

RECOMMENDED CONDITIONS OF CONSENT LUC24/48583 REV 1B

18/05/2026

NEW PLYMOUTH PISTOL CLUB

General Accordance

1. The activity subject to this consent must be as described within the application LUC24/48583 received by the council on 2 August 2024 and further information received on 6 December 2024 and 17 December 2024 and be generally in accordance with the following plans except as amended by the conditions below:
 - a. BTW Company, Activity Area/Location Plan, Drawing 230984.02, Sheet GD00, Revision B1, Plot Date: 05/03/2026
 - b. BTW Company, Existing Site Plan, Drawing 230984.02, Sheet GD01, Revision B1, Plot Date: 05/03/2026
 - c. BTW Company, Concept Range, Drawing 230984.02, Sheet GD02, Revision B1, Plot Date: 05/03/2026
 - d. BTW Company, Typical Sections, Drawing 230984.02, Sheet GD03, Revision B1, Plot Date: 05/03/2026
 - e. BTW Company, Earthworks Plan, Drawing 230984.02, Sheet GD04, Revision B1, Plot Date: 05/03/2026
 - f. BTW Company, Erosion and Sediment Control Plan, Drawing 230984.02, Sheet GD05, Revision B1, Plot Date: 05/03/2026
 - g. BTW Company, Planting Plan, Drawing 230984.02, Sheet GD06, Revision B1, Plot Date: 05/03/2026
 - h. BTW Company, Groundwater Plan and Longsection, Drawing 230984.02, Sheet GD07, Revision B1, Plot Date: 05/03/2026
 - i. ShedEx, Site Plan, Drawing No. SCH1, Date: 17/07/24
 - j. ShedEx, Proposed Floor Plan, Drawing No. SCH2, Date: 17/07/24
 - k. ShedEx, Elevations, Drawing No. SCH3, Date: 17/07/24
 - l. Red Jacket, Wall Type 1, Job No. 6061, Date: 12/07/24

- m. Red Jacket, Container Wall Section (for 1 Container), Job No. 6061, Date: 12/07/24
- n. Red Jacket, Container Wall Elevation (for 1 Container), Job No. 6061, Date: 12/07/24
- o. BTW Company, Erosion and Sediment Control Plan, 20 October 2025
- p. BTW Company, Preliminary Site Investigation, 1220 Devon Road, Bell Block, New Plymouth, Rev A1 - 17/12/2024
- p-q. [BTW Company, NPPC Indicative Stormwater Treatment System Plan, 1220 Devon Road, Bell Block, New Plymouth, Drawing 230984-EV-03, Sheet 1, Revision 0, Drawn: 18/05/2026](#)

Monitoring Costs

2. Pursuant to Section 36 of the Resource Management Act 1991 the Consent Holder must pay the actual and reasonable costs incurred by the New Plymouth District Council when monitoring the conditions of this consent.

Earthworks

3. The Consent Holder must ensure that the erosion and sediment control measures shown in the approved Erosion and Sediment Control Plan (BTW Company, Drawing 230984.02, Sheet GD05, Plot Date 05/03/2026) are implemented prior to commencement of the physical noise mitigation works authorised by this consent (Works). The erosion and sediment control measures must be maintained for the full duration of the Works and shall not be removed without prior approval from the Council.
4. Any update to the approved Erosion and Sediment Control Plan must be provided to the Council for certification prior to implementing any changes.
5. No less than 7 working days prior to earthworks for the Works commencing on site, the consent holder shall advise Puketapu Hapū of the intention to undertake earthworks, so that they may provide a monitor for on-site cultural monitoring during earthworks at their discretion.
6. If the consent holder discovers kōiwi tangata, waahi taonga (resources of importance), waahi tapu (places or features of special significance) or other Māori artefacts during the Works, the consent holder must without delay:
 - a. Notify Te Kotahitanga o Te Atiawa, the Consent Authority, Heritage New Zealand Pouhere Taonga and in the case of kōiwi, the New Zealand Police.

- b. Stop work within the immediate vicinity of the discovery to allow a site inspection by Puketapu Hapū, Te Kotahitanga o Te Atiawa and Heritage New Zealand Pouhere Taonga, who must determine whether the discovery is likely to be extensive, if further site investigation is required, and whether an Archaeological Authority is required.
 - c. Any kōiwi tangata discovered should be handled and removed by kaumatua responsible for the tikanga (custom) appropriate to their removal or preservation.
 - d. Site work must only recommence following consultation with Puketapu Hapū, Te Kotahitanga o Te Atiawa, the Consent Authority, Heritage New Zealand Pouhere Taonga and in the case of kōiwi, the New Zealand Police.
7. As soon as it is practicable, but no later than six months from the commencement of earthworks or land disturbance:
- a. The earthworks area shall be stabilised, filled, recontoured and revegetated to achieve at least 80% ground cover in a manner consistent with the surrounding land; or
 - b. Sealed, paved, metalled or built over.

Range 1 Acoustic Walls

- 8. The Range 1 acoustic wall must be set back a minimum distance of 10 m from the unnamed tributary of the Mangaoraka Stream.
- 9. The construction methodology for the Range 1 acoustic wall shall be confirmed at the time of detailed design and may consist of a container wall, sheet piling or combination of both.

Noise Management

- 10. Firearms may only be discharged at the Club between 0900 and 2100 hours on Monday to Saturday and between 0900-1700 hours on Sundays.
- 11. Firearm noise generated by the Club must not exceed a Composite Noise Rating (CNR) of 90 at the notional boundary of any neighbouring dwelling on any day, except events provided for in condition 15. CNR is to be calculated as follows:

$$CNR = (Y - A) + 10 \log_{10} N + 10 \log_{10} T - 12$$

Where

Y is the log-average LZpeak level for all shots over the day of the 25 loudest gunshots occurring that day

A is 13, which is the most pessimistic 'community adaption factor' allowed by the method

N is the number of shots over the day gunshots occurring that day

T is the proportion of the time between 7 am and 10 pm in which shooting takes place, represented by the period between the first and last shots permitted shooting period represented by the time between the first and last shot fired on the day.

12. Periods of low noise must be maintained at the Club between 1200 and 1500 hours on Monday to Friday and between 1700 and 2100 hours on Saturdays. The periods of low noise do not apply to Police and Armed Offender Squad training.

Advice Note: *A period of low noise is defined as a period where any outdoor shooting is restricted to range/firearm combinations which produce a noise level of 55 dB LAFmax or less at the notional boundary of the 1222 Devon Road secondary dwelling.*

13. Any firearm used at the Club must be certified prior to use as either low-noise or other. Following testing undertaken by the Club, certification records for each firearm must be retained by the Club and provided to Council upon request.
14. Up to four times per year, the Club may hold a two-day event where the low noise restriction in condition 12 does not apply. These events must be published on the Club website at least one month in advance.
15. Up to two times per year the Club may hold a three-day event where the CNR restriction in condition 11 and the low noise restriction in condition 12 does not apply. These events must be published on the Club website at least one month in advance.
16. Within 3 months of the completion of the physical noise mitigation works the Club shall engage an acoustic engineer, who will:
 - a. Undertake an attended noise measurement campaign to determine the effectiveness of the physical mitigation works, and a sample of the LAFmax and CNR noise levels being generated at the notional boundaries of dwellings at the following receivers:

- i. 1209 Devon Road (Lot 1 DP 16176)

- ii. 1222 Devon Road (Lot 1 DP 18372)

- b. If necessary, make any recommendations for changes to the Noise Management Plan in order to ensure the CNR 90 requirement continues to be met.

Advice Note: Compliance with this condition may be staged for different ranges, as anticipated by condition 44 of this consent. *Noise assessment measurement on private land requires the consent of the landowner. The Club shall use all best endeavours to obtain agreement to access land for the purpose of undertaking assessment, but should such agreement not be forthcoming, may use the best alternative measurement method(s).*

17. Within 3 months of the date of the grant of this consent, the Club must install and maintain a permanent Class 1 sound level meter (capable of capturing real time data) and associated infrastructure at a location representative of the nearest residential receiver, such that a log of recent gunshots of a minimum period of the previous 14 days is able to be made available to the Council immediately upon request.
18. A Noise Management Plan must be prepared for the site and be submitted to Council for certification within 3 months of the date of the grant of this consent. The Noise Management Plan shall contain:
 - a. Processes to ensure that those who discharge firearms on the site are familiar with and required to abide by the procedures set down in the NMP.
 - b. Processes to ensure the CNR 90 requirement is complied with, including during the period when the physical mitigation works are only partially complete.
 - c. Processes to ensure the physical noise mitigation works, once complete, are inspected and kept in adequate functional condition.
 - d. Details around how the noise monitoring required by condition 17 is to be conducted.
 - e. Details around how the Club will regulate the level of activity at the Club day-to-day, to include limits on the number of rounds fired per day from Monday to Saturday, to ensure the CNR 90 requirement is not exceeded.
 - f. Details around the permanent Class 1 sound level meter which is to be installed, and who will be responsible for its upkeep.
 - g. The requirement for a Noise Management Officer responsible for implementation of the NMP, and details of their duties, including the keeping of noise log documentation and submission to Council upon request.

- h. Processes relating to community relations and communications, and periodic review of the NMP.
 - i. Procedure for maintaining a register of complaints received and a record of the Club's responses and any remedial actions undertaken.
19. Upon its certification under condition 18, the Consent Holder shall comply with the Noise Management Plan.
20. Any amendments to the Noise Management Plan must be submitted to the Council for certification prior to those amendments being implemented.
21. Police and Armed Offender Squad training must comply with conditions 10-11 except during emergency management situations undertaken in accordance with the Policing Act 2008.

Entrance Corridor Planting

22. The existing planting strip adjoining Devon Road as shown in the approved Planting Plan (BTW Company, Drawing 230984.02, Sheet GD06, Revision B1, Plot Date: 05/03/2026) must be retained and maintained. Any vegetation within this planting strip that dies, becomes diseased, or is removed must be replaced within the next planting season (May–September) with plant species of similar height, density, and character to those removed, to the approval of Council.

Riparian Planting

23. The Consent Holder must establish and maintain a minimum 10 m wide riparian planting margin along both sides of the unnamed tributary (or to the legal boundary where less than 10 m) as shown in the approved Planting Plan (BTW Company, Drawing 230984.02, Sheet GD06, Revision B1, Plot Date: 05/03/2026).
24. Planting and any associated fencing within the riparian planting margin must be established in the first planting season (May–October) following the completion of Range 1 works.
25. Planting within the riparian planting margin should be undertaken using eco-sourced indigenous species appropriate to the Coastal and Semi-Coastal Bioclimatic Zone, consistent with *Restoration Planting in Taranaki: A Guide to the Egmont Ecological District*. Where practical, planting should include species with recognised bioremediation capability for stabilising or uptaking lead and other metals, including indigenous species with phytoremediation potential.

26. The riparian planting margin must be maintained for a minimum 5-year period or until canopy closure is achieved. Maintenance shall include:
- a. Regular weed control.
 - b. Pest animal control where required.
 - c. Infill planting to maintain densities.
 - d. Post-storm inspections and remedial planting if necessary.
27. Any plants within the riparian planting margin that die, become diseased, fail to establish, or are removed shall be replaced in the next planting season (May–October) with the same or a similar species.

Contaminated Land

SMP

28. A Site Management Plan (SMP) must be prepared by a suitably qualified and experienced practitioner in accordance with the current edition of the Ministry for Environment Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand. The SMP must be submitted to Council for certification at least 10 working days prior to commencing soil disturbance.
29. The SMP must detail the procedures, controls and contingency measures that must be implemented for the duration of the works in order to protect human and environmental health by ensuring exposure pathways are minimised for the duration of the soil disturbance works and must include, but not be limited to:
- a. Erosion and sediment controls preventing migration of contaminants to surface water or groundwater.
 - b. Environmental controls for stockpiling of soil.
 - c. Procedures to minimise on-site contaminant dispersal.
 - d. Procedures for the safe handling, decontamination, and management of tires.
 - e. Unexpected contamination discovery protocols.
 - f. Transport and disposal procedures for any material transported off-site.
 - g. Methodology of any soil management on-site in creating any new bund.

- h. Soil testing requirements as a result of unexpected discoveries or off-site soil disposal.
 - i. Worker health and safety measures, including PPE, hygiene, and training for handling contaminated materials.
30. Soil disturbance works must be undertaken in accordance with the approved SMP. The procedures, controls and contingency measures set out in the SMP must be implemented for the duration of the soil disturbance works.
31. All material removed from the site in the course of the soil disturbance works must be disposed to a suitably licensed facility authorised for receipt of material of that kind.
32. If unexpected conditions, such as staining, odourous material, are encountered during the soil disturbance works; work in that area must cease and the Council notified. Unexpected contamination and contingency measures must be overseen and assessed by a suitably qualified and experienced practitioner.

OSMP

33. An Ongoing Site Management Plan (OSMP) must be prepared by a suitably qualified and experienced practitioner in accordance with the current edition of the Ministry for Environment Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand to control management of the fill area to the west of Range 7 and future activities following completion of construction. The OSMP shall be submitted to Council within 10 days of the completion of the soil disturbance works.

Work Summary Report

34. Within three months of the completion of the soil disturbance works, a work summary report must be provided to the Council which must include:
- a. The approximate location and dimensions of soil disturbance carried out including a relevant site plan and photographs.
 - b. Records of any unexpected discoveries encountered during the works and the actions taken to address them.
 - c. Results of soil sampling or material sampling.
 - d. Disposal dockets for any soil or materials removed from site.
 - e. Confirmation that the works were carried out in accordance with the approved SMP.

- f. Recommendations or requirements for ongoing monitoring or management.

Monitoring

35. A Surface Water and Sediment Monitoring Plan (SWSMP) must be submitted to Council for certification at least 10 working days prior to the commencement of soil disturbance. The purpose of the SWSMP is to ensure potential adverse effects on groundwater and the unnamed tributary of the Mangaoraka Stream arising from soil disturbance activity associated with acoustic mitigation works, are appropriately avoided, remedied, or mitigated.

36. The SWSMP must include, but not be limited to:

- a. Sampling locations (upstream, downstream, and adjacent to the bund area).
- b. Parameters including, at minimum: lead, copper, zinc, arsenic, antimony, pH, suspended sediment, and any other contaminants of concern identified in prior investigations.
- c. Outline protocols for stream sediment sampling and analysis.
- d. Frequency of monitoring:
 - i. During earthworks: at least monthly
 - ii. Post-earthworks: quarterly for a minimum of 12 months following completion of acoustic mitigation works.

37. SWSMP monitoring results must be provided to Council on a quarterly basis for the duration of the monitoring period. Trigger values shall be based on the Australian and New Zealand Guidelines for Fresh & Marine Water Quality (ANZG) 95% freshwater protection or more stringent site-specific criteria. Any exceedance of trigger values must be reported within 48 hours (to allow for laboratory confirmation of the validated sample result), to include:

- a. Likely cause(s).
- b. Immediate mitigation actions taken.
- c. Proposed corrective actions.

Stormwater Treatment System

38. The Consent Holder must ensure that stormwater runoff from the site is managed to avoid, remedy, or mitigate the discharge of contaminants, including heavy metals, to the unnamed tributary of the Mangaoraka Stream.

39. The Consent Holder must, where necessary, design, install and operate engineered stormwater treatment systems capable of removing heavy metals prior to discharge or infiltration.

40. The design, location and specification of any stormwater treatment system must be submitted to Council for certification at least 10 working days prior to installation.

41. Stormwater treatment systems, where installed, must be operated and maintained for the duration of the activity to ensure ongoing effectiveness.

Construction Sequencing and Operational Controls

42. Within 1 month of the commencement of this consent, the Consent Holder must install and operate a temporary noise monitoring system capable of measuring and recording gunshot noise levels for the purpose of verifying compliance with condition 11. The temporary noise monitoring system must be in place until the permanent Class 1 sound level meter required in condition 17 is operational.

43. From the date of commencement of this consent, the Consent Holder must operate the site in a controlled manner as follows:

a. Shooting activity across all ranges must be limited to .22 rimfire firearms, except as provided for in (b) below.

b. Suppressed centrefire firearms may only be used on Range 8.

c. Range 1 must be limited to .22 rimfire use and must not be used more than once per calendar month.

44. The operational restrictions in condition 43 apply until the Consent Holder demonstrates, to the satisfaction of the Council, that:

a. The relevant stage of physical mitigation works has been completed [and, following the attended noise measurement campaign referred to in condition 16, achieves the following noise levels at the notional boundary of the secondary dwelling at 1222 Devon Road:

i. 67 dB LAFmax when shooting from Range 1.

ii. 65 dB LAFmax when shooting from Ranges 2-8].

b. Compliance with the CNR 90 standard in condition 11 can be achieved under the proposed operation.

45. Except for .22 rimfire use, following completion of the physical mitigation works for Range 1 (Stage 4), the use of Range 1 must be limited to no more than two days per calendar month.

46. The Consent Holder must progressively implement the physical noise mitigation works generally in accordance with the approved plans, including:

a. Installation of container-based acoustic barriers.

b. Berm modification and range separation works.

c. Construction of timber or other acoustic barrier structures.

d. Any other mitigation measures required to achieve compliance with condition 11.

47. All physical noise mitigation works must be completed within 5 years of the date of grant of this consent.

48. All physical noise mitigation works must be completed in stages as follows:

a. Stage 1 - Ranges 4 and 5 and part of Range 7: within 2 years after consent commencement date.

b. Stage 2 - Ranges 2 and 3: within 3 years after consent commencement date.

c. Stage 3 – Range 6 and remainder of Range 7: within 4 years after consent commencement date.

d. Stage 4 – Range 1: within 5 years after consent commencement date.

e. Stage 5 – New Clubrooms building: within 5 years after consent commencement date.

49. If at any time the Consent Holder is unable to demonstrate compliance with condition 11, the Consent Holder must immediately restrict shooting activity to that which achieves compliance, including, if necessary, reverting to the operational restrictions specified in condition 43.

~~38-50.~~ Within 3 months of the commencement of this consent, the Consent Holder must provide to Council a construction and implementation programme outlining the sequencing and indicative timeframes for completion of the mitigation works.