

Appendix C: Proposed Conditions of Consent

RC 160034

Applicant: Tuffy Investments Limited

Coastwide Surveys

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	
On any day between 10.00 p.m. and 7.00 a.m. the next day.	45 dBA (L ₁₀)
	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. Landscaping:

5.1 That the landscape plan prepared by Whenua Studio dated 03.02.17 be implemented in the first planting season (May to August inclusive) following completion of buildings.

5.2 That all planting is maintained and any that dies, is diseased or otherwise destroyed is immediately replaced by the same species.

5.3 That the entry sign is located as shown on the Site Plan prepared by Stiles and Hooker Architects & Engineers Ltd; and

- that its dimensions do not exceed 3m x 1m; and
- that its total height does not exceed 1.4m above finished ground level; and
- that its content is more or less as shown on the document labelled “Sign Elevation” prepared by Andrew Craig Landscape Architecture Ltd, dated 13 February 2017.

5.4 All plantings within 5 metres of the property boundary shall have a maximum height of 3 metres.

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.

10.7 Secondary overland flow paths will remain unobstructed.

10.8 Catchpit grates collecting surface water will be kept free of debris and deleterious material.

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 3m² 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 1m² 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.

14.4 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.

16. Camp Management Plan

The consent holder shall submit a Camp Management Plan outlining how the camp will be operated and managed to ensure compliance with this consent at all times. The plan shall cover at least the following:

- Site and Camp visitor management to maintain compliance with the Noise standards in the Plan;
- On-site signage addressing camp rules, noise, hours of operation, and traffic related requirements;
- Complaint management system;
- Hours of Operation of the camp and shop;
- Rubbish control and disposal;
- On-site deliveries.