridge

**Legal Description:** Lot 1 DP 472963 as comprised in Record of Title 646080

This consent is subject to the conditions attached in Schedule 1.

Advisory notes for this consent are attached in Schedule 2.

The reasons for this decision are attached in Schedule 3.

A list of accepted and prohibited wastes are attached in Schedule 4.

Dated at Cambridge this 19<sup>th</sup> day of July 2024.

For and on behalf of Waipā District Council.

A handwritten signature in black ink, appearing to read "Quentin Budd".

Quentin Budd

**CONSENTS TEAM LEADER**

## Schedule 1

### Conditions of Consent

Resource Consent No: LU/0206/23

#### General

- 1 The proposal must proceed in general accordance with the information submitted with the application 6 November 2023 and further information provided, including the layout of the revised Stormwater Treatment Plan dated 25 May 2025 and Noise Letter from Marshall Day Acoustic dated 7 June 2024, except where another condition of this consent must be complied with. This information is entered into council records as LU/0206/23. Copies of the approved plans are attached.

#### Monitoring

- 2 The consent holder must notify the Waipā District Council enforcement team in writing prior to the commencement of activities associated with this consent.

Pursuant to section 36 of the Resource Management Act 1991 the actual and reasonable costs incurred by the Waipā District Council when monitoring the conditions of this consent must be paid.

**Note:** This notification should be emailed to: [consentmonitoring@waipadc.govt.nz](mailto:consentmonitoring@waipadc.govt.nz).

#### Hours of Operation

- 3 The hours of operation for all activities authorised by this consent must be between:
  - a) 7.00am to 5.00pm Monday to Friday.
  - b) 7.00am to 12.00pm Saturdays.

No activities may be carried out outside of these hours, or on Sundays, or on public holidays.

#### Site Management Plan

- 4 The consent holder must provide a final Site Management Plan ('SMP') for certification by Council's Team Leader – Development Engineering within three (3) months of commencement of activities authorised by this consent. The SMP must include, but may not be limited to the following:
  - a) Site plan showing the location of infrastructure and all other relevant information.
  - b) A description of operational procedures and monitoring that will be implemented to:
    - i. Ensure that only accepted wastes are transported to site (refer to Schedule 4 for a list of accepted and prohibited wastes).

- ii. Record truck movements.
- iii. Record construction and demolition waste volumes imported.
- c) Provision for cultural inductions.
- d) Maintenance, monitoring, and inspection procedures.
- e) Specific dust and odour control measures to ensure that emissions are kept to a practicable minimum.
- f) Procedures for recording and dealing with complaints.
- g) Noise management information.
- h) Traffic management protocols.
- i) Procedures to review the management plan in order to ensure compliance with the resource consent conditions.

#### Compliance with SMP

- 5 The site must be operated in accordance with the certified SMP. Any changes to the SMP must only be made following certification from an authorised officer of Council.
- 6 If any amendment to the SMP is certified by an authorised officer of Council, the updated SMP must be available onsite within five (5) working days of its receipt of the certification.

The SMP or any information required by the SMP must be produced without unreasonable delay upon request from an authorised officer of Council.

#### **Earthworks**

##### Construction

- 7 All earthworks must be carried out in accordance with good engineering practice and must:
  - a) Be carried out in accordance with the standards stated in the advice note to the acceptance of Council's Team Leader – Development Engineering.
  - b) Be carried out to avoid or mitigate any detrimental effect on the environment particularly with regards to the dust, the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows.
  - c) Not result in alteration to the existing landform in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level.
  - d) Avoid any hazard to persons or property.

*Advice Note: Regional Infrastructure Technical Specifications (RITS): "Earthworks and Geotechnical Requirement" demonstrate appropriate means of compliance earth cut/fill practices.*

### Erosion and Sediment Control

- 8 Prior to commencement of any work the consent holder must provide a copy of the resource consent granted by the Waikato Regional Council to Waipa District Council's Senior Enforcement Officer and must submit evidence that an Erosion and Sediment Control Plan has been certified by the Waikato Regional Council.

### Suitably Qualified and Experienced Practitioner

- 9 If unexpected visual or olfactory signs of contamination are observed during earthworks, a Suitably Qualified and Experienced Practitioner ('SQEP') shall be engaged to complete an assessment and advise on the management of the find including but not limited to the extent of contamination, risk to human health and the environment, and appropriate disposal location.

## **Transportation**

### Entrance Design and Upgrade

- 10 The consent holder must design and upgrade the vehicle entrance prior to the commencement of activities authorised by this consent. The design plans must be submitted to Council for approval at least ten (10) working days prior to the commencement of works. All work is to be completed to the acceptance of Council's Team Leader – Development Engineering and must be at the consent holder's expense. The following issues must also be addressed:
- a) A vehicle crossing application will need to be completed.
  - b) All work must be completed by a Council approved contractor.
  - c) The vehicle entrance must be sealed for a minimum of 50m from the edge of Cambridge Road using a RITS compliant asphalt surfacing designed for the heavy traffic use expected.
  - d) Pavement markings must include edgelines, give way markings, a limit line, and a centreline. Long life marking materials shall be used given the high wear and tear on the entrance.
  - e) Kerb and channel must be laid to contain the entrance extending a minimum of 10m in each direction from the tangent point along the edge of Cambridge Road and extending back inside the entrance to an appropriate surface water discharge point.

### Traffic reporting

- 11 Three (3) months after the development becomes operational, the consent holder must provide Council's Enforcement Officer with a report of daily numbers of truck movements for the previous three (3) months.



The consent holder must keep a register of daily truck movements for re-processing. This information must be made available to an authorised officer of the Council within ten (10) working days upon request.

## **Stormwater**

### Stormwater Design

- 12 The consent holder must design an on-site stormwater system prior to the activity commencing. The stormwater design must be based on the approved Stormwater Assessment and Design report prepared by Titus Consulting Engineers prepared for Wasteworx Limited dated 25/5/2024 (Rev C). The Design/Construction Plans must be submitted to Council for certification prior to carrying out any construction work required by this consent. This system must be designed to the acceptance of Council's Team Leader – Development Engineering

### Stormwater Construct

- 13 The consent holder must construct the stormwater reticulation as per the certified design under Condition 13 – Stormwater – Design above and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

### Submit As-built Plans

- 14 As-built plans and information of all stormwater infrastructure assets must be provided to the acceptance of Council's Team Leader – Development Engineering prior to the recycling facility operating and must be at the consent holder's expense.

### Stormwater Treatment System Operations and Maintenance

- 15 The consent holder must provide a Stormwater Operation and Maintenance Plan ('SOMP') for certification by Council's Team Leader – Development Engineering within three (3) months of commencement of the construction earthworks activities at the site.

The objective of the SOMP must be to outline specific operation and maintenance procedures to be implemented to ensure the long-term effectiveness of the stormwater system in achieving the design stormwater management treatment and attenuation functions. The SOMP must provide for all operational, maintenance, planting and monitoring measures associated with the stormwater discharge activity authorised and may include, but not be limited to:

- a) A programme for regular monitoring and inspection of the stormwater management system including details of monitoring and inspection frequency.
- b) A programme for the regular collection and disposal of debris and sediment collected by the stormwater management devices to ensure that attenuation volumes are not compromised and that appropriate contaminant removal procedures are established.
- c) Inspection checklists for all aspects of the stormwater management system including monitoring and maintenance of water quality and vegetation.

- d) Details of who will be responsible for the operation and maintenance works; and
- e) Details of recording and reporting of operation and maintenance activities.

The SOMP must be implemented on site for the duration of the stormwater diversion and discharge activities.

Any changes to the certified SOMP must be confirmed in writing by the consent holder and signed off in writing by the Council's Team Leader – Development Engineering prior to the implementation of any changes proposed.

## Noise

### Noise Management Plan

- 16 The consent holder must provide a Noise Management Plan ('NMP') for certification by Council's Environmental Health Team Leader at least ten (10) working days prior to the commencement of the activities authorised by this consent.

The NMP must set out the processes and mitigation measures that will be undertaken and the frequency of the processes to ensure that noise at or beyond current or future notional boundaries does not exceed the limits in Condition 18. The NMP must include details on:

- a) Operational noise limits in the consent.
- b) Identification of the most affected premises where there exists the potential for noise effects.
- c) Description and duration of the events, anticipated equipment and the activities to be undertaken.
- d) Hours of operation, including times and days when activities causing noise are likely to occur.
- e) Operation location of the crushing plant so as to practicably reduce noise to the closest receivers and to ensure compliance with the noise limits.
- f) Details of noise monitoring to be undertaken in the event of any complaints received. The results of such monitoring shall be submitted to Council within ten (10) working days of undertaking monitoring (in accordance with Condition 21).
- g) Implementation of a complaints management system with contact numbers for key staff responsible for the implementation of the NMP and complaint investigation. This system should include procedures for maintaining contact with stakeholders and handling of noise complaints.
- h) Training procedures for personnel

- 17 The approved NMP, and any subsequent certified changes, must be implemented for the duration of the consent.



### Noise Levels

- 18 All activities authorised by this consent must be conducted, and buildings located, designed and used to ensure that they do not exceed 50dBA (Leq) at or within a current or future notional boundary.

All noise levels must be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.

### Noise Mitigation

- 19 Prior to the commencement of the activity, a minimum of 4.6m high earth bunds or double-stacked shipping containers are to be constructed/positioned in accordance with the approved Marshall Day Acoustics Operational Noise Contour Plan titled *“4.6m high noise barriers + revised layout”* received on 7 June 2024, or any subsequent plan approved by Council.
- 20 The noise mitigation required by Condition 19 and 22 must be maintained for as long as the activity for which consent has been granted remains in existence.

### Noise Monitoring

- 21 Noise monitoring must be undertaken by a suitably experienced and qualified professional within three (3) months of the activities associated with this consent commencing operation. The results of the monitoring must be provided to Council’s Senior Enforcement Officer within ten (10) working days of the monitoring being undertaken, together with any mitigation required to comply with Conditions 19 and 22 in the event any measured noise results in non-compliance with Condition 18.

Noise monitoring must be undertaken at the consent holder’s expense, as and when required by an authorised officer of Council as a result of complaints.

### Additional Noise Mitigation

- 22 If noise monitoring required by Condition 21 measures noise results in non-compliance with Condition 18 or within three (3) months of the deferred status of the Large Lot Residential Zone properties to the east, south and west of the main site being lifted, the earth bunds or shipping containers required by Condition 19 shall be increased to a minimum of 6.9m high, or any subsequent mitigation measures signed off by Council.

### **Dust and Odour**

#### Dust and Odour Management Plan

- 23 The consent holder must provide a Dust and Odour Management Plan (‘DOMP’) for certification by Council’s Environmental Health Team Leader at least ten (10) working days prior to the commencement of the activities authorised by this consent.

The DOMP must set out the processes that will be undertaken and the frequency of those processes to ensure odour emissions do not produce an objectionable odour at or beyond the boundary of the site. The DOMP must include details on:

- a) Early separation and sheltered storage of gypsum materials.
- b) Maintenance and monitoring of equipment that controls dust and odour outputs, including the frequency and method for removal of putrescible and odorous waste from the site.
- c) Any operator training required for the above tasks when they are carried out in-house.
- d) The contractors to be used where the above tasks cannot be carried out in-house.
- e) Processes to be undertaken to remedy dust or odour effects should any arise.

- 24 The certified DOMP, and any subsequent approved changes, must be implemented for the duration of the consent.

#### Objectionable Discharge of Dust or Odour

- 25 There must be no offensive or objectionable dust or odour emissions to the extent that it causes an adverse effect at or beyond the boundary of the site, as assessed by a Council Enforcement Officer.

### **Landscaping**

#### Landscaping Management Plan

- 26 The consent holder must provide a Landscape Management Plan ('LMP') (with supporting specifications) for certification by Council's Reserves Team Leader at least ten (10) working days prior to the commencement of the activities authorised by this consent.

The LMP must contain:

- a) A plan of the planted area detailing the proposed plant species, plant sourcing, plant sizes at the time of planting and maturity, plant locations, density of planting, and timing of planting to screen the properties to the south and west of the CDW recycling facility.
- b) A programme of establishment and post establishment protection and maintenance (fertilising, weed removal/spraying, replacement of dead/poorly performing plants, watering to maintain soil moisture, materiality and finished levels of paving.
- c) The details of drainage, soil preparation, tree pits, staking and irrigation.
- d) An irrigation system.

These plans must be supported by specifications that describe in a written form the more specific technical landscape matters such as quality of materials.

### Landscaping Implementation

- 27 The consent holder must implement the landscaping as per the certified LMP under Condition 26 – Landscape Management Plan above and to the acceptance of Council's Reserves Team Leader at the consent holder's expense.

### Retain and Enhance Landscaping

- 28 Existing vegetation must be retained and enhanced along the boundaries to the south and west of the CDW recycling facility as indicated in the application. Trees species within 30m of the Large Lot Residential Zone must not be likely to grow to more than 6m in height.

The vegetation must be maintained in perpetuity to a minimum height of 3m and any dead or dying plants must be replaced with the same or similar species as soon as practical.

## **Hazardous Substances**

### Emergency Response Plan

- 29 The consent holder must provide an Emergency Response Plan ('EMP') for approval by Council's Environmental Services Team Leader at least ten (10) working days prior to the storage of hazardous substances authorised by this consent. The EMP must be prepared in accordance with the Health and Safety at Work (Hazardous Substances) Regulations 2017.
- 30 The approved EMP, and any subsequent approved changes, must be implemented for the duration of the consent.

### Inspection of Material

- 31 Prior to receipt of material at the facility, each load must be inspected to ensure no hazardous substances are present.

### Spill Kit

- 32 A spill kit must be located in the vicinity of the storage of hazardous substance at all times. Any spills and drip should be cleaned up immediately.

### Wheel Wash Inspection

- 33 The wheel wash facility is to be inspected and maintained regularly (at least every six (6) months), and accumulated sediment and water disposed of as potentially contaminated material at a suitably licenced facility.

## **Review of Conditions**

- 34 Pursuant to sections 128 to 131 of the Resource Management Act 1991, Council may, within twelve (12) months of commencing the activities associated with this consent and every year for three (3) years after (so long as the consent is current), serve notice on the consent holder to review any or all of the conditions of this consent for the following purposes:

- a) To review the effectiveness of the conditions of this consent in avoiding, remedying or mitigating any adverse effect on the environment that may arise from the exercise of this consent and, if necessary, avoid, remedy or mitigate such effects by way of further or amended conditions. In particular, adverse effects may relate to:
  - i. Traffic effects.
  - ii. Noise effects.
  - iii. Dust effects.
  - iv. Odour effects.
  - v. Hazardous substance effects.
  - vi. Stormwater and leachate effects
- b) To address any adverse effects on the environment which have arisen as a result of the exercise of this consent that were not anticipated at the time of granting this consent, including any issues arising out of complaints.
- c) To review the adequacy of, or necessity for, any monitoring programmes or the Site Management Plan that are part of the conditions of this consent.
- d) To require the consent holder, if necessary and where appropriate, to adopt the best practicable option(s) to avoid, remedy or mitigate any adverse effects on the surrounding environment.

Council will undertake the review in consultation with the consent holder and the actual and reasonable costs of the review must be paid pursuant to section 36 of the Resource Management Act 1991.

## Schedule 2

### Advisory Notes

#### Resource Consent No: LU/0206/23

- 1 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- 2 All earthworks associated with any development of land should be undertaken in accordance with the following matters:
  - i) Carried out so as to provide sound foundations as required under NZS 4431:1989 and avoid any hazard to persons or property.
  - ii) Carried out so as to avoid or mitigate any detrimental effect on the environment particularly with regard to the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows.
  - iii) The existing landform not be altered in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level.
- 3 If taonga (treasured or prized possessions, including Maori artefacts) or archaeological sites are discovered in any area being earth-worked, the consent holder should cease work within a 5m radius of the discovery immediately and contact local iwi, Heritage New Zealand Pouhere Taonga (HNZ) and Council's Consents Team Leader.
- 4 If during construction activities, any Kōiwi (skeletal remains) or similar material are uncovered, works are to cease within a 5m radius of the discovery immediately, and the consent holder should notify the New Zealand Police, local iwi, Heritage New Zealand Pouhere Taonga (HNZ) and Council's Consents Team Leader.
- 5 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder shall pay the actual and reasonable costs incurred by the Waipā District Council when monitoring the conditions of this consent.

## Schedule 3

### Reasons for Decision

#### Resource Consent No: LU/0206/23

- 1 The proposal is not contrary to Section 5, 6 or 7 of the Act. There is nothing in the proposal that would conflict with the principles of the Treaty of Waitangi (Section 8 of the Act). Overall, the application would not offend any of the matters contained within Part 2 of the Act.
- 2 The proposal is a Non-Complying Activity under the Waipā District Plan. The proposal will have less than minor adverse effects on the environment and is not contrary to the relevant objectives and policies of the Waipā District Plan.
- 3 Any adverse environmental effects resulting from the proposal are deemed to be less than minor, or can be mitigated by the imposition of appropriate consent conditions. The proposal is therefore considered to meet the gateways tests of Section 104D of the Resource Management Act, for Non-Complying Activities.
- 4 The application was processed on a non-notified basis and was approved under delegated authority without the need for a Council hearing.
- 5 Compliance with conditions relating to monitoring will avoid unnecessary site inspections being made (and inspection fees charged) by Council's Monitoring and Enforcement team.
- 6 The accidental discovery protocol conditions are required to ensure the consent holder is aware of their obligations in regards to the discovery of taonga (treasured or prized possessions, including Maori artefacts), archaeological sites, or skeletal remains.



## Schedule 4

### Accepted and Prohibited Wastes

Resource Consent No: LU/0206/23

#### Accepted Wastes

- 1 Plaster board and Gibraltar board.
- 2 Concrete, concrete blocks or bricks.
- 3 Site clearance and excavation materials (including soils, clays, rocks, tree stumps).
- 4 Roofing products (corrugated iron, steel, clay tiles, steel coated tiles).
- 5 Fiberglass.
- 6 Wallpaper, lining paper or building paper.
- 7 Formica, laminex, parquet.
- 8 Vehicle tires, rubber (up to maximum of 1% per load).
- 9 Boric treated sawn timber.
- 10 Treated and Untreated sawn timber.
- 11 Flooring products (carpet and underlay, vinyl/linoleum, cork tiles, clay tiles).
- 12 Wire, wire rope, wire netting.
- 13 Textiles.
- 14 Softboard, hardboard, particle board, plywood.
- 15 Non-recyclable glass.
- 16 Roothing materials and asphalt.
- 17 Non-recyclable steel or aluminum fittings (cable track, spouting).
- 18 Cleanfill material, as defined in these consents.
- 19 Plastic materials and items associated with construction and demolition activities (including plastic bags, pipes, guttering, building wrap).

## **Prohibited Wastes**

- 20 Mixed municipal and waste water.
- 21 Car bodies, plant and machinery, transformers or their parts.
- 22 Paints, Varnishes, solvents or other similar products and their containers.
- 23 Biohazard, medical or veterinary materials and wastes of any description.
- 24 Grease trap or storm water cesspit wastes.
- 25 Pesticides herbicides or other agricultural or horticultural chemical or animal remedies and their containers.
- 26 Fuel and lubricant products (petrol, diesel, kerosene, oil, grease).
- 27 Coal fines.
- 28 Waste products requiring special treatment (sanitary products and nappies).
- 29 Bulk liquids or sludges.
- 30 Ash from boilers or incinerators.
- 31 Contaminated solid or road sweepings.
- 32 Bulk used plastics (including silage wrap or chemical containers).
- 33 Odorous wastes.
- 34 Human effluent or sludges.
- 35 Any material resulting from waste treatment processes.
- 36 Asbestos.
- 37 Insulation products containing asbestos products or paper products.
- 38 Computers, electrical equipment or appliances, cathode ray tubes (computer monitors, televisions etc.) light bulbs containing vaporising metals.
- 39 Green vegetation (Brush, tree prunings and small branches, shrubs, grass) excluding small amounts of green vegetation that may be present as a result of construction/demolition site clearance.
- 40 Putrescible waste, including vegetable wastes, offal or animal carcasses Agricultural effluent or sludge Hazardous substances (including explosive, oxidizing, flammable, corrosive or toxic materials) Bulk food products Sawdust.