Westland District Council
36 Weld Street
Private Bag 704
HOKITIKA
☏ 03 756 9010
Fax: 03 756 9045

Resource Consent Application Form And Assessment of Environmental Effects (Land Use: Commercial Activity in Residential Mixed Zone – Hokitika Policy Unit)

Please note this application form is for commercial land use in the residential zone. If you wish to subdivide or apply for other land use consents, please use the appropriate forms. Council officers can help you determine which consents are required.

Please consider the growth of your business over time and allow for that in your application. For example, if you plan to expand buildings at a later date and do not wish to reapply for consent, please include this in your application.

All actual and reasonable costs incurred by the Council will be charged to the applicant at the time of issue of the Council decision. A full record will be kept of all expenses incurred in processing applications. Council sets hourly processing rates through the Annual Plan process.

Please note, further information can be given on additional pages if need be.

Applications for resource consents are public documents and information within your application may be supplied to members of the public.

Further information about this process is available on our website, at Westland District Council offices, by calling Council, or emailing planning@westlanddc.govt.nz

Revision 3: 1 September 2016

Resource Consent Application Form
(Under the Resource Management Act 1991)

Full name/s of applicant/s

.....

Tuffy Investments Ltd

.....

.

[Note: An application can be made in the name of an individual/ couple/partnership/business, etc.]

Applicant's Postal Address: ..... Business ☏: 03 7568305
c/- Coastwide Surveys
PO Box 194.....Private ☏: 021 2607402.....
Hokitika 7842
..... Fax: .....

Email: lynda@coastwidesurveys.co.nz

[Note: This is the address Council will communicate with.]

Property owner's name and address: (if not the applicant):

.....

.....

.....

Any occupiers and addresses:

.....

.....

.....

Location of activity and/or property address:

Davie Street, Hokitika

.....

Map Reference (if relevant)
NZMS 260: .....
e.g. (1:50.000)

CT No.: 201437.....

Legal description of site: Lot 1 DP 349111.....

.....

(From rates notice, valuation notice or Certificate of Title.)

NATURE OF CONSENT(S) BEING APPLIED FOR *(TICK BOX)*:

Land Use: ☑ Commercial Activity in residential zone
☑ Off site signage
☐ Reduction of the required amount of carparks

Does your application comply with all other rules in the Residential Mixed Zone (refer Rules of Table 5.1 and access provisions of the District Plan).

Yes ☐ No ☑ If no, why not?...
1. Size of proposed on-site signage (discretionary activity)
2. Hours of operation (meets discretionary activity standards in Table 5.2)
3. Gross ground floor area for non-residential activities (non-complying activity)

.....

Term of consent sought:
☑ indefinite ☐ years ..... *[please specify]*

National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health (NES): Please complete and sign form RC001 *(attached to the back of this form)* or provide a statement that no activity associated with MFE's Hazardous Activities and Industries list has been undertaken on site in accordance with the National Environmental Standard for Managing Contaminants in Soil to Protect Human Health.

HAIL form is attached as Appendix A

CHECKLIST OF DOCUMENTS

Have you remembered to?

✔

- ☑ Attach a completed Assessment of Environmental Effects
- ☑ Attach a copy of current Certificate of Title for the site *(if relevant)*.
  Or, Council can search a copy of the title for you (at a cost of $10 per title) ☐
- ☐ Sketch the locality and access points *(if relevant)*
- ☑ Supply an aerial photograph *(if relevant)*
- ☑ Attach technical plans (subdivision plan/site plan/building plan)
- ☑ Attach affected party approval forms *(if obtained)*
- ☑ Attach a cheque for application fee/deposit, confirmation of this will be transferred electronically or request for invoice ☐
  (note that this is a deposit and full cost recovery will occur with any additional amount invoiced upon issuing of the decision)

☑ Indicate if you wish to view draft consent conditions prior to the issuing of the consent decision. By ticking this box, you agree to the extension of processing times under section 37 of the Resource Management Act for the specific time period in which these are viewed and any comments made. Any further use of section 37 will require additional discussion.

☑ I hereby certify that, to the best of my knowledge and belief, the information given in this application and the accompanying Assessment of Environmental Effects is true and correct. I undertake to pay all actual and reasonable application costs incurred by Westland District Council.

☑ I understand that information provided within this application may be supplied to members of the public

Signature of applicant: LMWatson Date: 4/05/16

(or person authorised to sign on behalf of applicant)

Name: (in BLOCK CAPITALS) LYNDA WATSON (COASTWIDE SURVEYS)

Land Use: Commercial use in Residential Mixed Zone Assessment of Environmental Effects

You should use this form for a commercial use in the residential zone. You must also complete the resource consent application form and attach supporting documents.

Please answer **all** questions fully. You can discuss your application with Council officers before completing this form or seek expert advice.

Please note: Your proposed activity could have a range of effects (both positive and negative) on the environment. Completing this form will help you to identify the effects.

'Effects on the environment' means: any effects on the surrounding area and includes possible effects on people, plants and animals.

What do you propose to do on the site?

The proposal is to operate a commercial camp ground on the site. This will include a manager's residence, a reception area and shop, 4 self-contained ensuite units, 6 self-contained double units, 9 cabins, 22 powered sites, 26 tent sites with no power, a childrens playground, TV lounge, games room, kitchen and dining area, outdoor barbecue area, laundry, toilets and showers, and a campervan waste disposal point. At full capacity, the campground could provide accommodation for 252 people.

The camp ground will offer accommodation to suit all budgets. The camp will be family oriented, offering an awesome playground, as well as go-kart or scooter hire. All of the facilities offered at this camp ground will be of a very high standard. The camp ground will fill the current gap in the accommodation market in Hokitika, with the closing of the Hokitika Holiday park. Figures from Tourism West Coast show that in February 2016, compared with February 2015, there was an increase of 8 percent in total guest nights for the West Coast, and Holiday Parks had the largest increase. Hokitika is currently missing out on this market.

The site plan attached to the application (Appendix B) shows an indicative layout of the facilities, and the proposed units on the site. The applicant wishes to retain some flexibility in the consent, to allow for proposed camping sites to be changed from one type to another in the future, to allow for demand, for example tent sites changed to powered sites. These changes would not alter the total capacity of the development.

Please describe any permitted activities (if applicable) that form part of this proposal. These may be integral to the new activity but do not require resource consent.

1. Manager's residence (dwelling)
2. Subdivision to vest approximately 125m², fronting onto Heenan Place, in Westland District Council for utility purposes (stormwater) – this area is shown on the site plan attached as Appendix B.

.....

Please describe the site:

The site is 2.5070ha, accessed from Davie Street. Most of the site is generally flat land, with a steep bush-covered slope at the northern end to Airport Drive. There will be no development on the bush-covered slope as a result of this proposal. The site included several open drains, which Westland District Council has easements over. Most of these drains have recently been filled.

.....

What are the existing uses of the site?

The site is currently vacant land, which until recently was covered in gorse, with several open drains and swampy areas. The site has now been cleared and filled.

.....

Are there any other buildings on the same certificate of title? Yes ☐ No ☑

What are the surrounding land uses (e.g., housing, farmland, etc):

The surrounding properties are all residential dwellings, except for one property which operates as a commercial holiday home. There is recreation reserve adjoining the bush area of the site.

.....

Do you hold any consents for this activity? Yes ☐ No ☑

If yes, will these require variation or cancellation? Yes ☐ No ☐

Have you applied to any other agency such as the West Coast Regional Council or Department of Conservation for consent? Yes ☐ No ☑

If yes, have these consents been applied for? Yes ☐ No ☐

What consent is being sought? .....

.....

...

Please supply a site plan that shows:

☑ other existing and proposed buildings on site **☑ the access**
☑ any proposed signage **☑ landscaping** **☑ carparks, existing and proposed**

The site plan must show distances from all boundaries.

If applicable, please indicate the location of the nearest dwelling.

Please provide an assessment of the proposed activity against the relevant provisions of:

- National Environmental Standards
- Other regulations
- National Policy Statements
- New Zealand Coastal Policy Statement
- Regional Policy Statement or proposed Regional Policy Statement
- Plan or proposed plan

Please pay particular attention to the Objectives and Policies which are set out in Parts 3 & 4 of the Westland District Plan, and also the rules relating to this application. The Westland District Plan is available on our website at www.westlanddc.govt.nz.

Camping-Grounds Regulations 1985

The proposal has been assessed against the Camping-Grounds Regulations 1985, and complies with these – the assessment is attached to the application as Appendix E.

Westland District Plan: Objectives and Policies

The District Plan Objectives and Policies which I consider to be relevant are set out and discussed below.

..

Sustainable Communities – Objective 3.2.1

3.2.1 *To establish levels of environmental quality for Westland which enable people and communities to provide for their social, economic and cultural well being, while meeting the principles of sustainable management of natural and physical resources.*

In the explanation on sustainable communities the District Plan states: "The Council has given priority to the issue of community viability". Tourism is essential to the viability of many businesses in Hokitika, and the provision of a range of accommodation options is an important part of this. With the closing of the Hokitika Holiday Park, there is not a camping ground option available within Hokitika. This proposal will provide an important accommodation option to allow more tourists to stay in Hokitika, and therefore to spend money on meals, fuel and activities.

.

Image of the District – Objective 3.3.1

3.3.1 To recognise and promote Westland's image as a clean, green District

Having a well-presented camp ground as an accommodation option will enhance the image of Westland District.

Infrastructure and Services – Objective 3.4.1, Policy 4.6A

3.4.1 *To ensure that all servicing activities are carried out in a manner, and in locations, which avoid, remedy or mitigate adverse environmental effects*

Servicing will be carried out in a manner that avoids adverse environmental effects. The proposed stormwater management plan for the site reduces the amount of water that is discharged into the Hokitika Stormwater system, therefore having a positive environmental effect.

The Built Resource – Objective 3.9.2, Policy 4.2A Settlement Character

3.9.2 *To provide for the "intermingling" of land use activities within Westland's settlements and towns, where this does not detrimentally impact on the amenities, health and safety of residents and workers.*

4.2A. *A range of activities should be able to locate in the urban areas provided that any adverse effects on the environment or neighbouring land uses are avoided, remedied or mitigated.*

Anticipated Environmental Outcome IV in 4.2 is: *Intermingling of compatible activities within residential areas and increased opportunities and flexibility for activities locating in urban areas.*

The introduction to 3.9 The Built Resource states: *The built environment is generally to be managed in such a way that character is enhanced and tourist opportunities are maximised. Hokitika should become a tourist and visitor destination in its own right, rather than a convenient stopping place for attractions further north or south.*

Having a camp ground in Hokitika is essential to meeting these aims. Figures from Tourism West Coast show that on average people that stay at Holiday Parks stay longer than any other accommodation type.

A camping ground is a landuse that is compatible with the residential area, with no detrimental effects on the amenity, health and safety of adjoining residents. The Hokitika Holiday Park, prior to closing recently, was also located in the residential mixed zone.

Amenity – Policy 4.4F & 4.4G

The introduction to 4.4 Amenity states: *The Plan takes a permissive approach to providing opportunities for a range of activities to locate within settlements, thus allowing flexibility and choice to residents, potential investors and business.*

4.4F. *To ensure that signs are appropriate to the character of the area and do not detract from the amenity values of that environment.*

4.4G. *To avoid a proliferation of signs which have the potential to result in cumulative adverse effects on amenity values*

While the on-site signs proposed are a non-complying activity in the residential mixed zone, they do not detract from the amenity values of the environment. There will also be no cumulative effect, as there will be only one sign that is visible from Davie Street, at the entrance to the site. The proposed off-site sign will be visible from Park Street.

Conclusion

Having regard to the above, it is concluded that the proposal is not contrary to the objectives and policies of the District Plan.

Westland District Plan: Permitted and Discretionary Activities in the Residential Mixed Zone

The Camp Ground proposed meets the following requirements for a Permitted Activity in the Residential Mixed Zone (Table 5.1): Height of buildings, Height in Relation to Boundaries, Dwellings, Yards, Site Coverage, Building Length, Glare, Noise, Outdoor Space and External Storage.

The proposal meets the following requirements for a Discretionary Activity in the Residential Mixed Zone (Table 5.2):

Hours of Operation: The assessment criteria in the District Plan states that: *Hours of operation above that permitted will be considered in relation to the amount of traffic likely to be generated, and the likely effect on the character of the area.*

The Hours of Operation proposed are 7am to 9pm on weekdays, weekends and statutory holidays. These hours are compatible with the residential nature of the area. The assessment of traffic movements later in the application shows a maximum of 272 traffic movements per day, and a likely average of 66. Traffic will be spread out during the day, with likely peaks between 9-10am and 4-6pm. This is compatible with the residential nature of the area.

The proposal does not meet the following requirements:

5.2(b) Gross Ground floor area – Maximum for non-residential activities: 350m²

In the explanation the District Plan states that "*Gross Ground Floor Area is limited for non-residential activities in the Residential Mixed Zone to help ensure that the small scale nature of buildings, in settlements is preserved. Large buildings, particularly bulky buildings have the potential to disrupt residential amenities and other aspects of environmental quality, such as outlook*".

This proposal does not include any large or bulky buildings. The largest buildings are the block of six double units (260m²), the games room/TV lounge/kitchen/dining building (285m²), and the dwelling (247m²). None of these buildings will look out of place in the setting proposed. With the size of the site, and it's location at the end of a residential street, the proposal will fit with the residential nature of the area. From the street only the

games room/TV lounge/kitchen/dining building is likely to be visible, other than from right at the entrance to the camp site. The buildings are of a style that is similar to residential dwellings.

While this application is non-complying, it is also useful to look at the assessment criteria for discretionary activities. This states that *applications to increase the size of buildings above that permitted ... will be considered with regard to the impact of the building on the area. The particular activity that the building will be used for will also be considered with regards to its impact.* None of the individual buildings, are greater than the size allowed as a discretionary activity in this zone. All of the buildings are of a style that is similar to residential dwellings, and the proposed development will have less site coverage than a residential development. These factors mean that the total impact on the area will be minor. The activities that the buildings will be used for are residential in nature, being centred around accommodation. There is nothing in the proposed development that will be out of place in a residential setting.

5.2(k) Signs – Maximum per site: $2m^2$
In the explanation the District Plan states that "*Signs have less of an impact when set against an urban as opposed to rural context and are often appropriate and necessary for the operation of businesses. However, very large signs or an excess of signs can impact on the amenities of residential areas, in particular visual and aesthetic values and the overall character of the neighbourhood*". The large sign proposed at the entrance is considered to be appropriate and necessary for the operation of the business, to help tourists and visitors to find the campground, and to direct them where to go on arrival. It is important for the amenity of the residents close to the site that people are not stopping on the street, or going into the wrong entry. This one sign, which will be at the end of the street, and only visible from the portion of Davie Street north of Park Street, will not detract from the amenity of the residential area. The other signs within the camp ground area will not be visible from outside of the camp, and will have no effect on residential amenity.

While this application is non-complying, it is also useful to look at the assessment criteria for discretionary activities:
Impact on visual amenity: the District Plan states that: *When assessing an application, the Council will specifically consider actual or potential effects on the site and its environs including whether the sign will obscure or detract from a particularly significant building, view or landscape feature.* This sign will be at the end of the street, and will not obscure or detract from any view or landscape feature.
Impact on Traffic Efficiency and Safety – the sign proposed is intended for the purposes of traffic efficiency and safety, by making it clear where the entrance to the camp ground is, and where to go upon entering, so that traffic is not stopping in Davie St and potentially blocking other driveways. The sign will not obstruct the motorists view, or cause any traffic safety issues.

OTHER POLICY STATEMENTS, PLANS AND REGULATIONS

The proposal is considered by the applicant to be consistent with all National Policy Statements, the New Zealand Coastal Policy Statement and West Coast Regional Council's proposed Regional Policy Statement. To the applicant's knowledge the proposal would not breach any National Environmental Standard.

STATUTORY CONSIDERATIONS

The application is for a non-complying activity. When considering an application for non-complying activity consent, Section 104D Resource Management Act 1991 provides that:

(1) ..... a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—
(a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or
(b) the application is for an activity that will not be contrary to the objectives and policies of—
(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity;
(2) To avoid doubt, section 104(2) applies to the determination of an application for a non-complying activity.

Section 104(2) of the Resource Management Act 1991 states that in considering actual and potential effects on the environment, a consent authority may disregard an adverse effect of the activity on the environment if the Plan permits an activity with that effect – known as the 'permitted baseline'.

Effects on the Environment
The effects of the proposal on the environment are assessed in detail over the next 5 pages of the application.

While this application is for a non-complying activity, the assessment criteria for discretionary activities as set out in the district plan are relevant. The District Plan states that *applications to increase the size of buildings above that permitted..... will be considered with regard to the impact of the building on the area.* It also states that *the particular activity that the building will be used for will also be considered with regards to its impact.*

In the development proposed, none of the proposed buildings are larger than the 350m² allowed for in the District Plan as a discretionary activity. The games room/TV lounge/kitchen/dining building at 285m² would, on it's own, be a discretionary activity, on any residential site. The block of six motel units at 260m² would also, on it's own, be a discretionary activity, on any residential site. And each of the other buildings individually would be a permitted activity, even on a smaller site. However it is the total gross ground floor area that is considered, of all of the buildings together on one site. In this development, there is a lot of open space around the buildings, there is less site coverage than on the adjoining residential sections. The site is at the end of a short residential street – none of the buildings will be visible to the general public until they are at the entrance to the site.

The design of the buildings will fit with the surrounding area, the proposed buildings look similar to residential buildings. The activity the buildings will be used for is also residential in nature – accommodation, cooking and eating, watching TV. The buildings and activities do not create an impact on the amenity of the residential area.

Permitted Baseline

It is relevant, when considering the proposal, to consider effects of activities that are permitted by the District Plan. Permitted activities in the Residential Mixed Zone are set out in Table 5.1 of the District Plan.

The District Plan allows for a dwelling per 300m² of allotment, as a permitted activity. In my view, only 2.1 hectares of the site is likely to be used for residential development, given the slope of the northern part of the section. In theory, 70 residential dwellings could be built on the site. However some of the site would be taken up in providing access to these dwellings, so a more realistic number would be 40-50 residential dwellings for single level dwellings. Potentially any dwellings could be up to 9 metres in height, as a permitted activity, so long as they complied with recession plane requirements. As an example a three storey apartment complex could be designed as a permitted activity on the site. To meet recession plane requirements it could be 4.55 – 9.3 metres from the boundaries, depending on the direction of the boundary. Lower level dwellings could be situated 3 metres from boundaries, and up to 1.5 metres from one side boundary, as a permitted activity.

This level of residential development, as a permitted activity, would have a greater impact on privacy and outlook from the adjoining residential properties than the proposed camping ground. Forty residential dwellings would be assessed as generating 320 traffic movements per day, which is greater than the 272 at maximum capacity in the proposed camp ground.

Conclusion

Overall the adverse effects of the proposal on the environment are minor. The proposal is not contrary to the objectives and policies in the District Plan. Therefore the application meets both of the gateway tests in Section 104D.

.....

EFFECTS ON THE ENVIRONMENT (POSITIVE OR NEGATIVE)

Will your proposed activity have any social or economic effects on people, including yourself as applicant: (e.g., employment)?
Yes ☑ No ☐

Will there be any property shading of neighbours or any impact on the privacy of neighbours?
Yes ☑ No ☐

Will the proposed activity alter the current use of the land?
Yes ☑ No ☐

Will there be any lighting effects or glare created off site?
Yes ☑ No ☐

Will there be any generation of wastes by the proposed activity?
Yes ☑ No ☐

Will your proposed activity have any impact on the recreational use of the area?
Yes ☐ No ☑

Assessment against Part Two of the Resource Management Act 1991

Will your proposed activity have any impact on the coastal environment?
Yes ☐ No ☑

Will your proposed activity have any effect on the surrounding landscape or the visual amenity (views)?
Yes ☐ No ☑

Will your proposal have any impact on indigenous vegetation or habitat (e.g., forest, wetland)?
Yes ☐ No ☑

Will your proposal limit public access to the coastal environment, lakes, or rivers?
Yes ☐ No ☑

Will there be any activity on the surface of water bodies (rivers and lakes)?
Yes ☐ No ☑

Will your proposal have any impact on indigenous wildlife (birds, animals, fish, etc)?
Yes ☐ No ☑

Will your proposed activity have any effect on historical or cultural value?
Yes ☐ No ☑

If you have ticked **yes** to any of the above questions then please describe the effects for any of the boxes you have ticked:

1. Social and economic effects – The proposal will have significant positive economic effects including:
(a) Employment during construction – the proposal will provide employment for 18-20 people for a period of 4-5 months during construction.
(b) On-going employment for a Camp Manager, as well as office and shop staff, cleaning staff and maybe a grounds-person. Based on the advice we have received from other camp ground managers and former managers, it is likely that the total staffing requirement will be 1-2 permanent full-time staff, and up to 8 part-time and seasonal staff.
(c) Providing for tourists – With the closure of the Hokitika Holiday Park, there is a significant demand for a facility of this type in Hokitika. The proposed development is considered to have a positive effect for the whole town, if there is nowhere to stay in town the tourists will carry on to the next town, and spend their money there. Figures from MBIE show that for every $10 spent on accommodation, tourism expenditure on food and beverage services is $6.70, passenger transport $14, retail sales $7.45, fuel and automotive $8.95 and other tourism products $3.80. Having tourists stay provides economic benefits for other businesses in the town.
(d) The shop on site will also provide for locals, giving them a closer option to go to get milk, bread, ice-creams, newspaper etc.

2. Privacy – There will be a minor effect on the privacy of some neighbours, who have become used to having a vacant site beside them. However for most of the adjoining neighbours this effect will be similar or less than if a residential development was to be carried out on the site. A residential dwelling could be built 1.5m from the boundary as a permitted activity.

3. Change in use of the land – This will be a positive effect, the land has been vacant and under utilised for many years. With the change in landuse the land is being cleared and tidied up, and it is intended that all of the open drains will be filled.

4. Light effects and glare - Lighting will be provided around the site, particularly around the access roadway, communal areas, and amenity block. All units and cabins will have an outside light at the doorway, facing the access roadway.

5. Generation of wastes – The proposed camping ground will generate sewage and rubbish.

Please describe what steps you propose to <u>reduce or avoid</u> the adverse effects on the environment you have identified:

2. Privacy – A 1.8m high fence with a concrete nib will be built around the parts of the boundary where the current fence is not adequate to provide privacy. There will also be some landscape planting to provide additional privacy. Proposed units are sited further away from the boundaries than the yard requirements in the District Plan. Communal facilities have been sited in the centre of the site, away from the residential neighbours.

4. The concept plan for the exterior lighting is attached to the application as Appendix H. All lights will be downward facing, so that there is no glare directed off-site. The lighting will be appropriate for the residential area. The concept design calculations show that all lighting established within the site shall be positioned and orientated such that the maximum lux spill to any adjoining residential property will be 5 lux.

5. Wastes – sewage will be discharged to the Hokitika Sewerage system. Rubbish will be collected on site with rubbish and recycle bins at various points on the site.

NOISE AND CONTAMINANTS

Will you proposed activity produce any noise that will be heard at the boundary of the site? This includes noise being continuous at certain times and special noise features such as vibrations, oscillation and frequency.

Yes ☑ No ☐

Will your proposed activity include the use of hazardous substances (e.g. fuels, oils, chemicals)?

Yes ☐ No ☑

Will you proposed activity result in any discharges of hazardous substances or contaminants to the environment?

Yes ☐ No ☑

If yes to any of the above questions, please describe alternative methods of the discharge to the surrounding environment:

The proposed activity will produce some noise, however the noise will be within the limits for a permitted activity in the Residential Mixed Zone. Generally the noise will be of a type expected in a residential area ie children playing, and people gathering at the outdoor barbecue area. There will be a manager on-site 24 hours a day. Camp rules will explain that there is to be no excessive noise after 8pm, and if there is any excessive noise the manager will shut it down. In fact camping grounds tend to be self-regulatory, a former camp ground manager advised that in her experience, generally if one group was too noisy, another camping group nearby would tell them to be quiet.

There will also be some noise during construction, again this is noise of a type that is normal in a residential area, and will be within the limits for a permitted activity in the Residential Mixed Zone.

.....

HOURS OF OPERATION AND CARPARKING

What will the hours of operation be? Will this vary seasonally or across the week? Please state the **maximum** hours of operation and explain any variation. Please consider this carefully as this may be imposed as a condition of consent.

The proposed hours of operation are 7am to 9pm on weekdays, weekends and statutory holidays. The hours of operation are the times that the office will be open for check-in to the campground, and that the shop will be open. These are the maximum hours of operation, the camp manager may choose to reduce these hours during some parts of the year, depending on demand.

.....

How many traffic movements will be expected per day? Note that one vehicle entering a site is one movement, leaving is another movement. Please state that **maximum** number.
Will the traffic movements be concentrated around a certain time or continual? Will this vary during the week/ year?

At maximum capacity the total traffic movements per day would be approximately 272. This is made up of 8 traffic movements for the dwelling, and an average of 4 traffic movements per unit, cabin or site. However figures from Statistics New Zealand for holiday parks on the West Coast show an average occupancy in January/ February 2016 of 43.5%, and an annual average occupancy of 22%. Based on these figures, the likely traffic movements in January/February would be 123 per day, and the average over the year is likely to be 66 per day. Traffic movements are likely to be highest during the January/February period, and during weekends and school holidays.

.....

How many carparks are proposed on site? Does this comply with the relevant rules? (Refer to section 8.10 of the District Plan)

The total number of carparks on site will be made up as follows (in accordance with 8.10.2):
(a) 1 carpark for the managers residence
(b) 1 carpark per bedroom for each of the ensuite units, double units, and cabins
(c) 2 carparks for the shop/reception (shop/reception is 79m², 1 carpark per 50m² for commercial activity)
(d) 1 carpark per campsite – powered sites and tent sites have space for a carpark within the site.
(e) 2 additional carparks for staff

The location of proposed carparks is shown on the site plan.

.....
.

VISUAL

Will any signage be utilised on or off site? If so, please include a plan outlining the size, location and wording of the sign. Note, if your sign is to be located on the Highway there are additional rules restricting the dimensions of lettering, characters and sight distance. (Refer to Appendix F of the District Plan).

One large sign will be placed at the entrance to the campground, in the approximate location shown on the site plan. The final location of the sign will be confirmed with Council as part of the entranceway design. This sign will be a maximum of $3m^2$ in area, and a maximum height of 1.4m. The purpose of this sign will be to make it clear where the entry to the camp ground is, and direct people towards the office parking area. The sign will have up-lighting from the ground. The wording of the sign will be finalised by the camp manager when appointed. A diagram of the sign is included in Appendix I.

There will be other smaller signs throughout the site, as determined by the camp manager as necessary to point out the facilities, including a site map opposite the office. These signs will not be visible from outside the site, and therefore are not covered by the District Plan rules.

There will be one off-site sign at the corner of Park and Davie Streets, within the Road Reserve. This sign will fit to the existing street sign on the north-east side of the intersection. The sign will have an area of less than $1m^2$, and will only have the name of the holiday park and an arrow. A diagram of this sign, is included in Appendix I.

Is any fencing or planting proposed? If so, please indicate this on the site plan.

A 1.8m high boundary fence, on a concrete nib, is proposed for any parts of the boundary that do not currently have a suitable boundary fence, to provide privacy to neighbours and security to the site. Part of this fence has already been constructed. The back of the site will be fenced at the toe of the hill, as shown on the site plan. A plan showing the proposed fencing, and a photograph of part of the fence which has already been completed, are included in Appendix J.

Scattered landscape planting is proposed throughout the site – the planting as shown on the site plan is indicative only. Plantings will be of evergreen species. To prevent shading of adjoining properties, all plantings within 10 metres of the property boundary will have a maximum height of 3 metres.

.....

What is the gross ground floor area and height of buildings?

Ground floor areas of buildings are as follows:
(a) house (including garage): 247m²
(b) Shop/Reception/Utilities: 157m²
(c) Ensuite units 4 @ 32m² = 128m²
(d) Double units 6 @ 43-44m² = 260m²
(e) Games room/ TV lounge/ Kitchen/Dining: 285m²
(f) Amenities block: 140m²
(g) Cabins 6 @ 16m² = 96m²
(h) Super cabins 3 @ 24m² = 72m²

The total ground floor area for non-residential activities is 1128m². This is a non-complying activity in the Residential Mixed zone. In the explanation the District Plan states that "*Gross Ground Floor Area is limited for non-residential activities in the Residential Mixed Zone to help ensure that the small scale nature of buildings, in settlements is preserved. Large buildings, particularly bulky buildings have the potential to disrupt residential amenities and other aspects of environmental quality, such as outlook*". This proposal does not include any large or bulky buildings. The largest buildings are the block of 6 double units (260m² total), and the games room/TV lounge /kitchen /dining building (285m²). None of these buildings will look out of place in the setting proposed. In fact from the street it is only the games room/TV lounge/kitchen/dining building and the front ensuite unit that may be visible, other than from at the entrance to the camp ground. With the size of the site, and it's location at the end of a residential street, the proposal will fit with the residential nature of the area. The proposed buildings will not detract from the outlook from adjoining properties. With a total site coverage of 6%, the site will have less building coverage than any of the adjoining residential properties (site coverage of up to 40% is a permitted activity in the residential zone).

The approximate locations of the buildings are shown on the site plan, together with the distances from boundaries. All of the side yard setbacks exceed the requirements for a permitted activity in the residential mixed zone.

.....

All of the proposed buildings will be single storey, with a maximum height of 5 metres above finished ground level.

.....

Is there going to be outdoor storage? Where will this be and how will the visual effect of this be mitigated?

There is no proposed outdoor storage. There will be a storage/utilities shed attached to the shop for service equipment.

.....

MONITORING

Do you intend to monitor the effects of the proposed activity?

Yes ☐ No ☑

No formal monitoring is proposed. However the campground will have an on-site manager, who will be aware of any effects of the activity, and will deal with any complaints made by adjoining owners.

If yes, how do you intend to monitor the activity and how often?

.....

Who will undertake the monitoring?

.....

SERVICING REQUIREMENTS

Will your proposal result in the need for new services (e.g. power, telecommunications, roads, water supply, etc)?

Yes ☑ No ☐

If yes, please describe what new services will be required:

Electricity and Telecommunications

The site will be connected to electricity and telecommunications. Connections will be underground. Electricity and telecommunications are available on Davie Street.

Water Supply

The site will be connected to the Hokitika Water Supply. The connection will be a commercial supply and will include backflow prevention. The peak flow rate is limited to the actual fixtures that are installed. There are a total of 75 fixtures within the development that will be connected to water supply. Allowing a flow rate of 10 litres/minute per fixture gives a total flow of 750 litres/minute or 12.5 litres/second as being the theoretical maximum flow rate (if every fixture was working at the same time). A formula from Engineering toolbox.com has been used to calculate the expected peak demand, of 1.53 litres/second, which we have rounded up to 2 litres/second. The pipe that supplies the site, from Davie Street, is 100mm diameter, and based on a normal reticulated system, this will more than adequately provide the peak demand.

Sewerage

The site will be connected to the Hokitika Sewerage System.
As for the water, the expected peak flow rate will be 2 litres/second. The drain that services the site, in Davie Street, is a 150mm diameter pipeline, and based on a 1:100 slope this pipe can take a flow rate of 15 litres/second, therefore it is more than adequate for the proposed development.

The sewerage system for the proposed campsite adopts the use of 100mm diameter µpvc pipework laid at a slope of 1:120. The reticulation system comes together at a manhole where all the flows are combined before being piped to the Council system in Davie Street. The connection to the Council system will be via a 150mm diameter line at a slope of 1:120 as shown on the attached plan in Appendix L.

Stormwater

A Stormwater management proposal is attached to the application as Appendix E. The proposal will result in a decrease in the volume of stormwater that enters the Davie Street stormwater system. There will be no overland flow from this site onto adjoining properties. There will be no adverse effects relating to stormwater disposal on adjoining properties.

NATURAL HAZARDS

Is your site subject to flooding or inundation?
Yes ☐ No ☑

Is your site subject to landslides or land instability?
Yes ☐ No ☑

Is your site subject to erosion?
Yes ☐ No ☑

Is your site subject to contamination from any source?
Yes ☐ No ☑

If you have answered yes to any of the above questions, then what effects could the identified natural hazard/s have on your proposed activity?

.....
.

How do you propose to address the identified natural hazard/s?

.....
.

.....
.

Will your proposed activity create or exacerbate a hazard on adjoining sites?

No.

.....
.

.....
.

[Note: If your site is subject to natural hazard/s and you are unsure of how to proceed, then advice can be sought from a Chartered Professional Engineer (CPEng).]

ACCESS

Is there existing access to the site?

Yes ☑ No ☐

The site has existing access from Davie Street.

If there is existing access, is it formed to Council standard or, if access is off a State Highway, to New Zealand Transport Agency's standard?

Yes ☐ No ☑

If access is off a State Highway, what is the crossing point number?

.....

If there is existing access, has it been formed as part of a subdivision?

Yes ☐ No ☐

The indicative proposed access from Davie Street is shown on the site plan. A full access design will be submitted to Council for approval prior to the access being formed.

Council have indicated that Davie Street will require some widening and footpath installation. The existing road formation of Davie Street has a sealed width of 7.0-7.5m. It is proposed that the rest of Davie Street, to the camp ground entrance, also be formed to a carriageway width of 7.0m, to comply with NZS 4404:2010 Table 3.2 E12. A 1.5m wide footpath would be installed on the east side of Davie Street. A plan of the proposed road layout, and the proposed road cross-section are attached as Appendix F.

The applicants financial contribution to the upgrading of Davie Street will be $20,000, as outlined in the conditions of tender when the applicant purchased the site from Council.

Please indicate existing or proposed accesses on a site plan

PROTECTED CUSTOMARY RIGHT AREA

Will your proposed activity have adverse effect on a protected customary right?
Yes ☐ No ☑

If yes, please describe alternative locations or methods for the proposed activity:

.....

.....

[Note: Protected customary rights are customary activities, uses and practices (for example the collection of hangi stones, or launching waka) within a particular part of the common marine and coastal area in accordance with tikanga.]

AFFECTED PARTIES AND CONSULTATION

Who do you consider might be affected by your proposal?

Some of the adjoining owners may be affected by the proposal. For most of the adjoining owners the effects would be similar or less than if there was a controlled activity residential development on the site.

.....

You may have consulted with the above people or agencies about your proposal (eg DOC, Fish and Game NZ, Te Runanga o Makaawhio, Te Runanga o Ngati Waewae, Heritage NZ).

Please outline what consultation steps you have taken (if any):

No agencies have been consulted

.....

What was the response?

.....

For neighbours: Please list the names and addresses:

Affected party approvals are attached from the following neighbours:

- Mark Crompton, 192 Rolleston Street; as owner of Lots 26-27 DP 1842
- Nancy Geer, 186 Rolleston Street; as owner of Lot 23 DP 1842
- Jill Bishop, 184 Rolleston Street; as owner of Lot 22 DP 1842
- Tineke Craig; as owner of Lot 4 DP 1647 (159 Jollie St)
- Dianne Keenan, 169 Rolleston Street; as owner of Lot 9 DP 1647
- Matthew Slaven, 173 Jollie Street; as owner of Lot 26 DP 1756
- Susannah Manson, 1B Heenan Place; as owner of Flat 2 DP 3500 on Lot 12 DP 1967
- Bevan & Michelle Hall, 3 Heenan Pl; as owner of Lot 11 DP 1967
- Housing New Zealand Ltd, PO Box 74598, Greenlane, Auckland 1546; as owner of Lot 10 DP 1967 (5 Heenan Pl)
- Judy-Ann Thompson, 5 Heenan Place; as occupier of Lot 10 DP 1967

Other neighbours:

- Lionel & Robyn Gage, 188 Rolleston St; as owner of Lots 24-25 DP 1842
- Marram Community Trust Board, PO Box 24006 Manners Street, Wellington 6142; as owner of Lot 20 DP 1842 (180 Rolleston St)
- Phillip & Karla Jones, 178 Rolleston St; as owner of Lot 19 DP 1842
- Mark Dixon & Diane Jefferies, 163 Davie St; as owner of Lot 1 DP 3288
- Eli Brooking & Phillipa Jenkins, c/- A Jenkins, PO Box 18, Murchison 7049; as owner of Section 1580 Town of Hokitika (159 Davie St)
- Chris Bergman, 150 Davie St; as owner of 150 Davie St
- Jean Nelson, 157 Jollie St; as owner of Lot 3 DP 1647
- Trevor Esson, 8 Airport Drive, Hokitika; as owner of Lot 5 DP 1647 (161 Jollie St)
- Dayle McMillan, 163 Jollie St; as owner of Lot 6 DP 1647
- Hayden & Ella Hurley, 165 Jollie St; as owner of Lot 7 DP 1647
- Kevin Pearce, 167 Jollie St; as owner of Lot 8 DP 1647
- Brent & Lelia Williams, 171 Jollie St; as owner of Lot 27 DP 1756
- Tania & Angela Murtha, c/- 11 Dalton St, Hokitika; as owner of Lot 25 DP 1756 (175 Jollie St)
- Brock Morrison, 16 Kenwyn Ave, St Albans, Christchurch; as owner of Lot 9 DP 1967 (7 Heenan Pl)
- Paul & Anthony Kerridge, 9 Heenan Pl; as owner of Lot 8 DP 1967

[Also note that the Council rules on who is an affected party. You can seek the written approval of affected parties - please use the Council's Affected Party Approval form.]

SUPPORTING INFORMATION – A CHECKLIST

You need to supply the following information to support your application *(tick relevant boxes)*:

✓

- ☑ Resource consent application form
- ☑ Completed Assessment of Effects on the Environment form (this form)
- ☑ Copy of the current Certificate of Title for the site
- ☑ Sketch of locality and access points and/or aerial photo *(if relevant)*
- ☐ Affected party approval forms *(if obtained)*
- ☑ Technical plans relevant such as site plans, building plans

Other information may be relevant, such as:

- ☐ Size and design of advertising signs
- ☐ Details of proposed landscaping
- ☐ Location of features on site (trees, streams, archaeological site)

PROPOSED CONDITIONS OF CONSENT

In order to ensure that the effects of the proposal are as outlined in this application, the following are proposed conditions of the landuse consent:

1. General
1.1 All buildings shall be erected and the activity undertaken in accordance with the application and plans.
1.2 Future changes to the development may be made by conversion of one camping site type to another, for example tent sites may be converted to powered sites.

2. Hours of operation:
The shop and the camp ground office shall not operate outside of the hours of 7am to 9pm, 7 days a week.

3. Noise:
All activities on the site are to be conducted so that the following noise limits are not exceeded at the boundary:

Monday to Friday between the hours of 7am and 8pm	55 dBA (L_{10})
Saturdays between the hours of 7am and 6pm	55 dBA (L_{10})
At all other times including public holidays	45 dBA (L_{10})
On any day between 10.00 p.m. and 7.00 a.m. the next day.	70 dBA (L_{max})

4. Glare:
All lighting established within the site shall be positioned and orientated such that the maximum lux spill to any adjoining residential property will be 5 lux.

5. Planting:
All plantings within 10 metres of the property boundary shall have a maximum height of 3m.

6. Permanent Accommodation
Permanent accommodation shall not be provided as part of the consented activity, other than the on-site manager's dwelling, with guests being only allowed to stay or reside on site for a period not exceeding 3 months per calendar year.

7. Services Underground
All services, including electricity and telecommunications, shall be established underground.

8. Water Supply
The site shall be connected to the Hokitika water supply. The connection will be a commercial supply, and will include backflow prevention. This connection will be at full cost to the consent holder.

9. Sewerage
The site shall be connected to the Hokitika sewerage system. This connection will be at full cost to the consent holder.

10. Stormwater
10.1 All stormwater from the camping ground development is to be directed to soak pits designed for a 10% probability storm event.
10.2 A new soakage trench will be constructed within the narrow strip adjoining Heenan Place, to take the stormwater from the existing pipe from Heenan Place. A silt trap will be installed prior to discharge to the soakage trench. The soakage trench area is to be vested to Council.
10.3 The consent holder shall provide, for the approval of Council, details of the silt traps and filters required to protect the stormwater soak pits from silt contamination.
10.4 The consent holder shall provide confirmation (PS3) that the soakpits have exposed the gravels below the impervious hard pan that exists across the site.
10.5 The existing Davie St pipeline shall be extended within Davie Street to the point where the 100mm pipe from 163 Davie St discharges into the current drain. The 100mm pipe and the existing 400mm pipe from a sump in Davie St will be connected to the extended pipeline. Design plans shall be submitted to Council for approval prior to works commencing.
10.6 The stormwater from surrounding properties that discharge onto the camp site will be connected to the campground soakpit system. Easements will be provided to allow for the discharge, and for access for maintenance.

11. Formation of Parking Areas
The consent holder shall form and provide 1 carpark for the managers residence, 2 carparks for the shop and office/reception, and 1 carpark per bedroom for each of the ensuite units, double units and cabins. One carpark shall be provided for within each campsite. Car parking and manoeuvring space shall be set out and formed in accordance with Part 8.10 of the Westland District Plan.

12. Davie Street
12.1 Davie Street shall be upgraded, and a footpath installed, in accordance with NZS 4404:2010 Table 3.2 E12 and the plan and cross section attached as Appendix F. Design plans shall be submitted to Council for approval prior to work commencing.
12.2 The consent holder's financial contribution to the upgrading of Davie Street will be $20,000.

13. Access
13.1 Access to the site from Davie Street shall be formed and sealed in accordance with the Westland District Council Code of Practice for Engineering Works.
13.2 Access design plans will be submitted to Council for approval prior to the access being formed.

14. Signage
14.1 All signage shall be in accordance with the application.
14.2 The sign at the Davie Street entrance shall be a maximum of $3m^2$ in area and a maximum of 1.4m in height.
14.3 The sign at the corner of Davie Street and Park Street shall be a maximum of $1m^2$ and will only have the name of the holiday park and an arrow. A design for this sign and the proposed location of this sign shall be submitted to Council for approval prior to the sign being erected.
14.2 Signs are to be well maintained at all times. Any damage or vandalism is to be remedied within 14 days of occurrence.

15. Easements
15.1 The existing stormwater easements (in Gross) across the site, in EI 6430936.4, shall be cancelled.
15.2 The existing sewer easement (in Gross), in EI 6430936.4, shall be retained.
15.3 New easements will be created for stormwater disposal as shown on the plan and schedule of easements in Appendix K