

Application No: LU3223-24

16 July 2024

Viking Village Ltd
C/- AP Design
PO Box 281
Christchurch 8140
Attn: Jared Lane

Dear Jared

Resource Consent Application: Notice of Decision on Non-notified Application

I am pleased to inform you that your application for resource consent to install an ablution facility and authorise the construction of two existing accommodation facilities at 115 Clifton Road in the Rural Environmental Area (ODP) and the Rural Residential Zone (PDP) was granted (our ref. 3223) on 16 July 2024.

The decision and the consent conditions are attached.

It is very important that you understand and comply with all the conditions of your consent. If you have any questions or concerns about any aspect of your consent or its conditions, I would be happy to discuss them with you.

Please be aware that there may be ongoing monitoring.

You may commence your activity immediately, unless you lodge an objection to this decision as per the second page of this decision under section 357 of the Resource Management Act 1991. Also, before you can build you will require a building consent therefore that will need to be obtained, please contact the Building Inspectors.

The costings for this resource consent have not yet been calculated, an invoice or refund will follow shortly.

Please feel free to contact me on 03 769 8607 if you have any questions or concerns.

Yours faithfully,



Melissa Stenhouse
Environmental Planning Officer

Application: LU3223-24
Valuation Number: 25480/469.23

16 July 2024

Viking Village Ltd
C/- AP Design
PO Box 281
Christchurch 8140

Dear Sir/Madam

RESOURCE MANAGEMENT ACT 1991

- **RESOURCE CONSENT APPLICATION REFERENCE:** LU3223-24
- **TYPE OF RESOURCE CONSENT:** Land Use
- **LEGAL DESCRIPTION:** Lot 2 Deposited Plan 370757
- **PROPERTY LOCATION:** 115 Clifton Road, Kaiata
- **APPLICATION DESCRIPTION:** To operate visitors accommodation in the Rural Environmental Area at 115 Clifton Road

This application is considered a **Discretionary Activity** under the Operative Grey District Plan.

The following rules apply:

- 19.7.16 (i)(a) Non- Rural Activity, the proposal proposes the use of building and decking for a non rural activity. The area of the proposal increases beyond the 100m² which is permitted by the District Plan with a total area of approximately 500m² proposed.

The Resource Management Officer Committee of the Grey District Council, acting under delegation pursuant to Section 34A of the Resource Management Act 1991 (the Act), has considered this application on a non-notified basis and resource consent LU3223-24, attached and marked 'A' has been granted subject to conditions.

Compliance with conditions

It should be emphasised that to ensure that you comply with this resource consent, all conditions of the resource consent must be complied with and the consent holder must continue to comply with all conditions in order that the activity remains lawfully established.

Objection to certain decisions and requirements of consent authorities (refer section 357A of the Act)

You have the right to object to all or part of the Council's decision on your application. If you wish to object, an objection supported by reasons must be lodged in writing with the Council within **15 working days** of your receipt (or receipt by the person who filed the application on your behalf) of the Council's decision.

Rights of the consent holder

Your status as consent holder of this resource consent provides you with certain rights with regard to the Council's decision. If you are intending to exercise your legal rights regarding the Council's decision and you are in doubt as to how to proceed, it is strongly recommended that you consult your agent/lawyer.

Term and lapsing of resource consent (refer sections 123 and 125 of the Act)

This resource consent has an unlimited term **once** it has been given effect to, however you should note that pursuant to section 125 of the Act, a resource consent lapses five years after the date of that resource consent was granted, unless the consent has been given effect to, or after the expiry of such a shorter/longer lapsing period as is expressly provided for in the consent.

Application for change or cancellation of consent conditions (refer section 127 of the Act)

The consent holder may apply for a change or cancellation of a condition of the consent. However, no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.

Such an application would be treated in the same manner as any other resource consent application, incurring normal Council processing charges. Prior to lodging the application it may be wise to obtain written consent from every person who may be adversely affected by the granting of the change or cancellation.

Where the proposed change or cancellation causes the proposal to be 'materially different in character' in its effects to the proposal originally authorised, a new resource consent will be required to be submitted in accordance with section 88 of the Act.

Please contact the Environmental Planning Department at the Grey District Council if you have any questions regarding this information on (03) 769 8607.

LAND USE CONSENT LU3223-24

- 1 This resource consent is granted by the Grey District Council pursuant to section 45 of the Resource Management Act 1991 (the Act) and is subject to the attached conditions imposed in accordance with section 108 of the Act.
- 2 This Consent is Granted to: Viking Village Ltd
- 3 Application Description: To operate visitors' accommodation in the Rural Environmental Area at 115 Clifton Road, Kaiata
- 4 Property Address: 115 Clifton Road, Kaiata
- 5 Legal Description: Lot 2 Deposited Plan 370757
- 6 Valuation Number: 25480/469.23
- 7 Date of Decision: 16 July 2024



Delegated Authority
Leonie Mullions
Senior Environmental Planner

LAND USE CONSENT LU 3223/24 – SCHEDULE OF CONDITIONS

Pursuant to section 108 of the Resource Management Act 1991 this resource consent is subject to the following conditions:

General

1. The consent holder shall comply with the application and plans lodged 11 March 2024 and further information received as part of the application, unless inconsistent with any of these conditions.

Site Plan

2. The consent holder shall ensure that all activities authorised by this resource consent shall be undertaken on site as shown in the Site Plan marked 'B' and attached to this resource consent.

Unit 2 Boundary Setback

3. The consent holder shall ensure that Unit 2 is located as shown on the site plan submitted and attached, marked 'C', at a distance no less than 5 metres from any internal property boundary.

Landscaping and Screening

4. The consent holder shall provide a landscape strip between Unit 2 and the properties eastern boundary with shrub and native vegetation in order to reduce views of the unit from adjacent sites, using species that will typically grow to a height of 2.0 metres within a of 5-year period.
5. The consent holder shall ensure that all planting is completed within 6 months from the date of issue of this resource consent decision.
6. All landscaping shall be maintained to an acceptable standard at all times. Any diseased or damaged landscaping shall be replaced within one (1) month of discovery with plants of similar species and size. Refer to advice notes for definition of acceptable standard.
7. The consent holder shall provide photographic evidence to the Regulatory Manager by no later than 8 months from the date of grant of this resource consent that all planting has been completed. The photographic evidence shall be emailed to planning@greydc.govt.nz using the resource consent number LU3223/24 as the reference and advise what condition it relates to.
8. The consent holder shall maintain the landscape strip established between Unit 2 and the eastern boundary properties for the life of this resource consent.

Vehicle Entranceway

9. The consent holder shall form a vehicle entrance from Clifton Road, located at the northern end of the development site that will be used by all guests except those with accessibility needs. The vehicle entrance shall be formed to Grey District Councils standard Diagram C (*Low Use Access Standard 1 to 30 ecm/day*) and attached to this resource consent. The consent holder shall be liable for all costs associated with the construction of this vehicle entrance including any application fees that may be attracted.
10. The vehicle entrance shall be constructed to the satisfaction of Councils Transport and Infrastructure Manager. The vehicle entrance must be approved within six (6) months from the date of issue of this resource consent decision or all operations on site must cease until the vehicle entrance is approved.



Use of the existing Right of Way

11. The consent holder shall ensure that guests only access the site from the primary vehicle crossing located at the northern end of the site on Clifton Road and not the shared Right of Way. Use of the shared right of way should be restricted to staff and guests with accessibility requirements.

Firefighting

12. The consent holder shall ensure that the activities authorised under this resource consent comply with the firefighting requirements of the Standard SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (or subsequent amendments) including access to tanks before the exercising of this resource consent. The design shall be provided by a person experienced in SNZ PAS 4509, in particular clause 6.4 and Appendix B of the Standard and has a current Professional Indemnity Insurance as described in NZS 4404:2010 (or its subsequent amendments).
13. The consent holder is to provide evidence to the Regulatory Manager, Grey District Council that the requirements of the Standard SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (or subsequent amendments) have been complied with.

Complaints Register

14. The consent holder shall keep a Complaints Register that shall record the following information:
 - a. The name of the complainant;
 - b. The date the complaint was received;
 - c. The date that the event took place being complained about;
 - d. Steps taken to resolve the complaint.
15. The consent holder shall make the Complaints Register available to any agent of the Grey District Council, Regulatory Team if requested.
16. Within 30 days of the anniversary of this resource consent decision being issued the consent holder shall supply to the Regulatory Manager Grey District Council a copy of the Complaints Register and all complaints made in the previous 12 months. This information is to be emailed to planning@greydc.govt.nz using the resource consent number LU3223/24 as the reference and advise what condition it relates to.

Review of Resource Consent Conditions

17. Pursuant to section 128(1) of the Resource Management Act 1991, the consent authority may, at or within 6 months of any anniversary of the date of consent, review the conditions for any of the following purposes:
 - a. To deal with any adverse effect on the environment which may arise from the exercise of the consent and which is appropriate to deal with at a later stage;
 - b. To require the adoption of the best practicable option to remove or reduce any adverse effect on the environment;
 - c. To deal with inaccuracies contained in the consent application that materially influenced the decision made on the application and is such that it is necessary to apply more appropriate conditions;
 - d. To assess the appropriateness of imposed compliance standards, monitoring parameters, monitoring regimes and monitoring frequencies and to alter these accordingly;



- e. To take account of the rules, regulations and policies set out in any relevant District Plan.

Any such notice of the review of the conditions will be served in accordance with section 129 of the Resource Management Act 1991.



ADVICE NOTES

- A1. Pursuant to section 36 of the Resource Management Act 1991 and the Grey District Councils Schedule of Fees and Charges, the consent holder shall be responsible for all costs associated with processing and ongoing monitoring of this resource consent.
- A2. The consent holder is required to comply with all statutory requirements, bylaws, Acts, ordinances and lawful directions of officers of the Council.
- A3. It is the consent holders responsibility to comply with the lighting rules for the Rural Environment under the rule 19.7(9)(i).
- A4. Any damage to existing Grey District Council infrastructural assets caused by works associated with the exercise of this resource consent shall be repaired to Grey District Council standard at full cost to the consent holder.
- A5. A discharge consent from the West Coast Regional Council will be required before a residential unit may be constructed on site.
- A6. Prior to the commencement of any building work, including the installation of septic tank systems, building consent will be required.
- A7. At the time of building the consent holder will need to show the location of the legal boundary of the property, showing either survey pegs or having had a registered surveyor define the boundary positions. This will be required for both building consent purposes and monitoring of this resource consent.
- A8. Stormwater or overflow shall be disposed of in accordance with the Building Code and Regulations 2002 (E1) Surface Water.
- A9. You must apply for a road works consent to allow contractors that are associated with your development to park on the street, footpath or other public space. Phone the Council 03 769 8600.
- A10. Any changes to signage shall comply with the Grey District Plan.
- A11. This resource consent does not legalise distances from boundary and/or any other encroachments of buildings over boundaries that may arise. This may require resolution in the future.
- A12. Maintained to an “acceptable standard” for fencing and landscaping requires:
 - Removal and replanting of diseased and deceased plants;
 - Removal of moss and lichen growth;
 - Removal of rubbish;
 - Removal of weeds;
 - Removal and replacement of any broken and/or rotten timber.
 - Removal and replacement of any rusting metal sheeting



REASONS FOR DECISION PURSUANT TO SECTION 113 OF THE RESOURCE MANAGEMENT ACT 1991

1. The proposed activity is consistent with objectives and policies of the operative Grey District Plan and proposed Te Tai o Poutini Plan subject to the imposition of conditions.
2. This proposal has not been found to be inconsistent with any of the following provision:
 - The New Zealand Coastal Policy Statement
 - The West Coast Regional Policy Statement
 - West Coast Regional Plans
 - National Environmental Standards
 - National Policy Statements
3. The proposed activity is small scale when considering the size of the site and the permitted baseline.
4. Any adverse effects can likely be mitigated subject to the implementation of condition proposed.
5. Council has considered the effects of the proposal and has determined that there are no affected persons or order holders because written approvals have been provided by all persons adversely affected by the proposal.
6. The purposes and principles of sustainable management of the environment, under Part 2, section 5 of the Resource Management Act 1991, will not be compromised by granting this resource consent. All relevant statutory provisions were considered and assessed by Council, under Part 3, section 9 restrictions on use of land. The proposed activity is consistent with Part 5 of the Resource Management Act 1991.

Yours sincerely



Jono Begg
Consultant Planner

For

Delegated Authority
Leonie Mullions
Senior Environmental Planner

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE

150mm

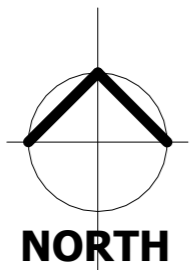
100

50

10mm

13/05/2024 1:46:45 pm

LEGAL DESCRIPTION	
Address:	115 Clifton Road, Greymouth
Lot	2
DP	370757
CB	NA
SITE/PROJECT AREAS	
Wind Region:	A
Earthquake Zone:	3
Exposure:	D
Wind Zone:	Extra High
Planning Zone:	Rural
Site Area:	40232.60 m ²
Existing Barrel Area:	54.80 m ²
Existing Deck Area:	247.53 m ²
Proposed Unit 3 Area:	31.10 m ²
Proposed Deck Area:	18.30 m ²
Overall Building Height:	5.4 m
Total Building Area:	351.73 m ²
Site Coverage:	0.9%
GENERAL NOTES:	
All dimensions are nominal and are to be checked on site before commencing work.	
Unless noted otherwise all timbers H1.2 SGB to NZS3604:2011 and NZS3602:2003	
All work to comply with the relevant section of the New Zealand Building Code.	
Building setbacks to be confirmed by surveyor	



1 Site Plan
1 : 1000

B

REVISION			BY	
NO.	DESCRIPTION	DATE	DESIGN	- AP Design Ltd
2	Consent and Construction	28/02/2024	DRAWN	- NB
			CHECKED	- JTL
			APPROVED	-
This drawing and its contents are the property of AP Design Limited. Any unauthorised employment or reproduction, in full or in part, is forbidden.				



TITLE Site improvements, Accessible Unit and Ablution block James Samson 115 Clifton Road, Kaiata, Greymouth 7805				
Site Plan				
STATUS Consent and Construction				
SCALE As indicated	PLOT DATE 13/05/2024 1:46:45 pm	FILE 4887	SHEET 100.1	REVISION 2

Notes:

General:

The site is generally covered in lawn grass, unless otherwise annotated, the existing grass lawns shall remain or be reinstated following planting.

Appropriate preparation of bedding for plants shall be undertaken in accordance with individual instructions on the seedlings/shrubs. As a minimum existing ground shall be turned with compost and appropriate planting medium for each plant type.

Planting:

- P1 Native Fern Garden, multiple varieties including both ground level and Ponga/Katote types.
- P2 Corokia Ghost Hedging to building/fence perimeters.
- P3 Mamaku Ferns around tanks.
- P4 Ti Kouka (Cabbage Tress). Phormium "Green Dwarf" flax at base, as drawn.
- P5 Kapuka (Griselina Littoralis) Hedge.
- P6 Phormium "Green Dwarf" Flax, intermittent wind grass surrounding.

The planting aims to be low maintenance while incorporating native/local plant types. Cabbage tress, ferns and lower level plants aim to break up the street view of the water tanks/fence at the South Eastern end of the property.

Buxus and Kapuka hedges will need to be grown to appropriate height and shaped accordingly.

Decking:

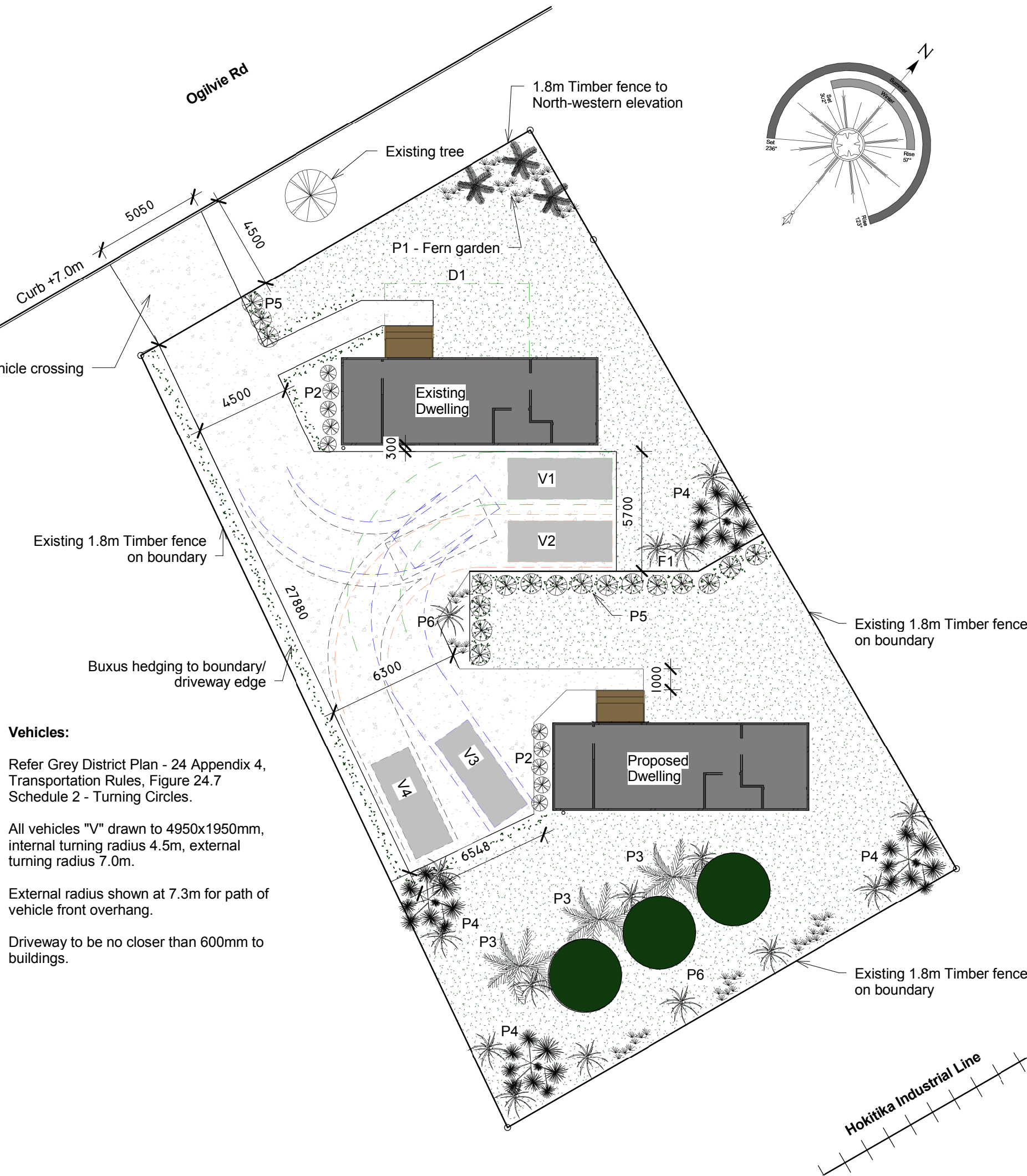
- D1 Future possible deck outline (not part of this consent).

Fencing:

- F1 1.8m high intertenancy privacy fence.
- All other fences are existing to the boundaries.

Driveway:

Driveway and pathways - compacted metal (AP20/40) surface, free draining.



- Vehicles:**
- Refer Grey District Plan - 24 Appendix 4, Transportation Rules, Figure 24.7 Schedule 2 - Turning Circles.
- All vehicles "V" drawn to 4950x1950mm, internal turning radius 4.5m, external turning radius 7.0m.
- External radius shown at 7.3m for path of vehicle front overhang.
- Driveway to be no closer than 600mm to buildings.

Notes:

All works shall comply with relevant sections of the N.Z.B.C and all other relevant and associated standards, codes and Territorial Authority by-laws.

All works shall comply with relevant Building and Resource Consents issued for this project.

All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturers specifications.

Contractors shall check and verify all dimensions on site.

All measurements are in millimetres unless noted otherwise.

C

Revision Schedule			
Revision Number	Revision Description	Revision Date	Issued by
A	RC RFI	15/05/2024	CAH
Design:	CAH		
Drawn:	CAH		

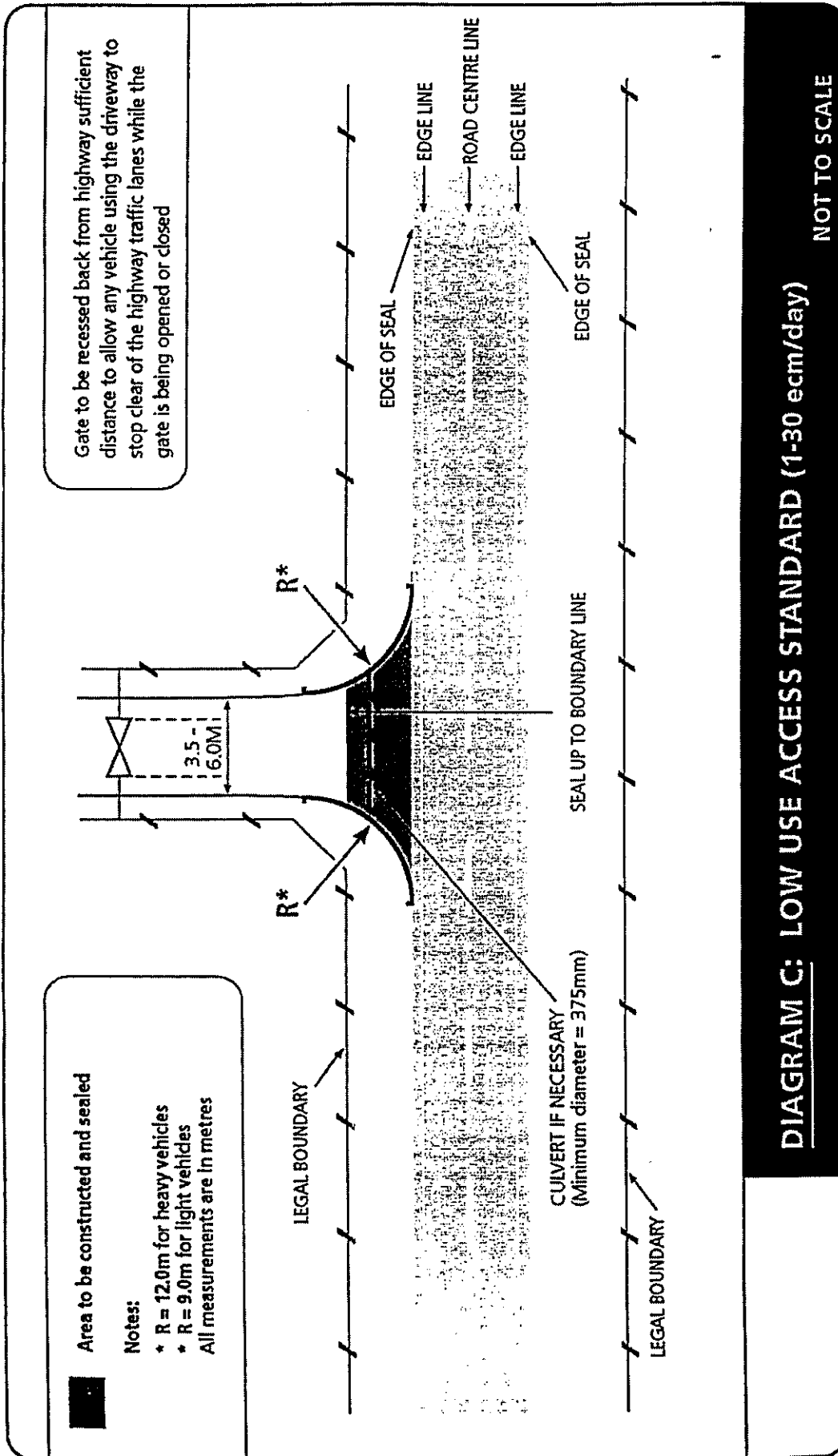
RESOURCE CONSENT

Client:
Rollo Dwelling - #2

Project:
**13 Ogilvie Rd, Gladstone, Greymouth
 Site Works Stage 2**

Title:
Planting and Parking Plan

Job No. S0069	Drawing No. S101.2	Revision A
-------------------------	------------------------------	----------------------



Note:

1. For Unsealed rural roads, sealing the driveway is not required.
2. The area to be sealed may be reduced to 3m with approval of network Managers.